MOUNT LAUREL, MUNICIPAL CENTER JUNE 03, 2015
Zoning Board of Adjustment Agenda Sixth Regular Meeting 7:00 P.M. Court Room
Next Regular Meeting: Wednesday, August 06, 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. MICHAEL AND ZARINE MEYER, #15-C-05, 2 Stanwyck Road
Bulk Variance – Approved
2. ED AND VICKI JACKSON, #15-C-04A, 307 Val Drive
Bulk Variances – Denied

VII. Adopt Regular Meeting Minutes: May 06, 2015

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

IX. Petitions before the Board:

1. **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 CONCEPT MTG.: 04/23/2015 & 05/21/15

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

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.
CERT BY: 06/03/2015 ACT BY: 10/01/2015 PROF STAFF MTG.: 05/21/2015

X. Discussion Items:

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 Applicant's requesting a continuance to August 5th, 2015.**

2. 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.

3. WU AND ASSOCIATES, INC., #15-D-07
   100 A-D Gaither Drive, Block 1201.08, Lot 1 – SRI Specially Restricted zone
   Use, Bulk Variances and Minor Site Plan

The applicant is requesting to install Solar Panels and Miscellaneous

4. COLUMBIA BANK, #15-C-08
   99 Ramblewood Parkway, Block 1103.03, Lot 1.01
   Bulk Variance

The applicant is requesting a Façade Signage