MOUNT LAUREL, MUNICIPAL CENTER MAY 06, 2015
Zoning Board of Adjustment Agenda Fourth Regular Meeting 7:00 P.M. Court Room
Next Regular Meeting: Wednesday, June 03, 2015, at 7:00 P.M. Court Room

I. Regular Meeting called to order by Chairman Green

II. Pledge of Allegiance and Moment of Silence led by Chairman Green

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 Green

VI. Memorialize Resolutions:

1. JOSEPH ORLANDO, #15-D-03, 4518 Church Rd, R-3 zone, Block 1100.02, Lot 6 Use Variance and Conditional Use.

VII. Adopt Regular Meeting Minutes: April 01, 2015

VIII. Swearing in of Professionals by the Zoning Board Solicitor Mr. Costa

IX. Petitions before the Board:

1. **MICHAEL AND ZARINE MEYER, #15-C-05**
2 Stanwyck Road - R-3 residential zone
Block 700.01, Lot 42

The Bulk Variance is sought from section 154-16 of the Zoning Ordinance to enable the applicant to: Construct an addition creating an 18% of the lot covered by building where 15% is permitted in the R-3 residential zone.

2. **ED AND VICKI JACKSON, #15-C-04A**
307 Val Drive – R-3 residential zone - low and moderate overlay
Block 905.04, Lot 28

The Bulk Variances are sought from section 154-134 A. & B. (1) of the Zoning Ordinance to enable the applicant to: Maintain an 18' round above ground pool with a 2'1" side yard setback, a rear yard setback of 1'6" and a 1'7" setback from the house to the pool where 6' is required for all 3 area variance. Also, requested a 2'1" side yard setback and 1'6" rear yard setback instead of the 3' required to the fence.

IX. Petitions before the Board:

3. **VOADV Property, Inc., #11-D-27C,** a.k.a. Mt. Laurel Beaver,
Centerton Road – Major Commercial District zone
Block 503.03, Lot 3
Major Preliminary Site Plan w/Bulk Variances & Waivers

Fellowship Redevelopment Area Affordable Housing relocated to Centerton Road
The Bulk Variances are sought from section 154-26 of the Zoning Ordinance to enable the applicant to: Develop this parcel in a manner that allows adequate parking, appropriate methods of ingress and egress, and property personal emergency vehicles circulation within the site.
The Use variance was Approved on 12/3/14 and the Resolution Memorialized on 01/07/15.
ACT BY: 08/05/2015, PROF. STAFF MTG.: 04/16/2015, CONCEPT MTG.: 04/23/2015

X. Discussion Items: NONE

XI. Temporary Use Permit: NONE

XII. Adjournment

XIII. Pending Items: **Information only**

1. MAXIMUS LAND DEVELOPMENT, LLC, #15-C/D-02
663 Walton Avenue R-3 residential zone
Block 601, Lot 3.02
Use and Bulk Variances.

The applicant proposes to create a 15 lot subdivision which will include 13 single family homes and one duplex intended to provide for affordable housing.
1). The Variance is sought from section 154-15.A. (1) of the Zoning Ordinance to enable the applicant: To construct a proposed duplex where in residential districts single family dwellings are permitted.
2). The Variance is sought from section 154-131.8., of the Zoning Ordinance which requires there be a dispersal of the low and moderate income units amongst market rate units. A variance from this provision is sought, if required, since there are only two affordable units. **ACT BY: 06/24/2015 P.H.: 06/03/2015**

2. DGP PROPERTIES, LLC, #15-D-06
212 & 216 Ark Road, R-3 residential zone
Block 305.91, Lots 3 & 4.01
Amended Use Variance and Conditional Use w Amended Major Preliminary & Final Site Plan

Existing Funeral Home & House will be demolished. The 2 lots will be consolidated and new Funeral Home will be built.

3. UNITED BENGALS, LLC, #14-D-26A
3601- 3605 Route 38, Block 500, Lot 3 addl. 2 & 4 - I Industrial zone
Amended Use & Bulk Variances, Amended Preliminary & Final Site Plan & Waivers

The applicant is requesting to construct a free-standing Dunkin donuts facility with drive-thru facility.

4. PATRICIA RONAYNE, #00-D-55A
644 S. Church Street, Block 1206, Lot 12 – R-1 residential zone
Amended Use Variance and Amended Minor Site Plan

The Amended Use Variance is sought from section 154-15 of the Zoning Ordinance to enable the applicant to: The existing garage and shed will be demolished. The detached two-car garage will be replaced the new structure will serve as a first floor conference room and will be attached to the existing main building. Renovating the existing first floor bathroom to be ADA compliant.

5. RED BANK VETERINARY HOSPITAL, #14-D-15
2051 Briggs Road, Block 510, Lot 4.06
Use Variance previously appr. 07/02/14 and the Resolution Memorialized 08/12/14

The applicant is seeking an Amended Final Site Plan to be reviewed by the Administrative Staff approval.