

Next Regular Meeting Wednesday, June 01, 2016 at 7:00 P.M. in the Court Room

- I. Regular Meeting called to order by the Chairman Brod
- II. Pledge of Allegiance and Moment of Silence led by the Chairman Brod
- III. Open Public Notice read by the Board Secretary
- IV. Roll Call taken by the Board Secretary
- V. Announcements and Review of Boards Procedures by Chairman Brod
- VI. Memorialize Resolutions:
 1. HIRSHLAND & COMPANY, ZB #15-D-19, 3531 Route 38– I zone, Blk 514, Lot 2
 2. JOSEPH R. PERLA, ZB#15-D10, 344 Texas Avenue – R-3 zone, Block 1005, Lot 2
 3. OAKWOOD LAND GROUP, LLC, ZB#16-D-03, 131 Hartford Road – R-3 zone
Blk 301, Lot 22
- VII. Adopt Regular Meeting Minutes: April 06, 2016
- VIII. Swearing in of Board’s Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
 1. **YVETTE LINCOLN**, ZB#16-C-07, 7 Woodlark Drive, Block 313.01, Lot 61 – R-8 overlay zone.
The Variance sought is from section 154-16 of the Zoning Ordinance to enable the applicant to construct a 38’ x 14’ deck with a rear yard setback of 10’ where 20’ is required. There is a walk out basement and the deck is on the second story 8’ from grade.
WOODLARK HOME OWNERS ASSOCIATION APPROVED
 2. **CSH MOUNT LAUREL, LLC**, ZB#16-D-02, Centerton & Creek Roads – MCD zone Block 203, Lot 1.02
The Use Variance & Preliminary and Final Site Plan is sought from section 154-25 of the Zoning Ordinance to enable the application to develop the property with an assisted living facility whereas same is not a permitted use in the MCD zone.
Survey and Plot plans revised on April 14, 2016
ACT BY: 07/12/16 PUBLIC HEARING: 4/6/16 continued to 5/4/16
- X. Discussion Items:
- XI. Temporary Use Permit:
- XII. Adjournment

XIII. Pending Items: Information only

1. TEC LIQUORS, INC., ZB#15-D-16
3214 Route 38
Block 301.12, Lot 2

The Use Variance and Minor Site Plan sought from section 154-43 of the Zoning Ordinance to enable the applicant to construct ground support solar carport panels extending over existing parking spaces. **DEEMED INCOMPLETE: 11/09/15**

PROF STAFF MTG.: 11/09/2016 & 12/08/2016

2. SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04
523-525 Pleasant Valley Avenue – R-1 zone
Block 1205, Lots 1 & 2

The Use Variance is sought from section 154-15 of the Zoning Ordinance to enable the applicant to construct a Dunkin Donuts restaurant with drive thru, onsite parking, landscaping, fencing and other site improvements.

CERT BY: 5/19/16

PROF STAFF MTG.: 4/19/16 & 5/17/16

P.H. MTG.: to be determined

3. ODED AHARON, ZB#16-B-05
209 Heather Drive – R-1 zone
Block 1303.04, Lot 5

The Interpretation sought is from section 154-65B, 154-65A, 154-94 of the Zoning Ordinance to enable the applicant to continue a use of 30+ year old shed and pool house on property.

CERT BY:

PROF STAFF MTG.: 5/17/16

P.H. MTG.: to be determined

4. LARCHMONT EQUITIES II, LLC, ZB#16-d-06
3121-3123 Route 38 – I- zone
Block 301.22, Lots 28 & 28.01

The Use Variance sought is from section 154-21 D (1) through (15) of the Zoning Ordinance to Enable the applicant to construct a Royal Farms convenience store with 8 gasoline pumps.

CERT BY:

PROF STAFF MTG.: 5/17/16

P.H. MTG.: to be determined