

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, September 07, 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. LARCHMONT EQUITIES II, LLC, ZB#16-D-06, 3121-3123 Route 38 – I- zone Block 301.22, Lots 28 & 28.01
  2. SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04, 523-525 Pleasant Valley Ave. Block 1205, Lots 1 & 2 -R-1 zone
- VII. Adopt Regular Meeting Minutes: June 01, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
  1. ODED AHARON, ZB#16-B-05, 209 Heather Drive – Block 1303.04, Lot 5- R-1 zone  
The Interpretation and/or Bulk variance are sought 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: 8/20/2016, PROF STAFF MTG.: 05/17/16 & 07/19/2016
  2. MELISSA REISS, ZB#16-C-08, 328 St Clair Court, Block 1006.03, Lot 8 – PUD-zone  
The Bulk variance is sought from section 154-144 of the Zoning Ordinance to enable the applicant to install a 4' vinyl fence with a side yard setback adjacent to the street of 0' where 25' is required.  
ACT BY: 10/31/2016
  3. DARREN STAFFIERI, ZB#16-C-11, 200 Summit Road, Block 700.02, Lot 20-R-3 zone  
The Bulk variance is sought from section 154-65B and 154-144 of the Zoning Ordinance to enable the applicant to install a 15' x 20' accessory building 20' from the side yard setback and to install a 6' solid vinyl fence 10' from the same property line. The front yard setback is 30' for both structure and fence due to corner property.  
CERTY BY: 08/14/2016

IX. Petitions before the Board: continued

4. WU AND ASSOCIATES, ZB#15-D-07, 100 Gaither Drive, Block 1201.08, Lot 1  
The Bulk variance is sought from section 154-92.4 & 154-92.7 of the Zoning Ordinance to enable the applicant to install monument, façade and street address signs. Plan Rev#1 6/30/16  
CERT BY: 08/14/2016 PROF STAFF MTG: 07/19/2016

5. STAR POWER SERVICES, LLC, ZB#16-D-10, 77 Elbo Lane, Block 1413, Lot 1  
PUD zone.  
The Use variance and Site Plan Waiver is sought from section 154-56 of the Zoning Ordinance to enable the applicant to install photovoltaic sole electricity power roof top mounted system.  
CERT BY: 08/03/2016

X. Discussion Items:

XI. Temporary Use Permit:

XII. Adjournment

XIII. **New applications Pending:**

1. TEC LIQUORS, INC., ZB#15-D-16  
3214 Route 38 B-zone  
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.: 11/09/2015 & 12/08/2015

2. LISA ANDERSON, ZB#12-C/D-04B  
801 & 833 Centerton Road  
Block 101, Lots 1 & 3

The Use and Bulk variances Minor Site Plan sought from section 154-69B of the Zoning Ordinance to enable the applicant to reduce the minimum required parking spaces from 66 to 23. Proposed building use will have customers dropping off and picking up pets at various times throughout the day. The parking need would be minimal as patrons would not be staying for extended time. The proposed 23 spaces would be more than adequate. Large lot with single family home in one corner lot R-3 Zoning seek approval for constructing a two-story 7,700 sf commercial building which will be used as a kennel and inpatient medical care facility for animals. Property owner own and maintain businesses on adjacent lot, Block 101, Lot 1. House Paws Veterinary Practice.  
ACT BY: 11/21/2016