

- 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. Gerald P. Campagna, ZB#16-C-16, 30 Rancocas Boulevard
 - 2. Automotive Rentals, INC. ZB#16-C-17, 2001 Bishops Gate Boulevard
 - 3. Automotive Rentals, INC. ZB#16-C-18, 4001 Leadenhall Road
 - 4. Mount Laurel Veterinary Real Estate, ZB#16-D-16, 220-230 Mount Laurel Road
 - 5. Shelter Development, LLC, ZB#90-C/D-04B, 400 Fernbrook Lane

- VII. Adopt Regular Meeting Minutes: November 02, 2016

- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor

- IX. Petitions before the Board:
 - 1. **DOUGLAS TAYLOR, #16-C-21, 6 Lake Drive, Block 101.25, Lot 57 – R-2 Residential zone**
The Bulk Variance sought is from section 154-65(B) E2 of the Zoning Ordinance to enable the applicant to: Construct 24' x 36' detached garage with a maximum height of 19'6" due to grade slope where 15' is permitted and a 13'6" side yard setback where 21' is required.

 - 2. **MICHAEL JOHNSON, ZB#16-D-22, 264 St. David Drive, Block 1006.00, Lot 25 PUD zone**
The Use Variance sought is from section 154-15 of the Zoning Ordinance to enable the applicant to: Construct an In-Law Suite addition bedroom, bathroom, sitting area with wet bar.

 - 3. **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 10/5 & 11/2

 - 4. **BACK NINE RAMBLEWOOD ASSOCIATES, LLC ZB#16-C/D-19, 200 Country Club Pkwy**
Block 1103, Lots 2, 6.01,10, 16.01 ORC zone. The Use Variance sought is from section 154-170, 171, 172, 173 & 174, of the Zoning Ordinance to enable the applicant: 1). For the installation of (3) Permanent Storage Trailers (2 new and 1 existing) for modification to the area outside the kitchen. 2). For the proposed Swim Camp to be operated on the Premises in conjunction with the existing Swim Club.
CERT BY: 12/01/16 ACT BY: 03/31/16

 - 5. **HEALTHY WAY OF LIFE IV, LLC, ZB#16-D-20, 3939 Church Road, Block 1310, Lot 1.01.** The applicant is the operator of a fitness center and now proposes to install a solar system with 1,026 panels on the roof of the building. The subject property is in the Fellowship Area Redevelopment - RA2 zone where the permitted accessory uses do not include roof-mounted solar energy systems as a conditional use in Residential Districts only. The Use Variance and Site Plan Waiver can be granted as the proposed use of a solar energy system is benefit to the public and will not substantially impair the intent and purpose of the zoning ordinance. CERT BY: IF P.H. on 12/07/16 or 12/11/16 ACT BY: 4/06/2017 or 4/10/16

X. Discussion Item:

Reorganization & Regular Meetings 2017

- a. Calendar of Meeting Dates
- b. Chairperson, Vice-Chairperson, Secretary & Assistant Secretary
- c. Designation of Official Newspapers
- d. Setting of Fees
- e. By-Laws – Rules and Regulations
- f. MLUL 40:55D-70.1 Report on Variance Applications, Amendment Recommendations to Township Council and Planning Board 2014, 2015 & 2016
- g. Resignation of Board of Adjustment members

XI. Temporary Use Permit

XII. Adjournment

XIII. 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: 02/25/2017 Public Hearing: 01/11/2017 ACT BY: 02/25/2017

2. **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 sought is 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. The Use Variance was previously granted. CERT BY: 11/26/16 ACT BY: 3/26/2017

PROF STAFF MTG.: 12/13/16 P.H. MTG.: 01/11/2017

3. **HIRSHLAND & COMPANY**, ZB#15-D-19, 3531 Route 38, Block 514, Lot 2 I-zone

The Major Preliminary and Final Site Plan with Bulk Variances sought is from section 154-69 B. of the Zoning Ordinance to enable the applicant: The proposed 42 parking spaces for the project is less than the code requires. Design waivers requested. The Use Variance was previously granted.

CERT BY: 12/22/16 ACT BY: 4/21/2017

Tentatively Scheduled: PROF. STAFF MTG.: 1/17/2017 P.H. MTG.: 2/01/2017