

- 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. RAJAN BHATIA, ZB#16-C-12, 4 Ridings Court, Block 806.04, Lot 3,
 2. SHAMMI AND ANJU BHATIA, ZB#16-C-15, 83 Watson Drive, Block 905.07, Lot 12,
 3. MOUNT LAUREL PARTNERS, LLC, ZB#16-C-14, 1215 Route 73, Block 1100, Lot 2.07
 4. DOUBLETREE PROPERTIES LP ZB#16-D-06A aka Larchmont Equities II, LLC, Royal Farms
- VII. Adopt Regular Meeting Minutes: October 05, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Discussion Item:
 1. Shelter Development, LLC, ZB#90-C/D-04B, 400 Fernbrook Lane, Bk 510.02, Lots 6.02, 6.03, 6.04. Requesting a One (1) year Extension of Approval the Use Variance Resolution Memorialized on December 02, 2015.
- X. Petitions before the Board:
 1. **GERALD P. CAMPAGNA, ZB#16-C-16**, 30 Rancocas Boulevard, Block 101.10, Lot 3
The Bulk Variances sought is from section 154-63 of the Zoning Ordinance to enable the applicant to:
Construct a permitted freestanding accessory carport on a non-conforming lot.
 - 1). the existing lot is 7,500 square feet where 9,375 square feet is required
 - 2). the existing lot is 60 feet wide where 75 feet is required
 - 3). the width of the lot at the main building is 60 feet wide where 75 feet is required
 2. **SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04**, 523-525 Pleasant Valley Ave., Block 1205, Lots 1 & 2, R-3 zone. The Zoning Board granted the Use Variance 6/1/16. The applicant is requesting a Major Preliminary and Final Site Plan and Bulk Var. for Façade and Freestanding Signs: To construct an 1830 square foot Dunkin Donuts restaurant with drive-thru along with accessory onsite parking, landscape buffering, fencing. ACT BY: 01/17/2017 - Public Hearing continued from Oct. 5th meeting.
 3. **AUTOMOTIVE RENTALS, INC. ZB#16-C-17**, 2001 Bishops Gate Blvd., Block 510, Lot 2 I zone
The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the applicant to: Erect two (2) ARI façade signs, each with a height of 4'10". CERT BY: 11/05/2016
 4. **AUTOMOTIVE RENTALS, INC. ZB#16-C-18**, 4001 Leadenhall Road, Block 510, Lot 5 I zone
The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the Applicant to erect two (2) Holman façade signs each with a height of 4'6". CERT BY: 11/05/2016

X. Petitions before the Board:

5. MOUNT LAUREL VETERINARY REAL ESTATE, ZB#16-D-16, 220-230 Mount Laurel Road, Block 508, Lot 2.01, I zone. The Use variance sought is from section 156-56 of the Zoning Ordinance to enable the application to: Propose a “Pet Resort” providing grooming, boarding and daycare services.
CERT BY: 10/21/2016 PROF STAFF MTG.: 10/18/201 P.H. MTG.: To be determined

XI. Annual Report to Twp. Council and Planning Board:
Per the MLUL 40:55D-70.1 Report on variance application, amendment recommendations:
Zoning Board of Adjustment Findings of Fact 2014 & 2015

XII. Temporary Use Permit:

XIII. Adjournment

XIV. New Application(s) Pending:

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

The Use variance and Minor Site Plan sought is from section 154-43 of the Zoning Ordinance to enable the applicant to: construct ground support solar carport panels extending over existing parking spaces.

ACT BY: Public Hearing: 12/07/2016

2. BACK NINE RAMBLEWOOD ASSOCIATES, LLC ZB#16-C/D-19, 200 Country Club Parkway, Block 1103, Lots 2, 6.01,10,16.01 ORC zone.

The Use & Bulk Variances sought is from section 154-170, 171, 172, 173 & 174, of the Zoning Ordinance to enable the applicant: to

CERT BY: ACT BY:

3. DAVIS RACEWAY LLC, ZB#15-D-14, 503 Fellowship Road, Block 1202, Lot 2 I-zone

The Major Preliminary & Final Site Plan with Bulk Variances is sought from section 154-58, 68 of the Zoning Ordinance to enable the applicant to: construct a four-story apartment building with 145 units, consisting of 39 one-bedroom and 106 two bedroom apartments, with 22 designated for low and moderate income housing.

CERT BY: ACT BY: