

- 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. CHRISTOPHER FRITZ, #15-C-11, 95 Hillside Lane, Block 601.11, Lot 50
  - 2. UNITED BENGALS, LLC, #14-D-26A, 3601- 3605 Route 38, Block 500, Lot 3
  - 3. JOSEPH ORLANDO, #15-D-03, 4518 Church Road, Block 1100.02, Lot 6

VII. Adopt Regular Meeting Minutes: September 2, 2015

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

IX. Petitions before the Board:

**1. SCOTT RAVENFELD, ZB#15-C-12**

44 Brookwood Road, Block 700.04, Lot 5 - R-3 Residential Zone

The Bulk variance sought is from section 154-16 of the Zoning Ordinance to enable the applicant to construct portico 27.5' from front property line where 30' minimum is required.

**2. MATTHEW MANWARING, ZB#15-C-13**

56 Sorrel Run, Block 806.02, Lot 15 – R-3 Residential Zone

The Bulk variance sought is from section 154-16 A.2. of the Zoning Ordinance to enable the applicant to maintain a 660 square foot concrete pad with a 6" side yard setback and a 6" rear yard setback where 10' is required. Also maintain 660 square feet outside the building envelope where 250 square feet is permitted.

**3. UNITED BENGALS, LLC, ZB#14-D-26A**

3601-3065 Route 38, Block 500, Lot 3 addl. 2 & 4- I Industrial Zone

Use variance previously granted on 09/02/15.

The applicant will be constructing a Free-standing Dunkin Donuts building with a drive thru window.

Preliminary & Final Site Plan and Waivers

Revised Plans submitted: **9/25/15**

**ACT BY: 10/10/15**

## IX. Petitions before the Board: continued

4. **HOUSE PAWS VETERINARY SERVICES, ZB #12-D-04A**

801 Centerton Road, Block 101, Lot 1 – R-3 Residential zone

Amended Use Variance and Bulk Variances & Amended Major Site Plan & Submission Waivers  
The Use & Bulk Variances sought are from section 154-15, 92.5, 69A. (1) & 70 of the Zoning Ordinance to enable the applicant to: Permit expansion of parking lot, Permit monument sign, and Permit parking stall sizes to be 10 feet by 18 feet where 10 feet by 20 feet is required and to permit off-street loading and unloading where such space is required.

**ACT BY: 12/23/15**5. **JOSEPH R. PERLA, ZB#15-D-10**

344 Texas Avenue, Block 1005, Lot 2 - R-3 Residential zone

The Use Variance sought is from section 154-15 of the Zoning Ordinance to enable the applicant to create by subdivision a commercial use while maintaining the existing residence.

**ACT BY: 01/22/2016**

## X. Discussion Items:

## XI. Temporary Use Permit:

1. Diocese of Trenton - Jesus Christ Bread of Life Cemetery, #15-73-04

3055 Fostertown Road, Block 303, Lot 3

Requesting a 20' Office Trailer for 1 Year

## XII. Adjournment

XIII. Pending Items: **Information only**

1. DGP PROPERTIES, LLC, ZB#91-C/D-18A

212 &amp; 216 Ark Road, Block 305.91, Lots 3 &amp; 4.01 – R-3 Residential Zone

The Conditional Use variance sought from section 154-21 D 15. of the Zoning Ordinance to enable the applicant to demolish existing house, consolidate two lots and construct a new Funeral Home. Amended Preliminary & Final Site Plan. CERT BY: 10/22/15 PROF STAFF: 9/17/15 ACT BY: 02/19/2016 **P.H. MTG.: 11/04/15**

2. SHELTER DEVELOPMENT, LLC, ZB#90-C/D-04B

400 Fernbrooke Lane, Block 510, Lots 6.02, 6.03 &amp; 6.04 – I Industrial Zone

The Use & Bulk variances sought is from section 154-56 & 154-68B of the Zoning Ordinance to enable the applicant to expand the existing Brightview Mount Laurel assisted living facility to include 110 independent living units and 40 assisted living beds. Applicant also requests an off-street parking variance. CERT BY: 10/30/2015

PROF. STAFF: 10/15/15 ACT BY: 02/27/2016 **P.H. MTG.: 11/04/15**

3. DAVIS RACEWAY, LLC, ZB#15-D-14

503 Fellowship Road, Block 1202, Lot 2 – I Industrial Zone

The Use variance sought is from section 154-56 D of the Zoning Ordinance to enable the applicant to develop the property for residential use where residential uses are prohibited in the Industrial zone. CERT BY: 10/31/15 PROF STAFF: TBD ACT BY: P.H. MTG.: TBD

4. PASSPORT PROPERTIES, INC., ZB#15-C-15

1230 Route 73 South, Block 1300.05, Lot 2.02 I-Industrial Zone

The Bulk variance sought is from section 154-92.6 & 154-92.7 of the Zoning Ordinance to enable the applicant to permit the install signage on commercial property zoned as I- Industrial. The master sign package has been approved that package supersedes the ordinance in determining allowable sized and height. CERT BY: 11/05/15

PROF STAFF: 10/15/15 ACT BY: **P.H. MTG.: 11/04/2015**

5. TEC LIQUORS, INC., ZB#15-D-16

3214 Route 38, Block 301.12, Lot 2 – Solar Panel Carport extend over existing parking spaces.