

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, August 3, 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. YVETTE LINCOLN, ZB#16-C-07, 7 Woodlark Drive, Block 313.01, Lot 61
 - 2. CSH MT. LAUREL, LLC, ZB#16-D-02, Centerton & Creek Rds., Blk. 203, Lot 1.02
- VII. Adopt Regular Meeting Minutes: May 4, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
 - 1. **LARCHMONT EQUITIES II, LLC, ZB#16-D-06**, 3121-3123 Route 38 – I- zone Block 301.22, Lots 28 & 28.01
The Use Variance sought is from section 154-21 D (1) through (15) of the Zoning Ordinance to Enable the applicant to construct a Royal Farms convenience store with 8 gasoline pumps.
CERT BY: 06/01/2016 PROF STAFF MTG.: 05/17/16 ACT BY: 09/29/2016
 - 2. **SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04**, 523-525 Pleasant Valley Ave. Block 1205, Lots 1 & 2 -R-1 zone
The Use Variance is sought from section 154-15 of the Zoning Ordinance to enable the applicant to construct a Dunkin Donuts restaurant with drive thru, onsite parking, landscaping, fencing and other site improvements.
CERT BY: P.H. 06/01/16 or 06/27/16 PROF STAFF MTG.: 04/19/16 & 05/17/16 ACT BY: 10/24/2016
- X. Discussion Items:
- XI. Temporary Use Permit:
 - 1. Laurel Capital Group, LLC, ZB#16-73-04, Oregon & Beaver Aves., Blk. 1305.02, Lots 4, 5, 14 & 15 – RA3 zone. Proposing: 6' Chain link Fence and (1) Office trailer and (2) Storage trailer 8' x 20'. Requesting 12 mths.
- XII. Adjournment

XIII. Pending Items: Information only

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. ODED AHARON, ZB#16-B-05
209 Heather Drive – R-1 zone
Block 1303.04, Lot 5

The Interpretation sought is 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.

The applicant will be amending the application to include a bulk variance.

CERT BY:

PROF STAFF MTG.: 5/17/16 & 07/19/2016

P.H. MTG.: 08/03/2016

3. 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 install a 4' vinyl fence with a side yard setback adjacent to the street of 0' where 25' is required.

CERT BY:

P.H. MTG.: 08/03/2016

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.

CERT BY:

PROF STAFF MTG: 07/19/2016