

MAPLE SHADE ZONING BOARD OF ADJUSTMENT – JANUARY 13, 2016

The regular and reorganization meeting of the Zoning Board was called to order by Acting Chairman, Robert Kingsbury, Esq.

All rose for the Pledge of Allegiance.

Public notice has been given in accordance with the Open Public Meetings Act.

Oath of Office was administered by Mr. Kingsbury to Joe McCauley, Member Class IV, Term expires 12/31/2019; John Zaradnick, Member Class IV, Term expires 12/31/2019; Bill Reiss, Alternate #2 Member, Term expires 12/31/2016.

Organization of Board: The following were nominated and elected :

Chairman:	John Gee
Vice Chairman:	Michael Bimmer
ZB Attorney:	Robert Kingsbury, Esq.
ZB Engineer:	Paul Cray (Remington & Vernick)
Recording Secretary:	Lorraine Fidler

Mr. Gee presided over the meeting as Chairman.

Roll Call:

John Gee, Member  
Michael Bimmer, Member  
Karen Radie, Member  
Angie Santori, Member  
Joe McCauley, Member  
John Zaradnick, Member  
Steve Schmidt, Member  
Paula Mullen, Alt. #1  
Bill Reiss, Alt. #2

Also Present: Robert Kingsbury, Esq., Solicitor  
Paul Cray, P.E., Engineer  
Kevin Rijs, Community Development Director

Separate motions were made and seconded to approve the Meeting Dates for 2016 set by Council and approve the Official Newspaper authorized by Council; roll call: All in favor.

New Business:

U-Haul Moving & Storage of Strawbridge Park – ZBA-310  
121 E. Kings Highway (Block 172, Lot 4.05)

Michael McKenna, Esq., Attorney for applicant, is requesting Site Plan approval; they appeared before SP Review; no not require a variance; have made various improvements; and they agree to comply to Paul Cray's engineering letter dated January 13, 2016.

Paul Kelly of U-Haul was sworn in by Mr. Kingsbury; he resides in Cherry Hill; has been involved with this site from the beginning; oversees 15 other sites; Bldg. 121 will be the store for the sale of moving supplies and rental of moving vehicles; there is on-site storage; no work on trucks is done on site, they have a full service garage in Cinnaminson, NJ; they have done some clean up and intend to do more; no trash will be lying around; canopy is for convenience of its customers.

Mr. McKenna stated applicant agrees to comply with the Resolution in this matter

Mathew Baldino, P.E. was sworn in and reviewed the presentation of the revised Site Plan.

Paul Cray, ZB engineer, reviewed his revised engineering letter of Jan. 13, 2016; if application approved, a Performance Bond for construction is requested; parking has been improved; no variance required and has no remaining concerns regarding the plan.

Mr. Gee stated any approval will include Mr. Cray's engineering letter.

Opened to the public:

Arline Gentry, President of Watergate Condo Ass'n.: sworn in, requested more clean up and landscaping be done.

Linda Beauregard, Watergate Unit 111: sworn in, there are still more dead trees to be removed, clean up of poison ivy, showed pictures of U-Haul property needing clean up.

Gale Cutler, Watergate: sworn in, concerned about location and number of signs, including those on truck windshields and questioned the canopy.

Mr. Gee advised that approvals are conditioned upon conformation to Township Ordinances. If additional signs are requested, they must apply to this Board for a variance.

Paul Kelly responded that rental vehicles are sometimes returned in inclement weather and/or after 8 pm.; the canopy is for their customer's convenience and safety.

Mr. Gee questioned trucks being returned after hours and not returned to the rear of the building and Mr. Kelly stated U-Haul employees would remove any unauthorized vehicles to the rear of the building.

Open Public portion closed.

Motion made and seconded (Schmidt/Bimmer) to approve Minor Site Plan with conditions: compliance with our engineer's letter of 01/13/16, LED lighting; landscaping; proposed canopy as designed. Roll call: all in favor.

The approval with conditions will be more specifically set forth in the Resolution submitted next month by Mr. Kingsbury.

Resolutions:

Mr. Kingsbury read the following Resolutions into the record:

1. Holman Automotive, SPZ-232, (Block 189, Lot 1)

Motion to adopt made and seconded (Radie/Zaradnick). Roll call: All in favor.

Frank Wisniewski, Esq., attorney for Holman, came forward to address the Board regarding an administrative amendment. Holman has requested minor changes to the approval: change 2 rows to hold 8 cars instead of 6 cars, create an entrance from one building to adjacent building, reduce parking spaces from 38 to 34.

Paul Cray agreed these changes would make a minor impact and could be made by an Administrative Amendment.

Motion made and seconded (Schmidt/McCauley) to approve an Administrative Amendment. Roll call: all in favor.

2. Fred Bentley, ZBA-312 (Block 71.01, Lot 5) – Use Variance

Motion made and seconded (Radie/Schmidt) to adopt Resolution. Roll Call: all in favor, except Mr. Bimmer who had recused himself from this application.

Minutes:

Motion made and seconded (Gee/Schmidt) to approve the Nov. 10, 2015 ZB Minutes. All voiced approval.

Once Around:

Mr. Gee did a once around for comments. Everyone was wished a Happy New Year and all welcomed Kevin Rijs as our new Community Development Director.

Adjourn:

Motion to adjourn made and seconded (Zaradnick/Bimmer), all voicing approval. Adjourned 9 p.m.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

Respectfully submitted,

Lorraine Fidler, Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**FEBRUARY, 10, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of meeting has been advertised.

Roll Call: John Gee, Chairman  
Angie Santori, Member  
Joe McCauley, Member  
Karen Radie, Member  
Bill Reiss, Alt. #2

Absent: Mike Bimmer, Vice Chairman  
John Zaradnick, Member  
Steve Schmidt, Member  
Paula Mullen, Alt. #1

Alternate Reiss will sit in for Mr. Bimmer.

Also Present: Robert Kingsbury, Esq., ZB Solicitor  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

New Business:

**ZBA-390 – Shawn Mulvenna** – Proposed Oversized Garage w/variance  
208 Rudderow Avenue  
Block 21o, Lot 5;                      Zoned: R-2 Residential

Mr. Mulvenna was sworn in for the record and circulated photographs to the Board showing the existing property and house and the style of the proposed garage. Applicant stated the existing shed will be removed; only electric will be installed in the garage; he competes in BBQ competition; no business will be conducted on the site.

Opened to public: No one came forward to testify; public portion closed.

Motion to approve application made (Radie/Santori). Roll call: all in favor.

Mr. Gee advised applicant of the 45-day Right of Appeal and that construction must begin within six months.

A Resolution in this matter will be submitted by our attorney at the next meeting.

Miscellaneous

Mr. Gee reported that at Site Plan Review several questions arose which he felt required legal interpretations.

1. Resident has an existing single family home on the site and wants to tear house down and build a new home and foundation using the same footprint which would improve the lot. Is a variance required?

Upon discussion and review of the ordinance it was determined that applicant must make application for a variance and have Zoning Board approval.

Paul Cray advised resident that he may be required to put in a sidewalk.

2. Resident had his patio redone and the Construction Code Official came over to inspect the patio. The CCO noticed the new shed and thought it was closer than it should be to the property line. The resident stated the shed located in the back left corner of the property had deteriorated and he replaced it with a slightly larger new shed.

Why does resident need to file an application for a variance for the new shed?

Upon discussion it was suggested resident request an Administrative Decision so that he would not need a variance.

3. Resident wanted to put a carport on the right side of the house but the carport would be an extension of the roof line; he stated he could not put the carport on the left side because it would open up to the back property.

This led to finding out there was a "flag lot" and construction is not permitted.

Minutes

Motion to approve November 10, 2015 Minutes (Santori/McCauley); all voiced approval.

Resolutions

Mr. Kingsbury read the following Resolutions into the record:

**U-Haul Moving & Storage of Strawbridge Park** – ZBA-310  
121 E. Kings Highway (B172/4.05)

Motion to approve made (Radie/McCauley). Roll call: approved by eligible voters: Radie, Santori, McCauley and Gee.

**SPZ-232 – Holman Automotive**

Rt. 38 & Kings Highway

Block 189/ 1;

Zoned: BD Business Development

Motion to approve made (McCauley/Santori). Roll call: approved by eligible voters: Radie, Santori, McCauley and Gee.

Once Around: No comments.

**Adjourn**

Motion to adjourn (Santori/Gee); all voiced approval.

THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.

**NEXT MEETING: MARCH 9, 2016**

Respectfully submitted,

Lorraine Fidler

Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**MARCH 9, 2016**

Meeting called to order at 7:30 p.m. by Mike Bimmer, Vice Chairman, in the absence of John Gee, Chairman.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of this meeting has been advertised.

Roll Call: Mike Bimmer, Vice Chairman  
Angie Santori, Member  
Joe McCauley, Member  
John Zaradick, Member  
Karen Radie, Member  
Steve Schmidt, Member  
Paula Mullen, Alt. #1  
Bill Reiss, Alt. #2

Absent: John Gee, Chairman

Alternate Mullen will sit in for Mr. Gee.

Also Present: Robert Kingsbury, Esq., ZB Solicitor  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

Correspondence:

Kevin Rijs advised a letter was received from Frank Wisniewski, Esq., attorney for Holman Infinity (SPZ-232 Bk189, L1) requesting additional temporary directional signs during construction. Kevin conferred with ZB Engineer, Paul Cray, and it was determined this would not be a problem as the signs requested would be temporary only and removed after construction completion.

New Business:

**ZBA-391 – Antonio Castanheira**

215 E. Woodlawn Avenue; Zoned: RA

Undersized lot of 8,125 SF where RA Zone requires 12,000 SF. Existing non-conforming single family dwelling on site to be demolished and new home on new foundation to comply with RA bulk setbacks.

Antonio Castanheira, applicant, and Pete Meyers sworn in for the record. Applicant stated that he would be enlarging from 8,000 to 12,000 SF.



Engineer, Paul Cray, stated he had no major issues with the application.

Mr. Bimmer opened the matter to the public.

Tom Scinn came forward and was sworn in. He resides at 820 Maple Avenue and requested to see the plan for the new home and stated the old home was already demolished. Applicant acknowledged this to be true. He reviewed the plan and was satisfied that the proposed home would be an improvement.

No one else came forward and the public portion closed.

Motion to approve application with variance was made (Radie/McCauley). Roll call: all in favor.

Mr. Bimmer advised applicant of the 45-day Right of Appeal and that construction must begin within six months.

**ZBA-392 – Apex Auto Leasing**, 538 Rt. 38 – This application for a Use Variance has been postponed until next month.

#### Resolutions

Mr. Kingsbury read the following Resolution into the record:

**ZBA-390 – Shawn Mulvenna** – Proposed Oversized Garage w/Variance  
208 Rudderow Avenue, Block 210, Lot 5;                      Zoned: R-2 Residential

Motion to approve was made (Santori/Radie). Roll call: approved by eligible voters: Radie, Santori, McCauley and Reiss.

#### Minutes

Motion to approve February 10, 2015 Minutes (Schmidt/Santori); all voiced approval.

#### Miscellaneous:

Discussion: LED Signage recommending an ordinance for all LED signs proposed and the time of refresh rate within the Township.

This matter will be held over until Chairman John Gee is present at the meeting.

Once Around: Mr. McCauley advised he would not be at the next meeting as he will be in Ireland.

Adjourn

Motion to adjourn (Schmidt/Bimmer); all voiced approval.

THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.

**NEXT MEETING: APRIL 13, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**APRIL 13, 2016, 2016**

Meeting called to order at 7:30 p.m. by John Gee, Chairman.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of this meeting has been advertised.

Roll Call: John Gee, Chairman  
Michael Bimmer, Vice Chairman  
Angie Santori, Member  
John Zaradick, Member  
Karen Radie, Member  
Steve Schmidt, Member

Absent: Joe McCauley, Member  
Paula Mullen, Alt. #1  
Bill Reiss, Alt. #2

Also Present: Robert Kingsbury, Esq., ZB Solicitor  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

New Business:

**SPZ-300 – Holman Automotive Group/Ford Lincoln Dealership**

Route 38; Blk. 189, L1; Zone: BD (Business Development)

Frank Wisniewski, Esq., attorney for applicant. Applicant is requesting approval to install a flag pole and a 150sf United States Flag. The flag will not be lit up and will be taken down every day.

Opened to the public; no one came forward to testify; public portion closed.

Motion to approve (Radie/Schmidt); roll call: all in favor (6-0).

**ZBA-393 - Peter F. Rausch**

512 Greenwood Avenue, Bl. 34, L2.03; Zone: R1 (Residential 1)

Applicant Peter Rausch was sworn in. He is requesting side and rear yard variances to permit a 10' x 16' garden shed 18" from rear yard property line and 30" from the side yard property line.

Opened to the public; no one came forward to testify; public portion closed.

Motion to approve (Santori/Bimmer); roll call: all in favor (6-0).

**ZBA-394 – Family Denistry & Law Firm**

115-117 E. Main Street; Bl.57, L22; Zone: DB (Downtown Business)

Ted Weiss, Esq., applicant; Irena Jug-Weiss, applicant, was sworn in and stated they are replacing the two pre-existing signs which were removed due to construction and proposing two 3' x 12' signs which will require a variance. The property will continue to be a dental office at 115 W. Main St. and a law office at 117 E. Main St.

Opened to the public; no one came forward to testify; public portion closed.

Questions of the Board were answered and a motion to approve made (Schmidt/Radie); roll call: all in favor (6-0).

Mr. Gee advised applicants of the 45-day Right of Appeal and 6-months to begin any construction.

**ZBA-395 – Michael Humenik,**

120 Beechwood Ave.; Bl. 38, L3.02; Zone: R-1 (Residential 1)

Michael Humenik was sworn in. This is a vacant lot where there was formerly a single family home. Applicant proposing a new single family house on a new foundation at a new location on the lot. Photographs of the existing lot were circulated. A bulk variance is requested for a minimum lot size.

Paul Cray (ZB Engineer) gave a short engineering review stating no major issues.

Opened to the public.

Ray Schuman came forward and was sworn in. He is the neighbor to the left of the proposed driveway and advised the previous owner's driveway was 1ft. on his property. Kevin Rijs read the ordinance regarding residential driveways into the record and it was determined that the driveway apron is actually a "shared" apron. Mr. Schuman questioned whether the new construction would have a basement and was told applicant will have a basement. Mr. Schuman stated he is not opposed to this application.

Mr. Humenik suggested he install a fence as a buffer but it was determined that this would not be necessary.

No one else came forward to testify and the public portion was closed.

Questions of the Board were answered and a motion to approve was made (Bimmer/Radie); roll call: all in favor (6-0).

Mr. Gee advised applicant of the 45-day Right of Appeal and construction must begin within 6 months.

**ZBA-396 – Mike Newman**

511 Alexander Avenue; Bl.142, L13; Zone: RA (Residence)

Mr. Gee recused himself as he resides within 200ft. of applicant. Mr. Bimmer (Vice President) then conducted the meeting.

Michael Newman was sworn in. He is seeking an addition to the existing detached garage. Variances are requested for size, setback and height. This is for personal use only to store and work on self owned classic cars and his son's competitive junior dragster. The additional 1ft. in height will permit the installation of a car lift, again, for personal use only.

Opened to the public; no one came forward; public portion closed.

Motion to approve application with variances was made (Schmidt/Zaradnick). Roll call: all in favor (5-0).

Mr. Bimmer advised applicant of the 45-day Right of Appeal and that construction must begin within six months.

Mr. Gee returned to conduct the meeting

**ZBA-392 – Apex Auto Leasing**, 538 Rt. 38 – This application for a Use Variance has been withdrawn 04/04/2016.

Resolutions

Mr. Kingsbury read the following Resolution into the record:

**ZBA-391 – Antonio Castanheira**, 538 Rt. 38 (BI,173.02, L.9; Zone: PD

Motion to approve was made (Bimmer/Zaradnick). Roll call: approved by eligible voters: Bimmer, Radie, Santori, Zaradnick and Schmidt.

Miscellaneous:

LED Refresh Time

Mr. Gee has requested the Board to review LED Signage and refresh time, in order to recommend to Planning Board and Township Council that an ordinance be prepared for the Township of Maple Shade.

Upon discussion it was the consensus of opinion that a 15-second refresh time would be acceptable. Upon discussion, a motion was made (Zaradnick/Schmidt) to have Mr. Kingsbury formulate a letter to the Planning Board and Township Council recommending that an ordinance be prepared regarding a 15-sec. refresh rate for electronic signs. Roll call: all voting in favor. Mr. Kingsbury will prepare the letter and submit same to this Board at the next meeting for its approval.

#### Used Car Dealership Requirements

Mr. Gee stated that currently there is an ordinance "Car Dealership", however, it does not include requirements for a "Used Car Dealership".

Upon discussion, it was determined that a new ordinance should be prepared to include requirements for Used Car Dealerships. Motion made (Zaradnick/Schmidt) to request Mr. Kingsbury to prepare an ordinance to include requirements for Used Car Dealerships and recommend same to Planning Board and Township Council for their review and disposition. Roll call: all voting in favor.

Mr. Gee advised the Board that at the next meeting he would like to discuss an ordinance regarding application for a second shed.

#### Minutes

Motion to approve March 9, 2016 Minutes (Bimmer/Gee); all voiced approval.

#### Adjourn

Motion to adjourn (Bimmer/Zaradnick); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VEREATIM TESTIMONY.**

**NEXT MEETING: MAY 11, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**May 11, 2016**

Meeting called to order at 7:30 p.m. by John Gee, Chairman.

**Pledge of Allegiance:** All rose to salute the flag.

**Open Public Meetings Act:** Public notice of this meeting has been advertised.

**Roll Call:** John Gee, Chairman  
Michael Bimmer, Vice Chairman  
Angie Santori, Member  
John Zaradick, Member  
Joe McCauley, Member  
Steve Schmidt, Member  
Paula Mullen Alt., #1  
Bill Reiss, Alt. #2

Absent: Karen Radie, Member

Paula Mullen, Alt. #1 will sit in for Karen Radie.

Also Present: Robert Kingsbury, Esq., ZB Solicitor  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

**New Business**

**ZBA-397 – Guy Scott – Use Variance**  
308A Collins Lane; Blk. 12, L.3.04; Zone: Residence 1 (R-1)

Guy Scott was sworn in

Melanie Levan, Esq., attorney for applicant, stated they are requesting to convert the existing dwelling from commercial/residential use to a two family residential dwelling. The front half is vacant and was formerly used as a deli. Mr. Scott lives in the back of the property and proposes to convert the former deli to a 2-bedroom, 1 bath rental apartment. Ms. Levan circulated photos of the front of the property (Ex. A). Applicant will need a variance in order to make the conversion. A photo of the rear parking area, driveway and garage was circulated (Ex.B). A photo of the front parking area was circulated (Ex.C).

Mr. Scott stated there are separate meters for water, sewer and electricity.

Paul Cray stated his engineering question had been answered; there is enough parking; it would be a less intense use than the previous use.

Mr. Gee advised applicant that, if approved, property must always be owner-occupied; the footprint will not be changed and a Use Variance requires 5 out of 7 votes of approval.

Opened to the public; no one came forward to testify; public portion closed.

Motion to approve Use Variance (Santori/Bimmer), conditioned upon property being owner-occupied and no change in the footprint. Roll call: all in favor (7-0).

Applicant was advised of the 45-day Right of Appeal and any improvements must begin within six months.

**ZBA-398 - Joan Rose** – Variance for Carport to be attached to garage  
408 Stiles Avenue, Bl. 75, L.4; Zone: R1 (Residential 1)

Joan Rose was sworn in and circulated photos showing the proposed carport; wants to add 3ft. to garage and would like the carport flush with back of garage.

Applicant answered questions of the Board.

Paul Cray stated he had no engineering concerns and no further questions.

Opened to the public; no one came forward to testify; public portion closed.

Motion to approve (Zaradnick/McCauley); roll call: all in favor (7-0).

Mr. Gee advised applicant of 45-day Right of Appeal and any approvals to begin within six months.

**ZBA-399 – Eric Scheid** – Use Variance for single family home & Landscaping  
Parking of Trucks and Contracting Equipment  
919 E. Main St.; Bl.82, L.9.01; Zone: DB (Downtown Business)

Andrew and Eric Scheid sworn in; this is an existing single family house; the garage and area behind garage to be used for parking landscaping trucks and contracting equipment; they are requesting Site Plan Waiver; will replace stone around garage; and have 6 employees; they are not open to the general public.

Paul Cray questioned the number of vehicles to be parked on gravel in back of garage; fence will separate commercial area from residential area; lighting subject to engineering review.

Upon discussion it was determined that no more than 10 vehicles to be parked on the gravel and when gravel completed applicant will contact Kevin and/or Paul Cray's office for approval before a CO is given; house to be used as a single family residence only; garage it be used for equipment storage.



Mr. McCauley suggested another fence be installed so there is no possibility any child could run in front of any vehicle being parked. Applicant agreed to install another fence (4 ft. high) for said safety purpose and stated no pesticides or gas will be stored on property.

Opened to the public. No one came forward to testify; public portion was closed.

A motion to approve (Schmidt/Zaradnick), conditioned to a maximum of 10 vehicles to be stored on property; no pesticides or gas on property; house to be single family only; gravel to be approved after completion; roll call: all in favor (7-0).

Mr. Gee advised applicant of 45-day Right of Appeal and any approvals to begin within 6 months.

### **Correspondence**

At the request of the Board last month, Mr. Kingsbury drafted letters to the Township of Maple Shade recommending:

#### A. LED Signs

1. Adopting an LED Sign Ordinance stating refresh frequency of an LED sign should not be less than 15 seconds; and
2. Signs be installed with a light monitor producing a lower level of foot candles illumination at night (based on recommendation of the Township Engineer).

A motion was made (Schmidt/Bimmer) to forward the Recommendation Letter to Council and Planning Board; Roll call: all in favor (7-0).

#### B. Used Car Sites

1. A list of recommendations was attached to the letter which recommended they be incorporated into the Site Plan Ordinance governing Used Car Dealerships.

A motion was made (Bimmer/McCauley) to forward the Recommendation Letter to Council and Planning Board; Roll call: all in favor (7-0).

### **Resolutions**

Mr. Kingsbury read the following Resolution into the record:

**ZBA-394 – Family Denistry & Law Firm – Irene Jug Weiss & Theodore**  
\_115-117 E. Main Street; Bl.57, L22; Zone: DB (Downtown Business)

Motion to adopt (Schmidt/Santori); Roll call: Bimmer, Santori, Zaradnick, Schmidt and Gee.

**ZBA-393 - Peter F. Rausch** 512 Greenwood Avenue, Bl. 34, L2.03; Zone: R1 (Residential 1)

Motion to adopt (Bimmer/Zaradnick); Roll call: Bimmer, Santori, Zaradnick, Schmidt and Gee.

**ZBA-395 – Michael Humenik**,  
120 Beechwood Ave.; Bl. 38, L3.02; Zone: R-1 (Residential 1)

Motion to adopt (Schmidt/Zaradnick); Roll call: Bimmer, Santori, Zaradnick, Schmidt and Gee.

**SPZ-300 – Holman Automotive Group/Ford Lincoln Dealership**  
Route 38; Blk.189, L1; Zone: BD (Business Development)

Motion to adopt (Bimmer/Schmidt); Roll Call: Bimmer, Santori, Zaradnick, Schmidt and Gee.

**ZBA-396 – Mike Newman**  
511 Alexander Avenue; Bl.142, L.13; Zone: RA (Residencial)

Motion to adopt (Zaradnick/Schmidt); Roll call: Bimmer, Santori, Zaradnick and Schmidt.

### **Minutes**

Motion to approve March 9, 2016 Minutes (Bimmer/Gee); all voiced approval.

### **Adjourn**

Motion to adjourn (Bimmer/Zaradnick); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VEREATIM TESTIMONY.**

**NEXT MEETING: JUNE 8, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**JUNE 8, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of meeting has been advertised.

Roll Call: John Gee, Chairman  
Mike Bimmer, Vice Chairman  
Angie Santori, Member  
Steve Schmidt, Member

Absent: Joe McCauley, Member  
Karen Radie, Member  
John Zaradnick, Member  
Paula Mullen, Alt. #1  
Bill Reiss, Alt. #2

Also Present: Robert Kingsbury, Esq., ZB Solicitor  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

New Business:

**ZBA-400 – STEVE SCHAEFFER** – Proposed Private Garage w/variance  
552 S. Forkland Road  
Block 145, Lot 2 & 2.01; Zoned: RA Residential

Mr. Schaeffer was sworn in for the record by Bob Kingsbury, Solicitor and advised that since his home has no attic or basement, he is proposing a private garage 60 x 40 x 16 for storage of personal items only, i.e. a motor home, motorcycles, ATV's, boat, kids' power wheels, golf cart, etc. He intends to purchase an SUV which would require a 16' high garage. A package including, among other things, a survey and photographs was before the Board members.

Applicant stated proposed garage would be located in the rear left corner of his property; 2 trees in that area will be removed; he proposes a 6' fence near rear property line and will plant arborvitae. Applicant stated no business will be conducted on the site.

Mr. Gee advised that since applicant did not appear before Site Plan Review many questions will be asked of him and he will require affirmative votes of any approval from 3 out of the 4 members present.

Upon discussion, applicant stated he would be willing to extend the 6 ft. fence around the property with arborvitae. Mr. Gee stated the proposed garage is very large and would not want it to look like a commercial building; especially the solid side wall. Applicant will work with builder to keep the appearance of the garage as residential.

Our engineer, Paul Cray, suggested a condition should be the garage will have gutters at each corner and a grading plan be submitted for approval and applicant's engineer spread shrubs to direct water flow to the driveway.

Matter opened to the public:

Justin Bennett, 555 Cutler Avenue was sworn in. He lives behind applicant; he would rather see a building rather than an RV parked outside; he is in favor of the application.

John Leahy, sworn in. He is a neighbor on the left of applicant's property and is in favor of the application.

Heather Talarico 553 Cutler Ave. was sworn in and concerned about the water flow; and upon discussion advised she had no problems with the application.

Burt Stamper, 587 S. Forklanding Rd. was sworn in and said he was outside the 200 ft. notification requirement but he had no problem with the application.

Public portion closed.

Motion made and seconded (Bimmer/Santori) to approve the size of the building, along with aesthetic comments, removal of two trees and 6ft. fence around property with arborvitae and an engineering grading plan showing water drainage. Roll call: all in favor.

Mr. Gee advised applicant of the 45-day Right of Appeal and that construction must begin within six months.

**SPZ-301- Eric Scheid** – Variance and Site Plan approval  
919 E. Main Street; Blk. 82, L.9.01; Zoned: DB

This application has requested a continuance. Motion made and seconded (Schmidt/Santori) to continue to the July 13, 2016 ZB Meeting. All in favor.

#### Resolutions

Mr. Kingsbury read the following Resolutions into the record:

**ZBA-397 – Guy Scott** - Use Variance Granted

308A Collins Lane; B.12, L.3.04; Zone: R-1

Motion to approve made (Bimmer/Santori). Roll call: approved by eligible voters: Bimmer, Santori and Gee.

**ZBA-398 – Joan Rose** - Carport Variance

408 Stiles Ave.; Bl.75, L.4; Zone: R-1

Motion to approve made (Santori/Bimmer). Roll call: approved by eligible voters.

**ZBA-399 – Eric Scheid** – Use Variance

919 E. Main St.; Bl.82,L.9.01; Zone: Z DB

Motion to approve (Bimmer/Santori). Roll call: approved by eligible voters.

Old Business

Discussion regarding second garden shed on residential lots:

Motion made (Schmidt/Bimmer) to permit a second shed with the same prior requirements of old ordinance. Roll call: all in favor.

Minutes

Motion to approve May 11, 2016 Minutes (Gee/Schmidt), all in favor.

Once Around:

Santori: Comments regarding the Statue of Liberty.

Kingsbury: Good book by Bobby Rydell: Teen Idol on the Rocks

Kevin: Received call: Are number of sheds decided by size of lot?

Letter of our recommendation to be send to Council and Planning Board.

Adjourn

Motion to adjourn (Gee/Schmidt); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: JULY 13, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**JULY 13, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Mr. Gee requested we remain standing to honor the 5 police officers slain in Dallas.

Open Public Meetings Act: Public notice of meeting has been advertised.

Roll Call: John Gee, Chairman  
Angie Santori, Member  
Steve Schmidt, Member  
Joe McCauley, Member  
Karen Radie, Member  
John Zaradnick, Member  
Paula Mullen, Alt. #1  
Bill Reiss, Alt. #2

Absent: Mike Bimmer, Vice Chairman

Also Present: Gary Woodend, Esq., ZB Solicitor in the absence of Bob Kingsbury.  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

**New Business:**

**Eric Scheid** – SPZ-301- Site Plan Approval  
919 E. Main St.; Bl.82, L.9.01; Zone: DB

Harold Lichtman, Architect, Eric and Andrew Scheid were sworn in by Mr. Woodend. Mr. Lichtman stated a revised plan with more detail and notes was submitted to our engineer, Paul Cray and applicant agrees to comply to Mr. Cray's engineering letter with the exception regarding lighting. He stated the security light on the house and the one on the corner of the garage have been replaced.

Paul Cray's engineering letter of July 8, 2016 states applicant seeks to maintain existing dwelling for single family use and store his landscape business equipment on-site; gravel parking, fence and lighting are proposed. Mr. Cray suggested a shield be placed on the spot light and applicant agreed to comply. A 4 ft. fence with wire mesh is proposed along the drive and a 6 ft. fence is proposed in three areas in rear yard. Fencing will be in front of garage and sidewalk leading to the house and commercial equipment will be behind the fence. Employee parking will be in another area

Applicant stated no trees will be removed.

Opened to the public; no one came forward; public portion closed.

Mr. Lichtman will work together with Paul Cray.

Motion to approve, subject to applicant's discussions with Mr. Cray (Radic/Santori); roll call: all in favor 7-0.

**Andrew & Debra Simonsick** – ZBA-401 – Use Variance  
457 Euclid Avenue; Bl. 22, L.13; Zone: Residential (R-1)

Applicants were sworn in by Mr. Woodend. Site has been used as residential with a plumbing company storage. Mr. Simonsick is proposing to renovate the 1-bedroom house for rental use and storage of construction equipment of A&S Drywall & Construction Co. which equipment will mainly consist of scaffolding; he will repair the garages and clean up the property; house is completely fenced in. His operation is mainly run at the job site; operates Mon.-Fri. 7 am-7 pm; no vehicles will be stored outside; will not be used as a business but for storage only; this is not a retail business; no business will be conducted at this site. He has requested the previous company, Earle Plumbing, to remove all vehicles and equipment from the site by end of July.

Mr. Cray stated it is his engineering opinion that this application will be less intense than the previous use.

Matter opened to the public:

Valerie Topf, 435 Euclid Ave. questioned whether a traffic problem would be created and would the trailer be removed. Ans. No traffic problem; applicant will not sublet and trailer will be removed.

John Sullivan, 478 Overbrook Ave. wants lighting to shine down; applicant will comply.

Public portion closed.

Motion to approve application (Santori/Zaradnick); roll call: all in favor.

Applicant was advised he would have to return for SP Waiver or approval, if he intended to fence the entire property.

**Fiat of Maple Shade** – ZBA-402 – Use Variance and SP Waiver  
587 Rt. 38 W.; Bl. 189, L. 3.01; Zone: Business Development (BD)

Alan P. Fox, Esq., attorney for applicant. Mark Shourds, P.E. James McAllen and Patrick Hearn were sworn in by Mr. Woodend. During the presentation the following exhibits were circulated: A-1- aerial photo of site; A-2- photo of similar proposed paint spray booth; A-3- site plan.

Mr. Hearn was accepted as an expert and explained the paintspray procedure; feels the application conforms to all requirements; there would be no additional impact on the neighborhood; the noise is at a low decimal level; one employee may be added; hours are M-F; proper ventilation has been installed; 9 - 6 pm and no variances are required.

Paul Cray reviewed his engineering letter of July 5, 2016.

Opened to the public; no one came forward; public portion closed.

Motion to approve Use Variance, subject to our engineer's approvals and the exhibitits (Zaradnick/McCauley). Roll call: all in favor (7-0)

Motion to approve Site Plan Waiver (Radie/Mullen). Roll call: all in favor (7-0).

Applicant confirmed that unloading of vehicles would be done on the lot.

**Patricia & Joseph McCotter** – ZBA-403 – Variance  
210 W. Mill Road; Bl. 142/1; Zone: Residence (RA)

Patricia McCotter was sworn in by Mr. Woodend. Mrs. McCotter stated they are proposing to build a detached garage for a classic car and personal vehicle storage; exhibits were included to show a hand written plan, photos of the car and fencing of the area; applicant requesting variances to increase the size to 30x32x12 and allow a rear setback of 6ft. to give more lawn area between the house and the garage; the garage will have electricity; no one will live there.

Opened to the public; no one came forward; public portion closed.

Paul Cray stated variances needed for rear and sideyard setbacks.

Motion to approve variances (Schmidt/Zaradnick). Roll call: all in favor (7-0).

Mr. Gee advised applicant of the 45-day Right of Appeal and construction to begin within 6 months.



**Little Sport of Souther NJ** – ZBA-404 – Use Variance

120-124 E. Kings Highway, Suite 303; Bl. 189/4.01; Zone: Business Development

James Manahan, Esq., attorney for applicant. Patricia Davis for Little Sport and Paul Kelly of U-Haul were sworn in by Mr. Woodend. Applicant is moving from Kings Highway Commercial Center to 120-124 E. Kings Highway, Unit 403 (owned by U-Haul).

Patricia Davis stated the operation is a creative learning and play center offering sport classes, preschool classes, summer camps, birthday parties, open play and adult group fitness classes; hours: 9-5 pm Mon, Tues. Fri. (one Fri. a month till 9 pm); 9-7 pm Wed., Thurs.; Sat. & Sun. dependent upon birthday party bookings (the earliest 8:30 am and the latest 7:30 pm; require 5 employee parking spots and approx. 20 for customers (busiest hours Mon.-Fri. 9:30 am to 12:30 pm and Sat. & Sun. when parties are booked. Ex. A-1 Plan showing Bldgs. 120, 122 & 124.

Opened to the public; no one came forward; public portion closed.

Paul Cray stated site is approx. 5,720 sf. Requested Paul Kelly submit a Parking Schedule.

Motion to approve Use Variance (Schmidt/Zaradnick) subject to receiving Parking Schedule. Roll call: all in favor (7-0).

**Resolutions:**

Mr. Woodend read the following Resolutions into the record:

**ZBA-400 – STEVE SCHAEFFER** – Proposed Private Garage w/variance  
552 S. Forklanding Road; Bl. 145, L.2 & 2.01; Zoned: RA Residential

Motion to adopt (Santori/Gee). Roll call: all in favor.

**Minutes:**

Motion to approve June 8, 2016 Minutes (Schmidt/Zaradnick), all in favor.

**Once Around:**

Have a safe summer.

**Adjourn:**

Motion to adjourn (McCauley/Santori); all voiced approval. Adjourned 10:25 pm.

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**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND  
SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: AUGUST 10, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**AUGUST 10, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag

Open Public Meetings Act: Public notice of meeting has been advertised.

<u>Roll Call:</u>	John Gee, Chairman	Present
	Angie Santori, Member	Present
	Steve Schmidt, Member	-
	Joe McCauley, Member	Present
	Karen Radie, Member	Present
	John Zaradnick, Member	Present
	Paula Mullen, Alt. #1	-
	Bill Reiss, Alt. #2	-

Absent: Steve Schmidt, Member; Paula Mullen & Bill Reiss, Alts. 1 & 2

Also Present: Robert Kingsbury, ZB Attorney  
Paul Cray, P.E., ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development

**New Business:** None

**Community Development:**

Kevin Rijs circulated (1) Article XI, Section 205-51, Subsection D, Corner Properties; and (2) Article V, Section 205-21, Area and Yard Requirements, Subsection C (1) (2) & (3), Front Side & Rear Yards. Kevin was requesting clarification so that he may properly direct applicants. Upon discussion it was determined that a corner lot would have one front yard along the street the house fronts, two side yards and one rear yard. Kevin would like an Ordinance Update to specify corner lot requirements.

Mr. Gee stated that the requirements for applications for larger garages were that no one could live in it; and it may have electricity inside and outside water.

**Resolutions:**

Mr. Kingsbury read the following resolutions into the record:

**Andrew & Debra Simonsick** – ZBA 401 – Use Variance  
457 Euclid Avenue, Blk. 22, L.13; Zone: Residential (R-1)

Motion to adopt (Radie/Santori). Roll Call: all in favor.

Mr. Simonsick complimented the Board for its professionalism and stated the Board is an asset to the Township.

**Eric Scheid** – SPZ-301- Site Plan Approval  
919 E. Main St.; Bl.82, L.9.01; Zone: D

Motion to adopt (McCauley/Zaradnick). Roll call: all in favor.

**Fiat of Maple Shade** – ZBA-402 – Use Variance and SP Waiver  
587 Rt. 38 W.; Bl. 189, L. 3.01; Zone: Business Development (BD)

Motion to adopt (Santori/McCauley). Roll call: all in favor.

**Patricia & Joseph McCotter** – ZBA-403 – Variance  
210 W. Mill Road; Bl. 142/1; Zone: Residence (RA)

Motion to adopt (Radie/Zaradnick). Roll call: all in favor.

**Little Sport of Souther NJ** – ZBA-404 – Use Variance  
120-124 E. Kings Highway, Suite 303; Bl. 189/4.01; Zone: Business Development

Motion to adopt (McCauley/Santori). Roll call: all in favor.

Roll call in each of the above Resolutions was by the eligible members: Santori, Zaradnick, McCauley, Radie and Gee.

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Mr. Leonard Ellis, 201 E. Linwood & Fellowship Rd. came forward requesting an interpretation. He advised he had approval by the former Director of Community Development (Rosemary Flaherty) in November to extend his garage 7 ft. towards Fellowship. He now wanted to make some changes to the approval. Mr. Gee advised Mr. Ellis that all approvals are required to start any changes within six months, therefore, he would have to reapply.

**Minutes:**

Motion to approve July 13, 2016 Minutes (Radie/Gee), all in favor.

**Once Around:**

Mr. McCauley thanked Mr. Simonsick for his courtesy and cooperation with the Fire Department and Fire Fighters.

**Adjourn:**

Motion to adjourn (Bimmer/Zaradnick); all voiced approval.

ZB 8/10/16  
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**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND  
SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: SEPTEMBER 14, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**SEPTEMBER 14, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag

Chairman Gee requested we remain standing to honor the First Responders, police and Firemen and all those who lost their lives on 9/11.

Open Public Meetings Act: Public notice of meeting has been advertised.

<u>Roll Call:</u>	John Gee, Chairman	Present	
	Mike Bimmer, Vice Chairman	Present	
	Angie Santori, Member	Present	
	Steve Schmidt, Member	Present	
	Joe McCauley, Member	Present	
	Karen Radie, Member	Present	
	John Zaradnick, Member		Absent
	Paula Mullen, Alt. #1	Present	
	Bill Reiss, Alt. #2		Absent

Also Present: Robert Kingsbury. Esq.; ZB Attorney  
Paul Cray, PE, PP, CME; ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development  
Lorraine Fidler, Recording Secretary

**New Business:**

**Leo Ellis** – ZBA-405 – Accessory Structure Detached Garage w/Variance  
201 E. Linwood Avenue, Blk. 47, L.15; Zone: R-2

Leo Ellis sworn in by Mr. Kingsbury and made his presentation; he proposes to demolish existing garage (18' X 21') and construct new garage (21' X 32') with 3' setback (22' from property line and 36' from the street); install an open pavilion behind the garage (13' X 18'). Mr. Gee questioned the existence of a powder room; there is existing water in garage. Mr. Ellis testified that no one will live in the garage, it is for storage of vehicles only.

Engineer, Paul Cray, stated he had no issues with application.

Mr. Kingsbury stated a Deed Restriction could be prepared stating the garage is not to be used as living quarters; or a Resolution could state the Restriction.

Mr. Gee opened matter to the public.

Gail Cutler came forward; was sworn in and asked if the matter could be approved without a powder room. Ans. Yes.

No one else came forward to testify and the public portion was closed.

Motion made and seconded (Schmidt/Bimmer) to approve application as submitted without a Deed Restriction. Roll call: all in favor (7-0).

Mr. Gee advised applicant of the 45-day Right of Appeal and that he has six months to begin construction.

**Richard Rowan** –ZBA-406 – Variances for Home Addition; Side Yard setback and  
225 N. Cedar Ave. Detached Garage; Side Yard setback  
Blk.83, L.14  
Split Zone: R-2 and DB

Melanie Levan, Esq. appeared as applicant's attorney and had Richard Rowan sworn in for the record by Mr. Kingsbury. Ms. Levan stated they are proposing to rebuild the existing garage that collapsed and construct a new detached garage and an addition to rear of existing home. Two side yard setback variances requested: Home Addition: required 6'; proposed 4' (existing 3.55'); and Garage: required 5'; proposed 1.74' (existing 1.74').

Applicant circulated pictures of the old garage and neighbor's garages (Ex. A) and back of home (Ex.B); stated addition will be family room and master bedroom 24' X 10'; garage has electricity; no water

Paul Cray stated he had no issues with this application.

Matter opened to the public; no one came forward ; public portion closed.

Motion made and seconded (Radie/McCauley) to approve application. Roll call: all in favor (7-0).

Mr. Gee advised applicant of the 45-day Right of Appeal and six months to begin construction.

**U-Haul** – ZBA-310 – Amend approved location for Canopy (Res. 2016-ZB-01  
121 E. Kings Highway – Blk.172, L.4.05; Zone: BD-1

Michael McKenna. Esq., applicant's attorney, had Paul Kelly of U-Haul sworn in by Mr. Kingsbury. Applicant received Minor Site Plan approval on 01/13/16 (Resolution 2016-ZB-01). They have determined the canopy would be better

serviced at a different location and are requesting an amendment to the approval. Exhibit was presented showing the proposed new location of the canopy.

Our engineer, Paul Cray, had no problems with the new location advising that a building permit will be required.

Opened to the public:

Linda Beauregard (Watergate) was sworn in and advised that U-Haul did remove some of the dead trees and planted shrubs on the side of U-Haul but some dead trees still lying on ground (circulated pictures of dead trees); Watergate's backyard is on U-Haul property and Watergate has been mowing that area so it is not an eye sore.

Gail Cutler (Watergate) was sworn in; complained there are too many signs, one for U-Haul, 1 for hiring moonlighters and 1 to sell packaging material and the façade sign, as well as signs in truck windows.

Mr. Gee advised that the façade sign was approved, however no approval was given for the packaging and moonlighter advertising.

Public portion closed.

Mr. Kelly stated the Packaging and Moonlighting signs are temporary and will be removed; dead trees that fell on Watergate's property will be removed and a second row of trees will be added to buffer the two properties in the rear. He further stated he is requesting that Watergate stop mowing on their property; and landscapers will advise him when trees will be replanted. The Board requested Mr. Kelly to contact Kevin Rijs and advise the date for the tree planting.

Upon discussion, a motion to approve (McCauley/Bimmer) the request to amend the original approval and relocate the canopy. Roll call: all in favor (7-0).

Mr. Bimmer left the meeting.

**Resolutions:** None

**Minutes:**

Motion to approve August 10, 2016 Minutes (Radie/Gee), all in favor.

**Community Development:**

Kevin Rijs stated that if U-Haul does not have the area mowed that Watergate was mowing, they will be issued a violation.



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**Once Around:**

**Adjourn:**

Motion to adjourn (Santori/McCauley); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND  
SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: SEPTEMBER 14, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**OCTOBER 12, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of meeting has been advertised.

<u>Roll Call:</u>	John Gee, Chairman	Present	
	Mike Bimmer, Vice Chairman	Present	
	Angie Santori, Member		Absent
	Steve Schmidt, Member	Present	
	Joe McCauley, Member	Present	
	Karen Radie, Member	Present	
	John Zaradnick, Member		Absent
	Paula Mullen, Alt. #1	Present	
	Bill Reiss, Alt. #2		Absent

Also Present: Robert Kingsbury, Esq.; ZB Attorney  
Paul Cray, PE, PP, CME; ZB Engineer  
Terri DiGola, Clerk, in the absence of Kevin Rijs, ZB Secretary &  
Director of Community Development  
Lorraine Fidler, Recording Secretary

**New Business:**

**Gerri Ginett** – ZBA-407 – Front Yard Fence Variance  
400 Beechwood Ave.; Blk. 30, L.3; Zone: R-1

Ms. Ginett was sworn in by attorney Kingsbury and submitted Exhibits 1 thru 5A. Applicant is proposing to replace the chain Link fence with new fencing as shown in Exhibit 5A (48" H permitted; 54" proposed).

Opened to the Public:

Tom O'Mara was sworn in; resides across from the property and stated the new fence will be a great improvement.

Michael Boehm was sworn in; has no objection.

Public portion closed.

Motion made and seconded (Radie/Schmidt) to approve application. Roll call: All in favor (6-0)

Mr.Gee advised applicant of the 45-day Right of Appeal.

**Park Crossing Apartments** –ZBA-408 – Use Variance & Site Plan to construct  
2000 Maplewood Drive 22 additional parking spaces  
Blk.173, L.2.03, 2.04; Zone: Planned Development

Frank Wisniewski, Esq., attorney for applicant.  
Alan Wood, General Manager for Maplewood III, LLC and Alan Ippolito, P.E. were sworn in.

Mr. Kingsbury stated that since this is not a permitted use, a Use Variance is needed.

Mr. Ippolito referred to the site plan stating they are removing the lawn area at Bldg. 41; will lose a tree and will plant another; 22 handicap spaces are required, applicant has 24; the small amount of asphalt pavement being requested will not have an adverse environmental impact on the existing developed site.

Mr. Cray stated that all items in his engineering review letter dated 10/05/16 have been answered.

Matter opened to the public:

Wayne Moore, 119 E. Rudderow Ave. (house adjacent to Maplewood) was sworn in. Mr. Moore questioned the number of apartments and the number of parking spaces and why was additional parking needed. Mr. Wisniewski advised that the additional parking will enable residents to park near their building. Mr. Moore asked Mr. Cray whether a study was done. Mr. Cray explained he is hired to look only at the plan before him and applicant is asking for site plan approval, not a variance.

Amy Moore, was sworn in, and questioned the number of people in each apartment.

Mervin Rice was sworn in; Bldg. 52 did not have enough parking.  
Mr. Wood explained people in Bldg. 51-53 were parking in space for Bldg. 38-41 and the additional requested spaces would help alleviate this problem.

Public portion closed.

Mr. Gee advised Mr. and Mrs. Moore that their concerns are not within the jurisdiction of this Board and there are various agencies within the Township which could address their concerns, including food being thrown over his fence to his dog. Mr. Gee will refer Mr. Moore's issues to the Township Council.

A motion was made (Schmidt/Radie) to approve the Use Variance to expand the parking. Roll call: All in favor (6-0).

Motion made and seconded (McCauley/Bimmer) to approve the Minor Site Plan to construct 22 additional parking spaces. Roll call: all in favor (6-0).

**Resolutions:**

Mr. Kingsbury read the following Resolutions into the record:

**Leo Ellis** – ZBA-405 - Detached Garage w/Variance  
201 E.Linwood Ave., Blk 47, L.15; Zone: R-2  
Motion to approve (Bimmer/Schmidt); Roll call: All in favor.

**Richard Rowan** – ZBA-406 – Variances for Home Addition, Sideyard Setback  
225 N. Cedar Avenue And Detached Garage  
Blk.83, L.14; Split Zone: R-2 & DB  
Motion to approve (Radie/McCauley); Roll call: All in favor.

**U-Haul** – ZBA-310 –Amend approved location for Canopy  
121 E. Kings Highway  
Blk. 172, L.4.05; Zone: BD-1  
Motion to approve (Schmidt/Mullen); Roll Call: All in favor.

Roll call in each of the above Resolutions was approved by the eligible members:  
Bimmer, Radie, McCauley, Schmidt, Mullen and Gee.

**Minutes:**

Motion to approve September 14, 2016 Minutes (Bimmer/Gee), all in favor.

**Once Around:**

Mr. Kingsbury advised that Angie Santori was in an automobile accident. She sustained bumps and bruises.  
Mr. Gee thanked Terri for filling in for Kevin.

**Adjourn:**

Motion to adjourn (Bimmer/McCauley); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: NOVEMBER 9, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**NOVEMBER 9, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of meeting has been advertised.

<u>Roll Call:</u>	John Gee, Chairman	Present	
	Mike Bimmer, Vice Chairman	Present	
	Angie Santori, Member	Present	
	Steve Schmidt, Member	Present	
	Joe McCauley, Member	Present	
	Karen Radie, Member	Present	
	John Zaradnick, Member	Present	
	Paula Mullen, Alt. #1		Absent

Also Present: Robert Kingsbury, Esq.; ZB Attorney  
Paul Cray, PE, PP, CME; ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development  
Lorraine Fidler, Recording Secretary

**New Business:**

**Thomson Laminating Inc.** – ZBA-409 – D Zariance & Sideyard Setback  
504 E. Linwood Ave.; Blk. 77, L.10 & 11; Zone: BD (Business Development)

Ellen McDowell, Esq., for applicant, proposes to enlarge existing “bumpout” structure appended to existing facility from 148.75 sq.ft. to 287.3 sq.ft. A variance is needed for the 16 ft. expansion.

Mr. Martin testified that the expansion will be used for storage only; no additional employees are required.

Paul Cray stated there were no engineering requirements.

Opened to the public; no one came forward to testify; public portion closed.

Motion made and seconded (Schmidt/Radie) to approve variance. Roll call; all in favor (7-0).

Mr. Gee advised applicant of the 45-day Right of Appeal.

**Old Business:** none

**Minutes.** Motion made to approve (Gee/Radie). All in favor.

**Resolutions:**

Mr. Kingsbury read the following Resolutions into the record:

**Gerri Ginett** – ZBA-407 – Front Yard Fence Variance  
400 Beechwood Ave.; Blk. 30, L.3; Zone: R-1

Motion to approve (Bimmer/McCauley); roll call: all in favor (7-0).

**Park Crossing Apts.** – ZB-408 – Use Variance & SP for 22 add'l. parking spaces  
2000 Maplewood Drive; Blk. 173, L.2.03, 2.04; Zone: Planned Development

Motion to approve (Radie/Schmidt); roll call: all in favor (7-0iii).

Roll call in each of the above Resolutions was approved by the eligible members:  
Bimmer, Radie, Schmidt and Gee.

**Once Around:**

Mr. Gee welcomed Angie Santori back to the Board after her car accident. Mrs. Radie stated the fence approved in the Ginett matter was beautiful. All else: Happy Thanksgiving.

**Adjourn:**

Motion to adjourn (Gee/Zaradnick); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: DECEMBER 14, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary

**MAPLE SHADE ZONING BOARD OF ADJUSTMENT**  
**DECEMBER 14, 2016**

Meeting called to order by John Gee, Chairman at 7:30 pm.

Pledge of Allegiance: All stood to salute the flag.

Open Public Meetings Act: Public notice of meeting has been advertised.

<u>Roll Call:</u>	John Gee, Chairman	Present
	Mike Bimmer, Vice Chairman	Present
	Angie Santori, Member	Present
	Steve Schmidt, Member	Present
	Joe McCauley, Member	Absent
	Karen Radie, Member	Present
	John Zaradnick, Member	Absent
	Paula Mullen, Alt. #1	Absent

Also Present: Robert Kingsbury, Esq.; ZB Attorney  
Paul Cray, PE, PP, CME; ZB Engineer  
Kevin Rijs, ZB Secretary & Director of Community Development  
Lorraine Fidler, Recording Secretary

**New Business:**

**Zhang Mei Xue** – ZBA-410 – Use Variance for Nail Salon  
290 S. Lenola Rd. (B-172, L-4.08); Zone: BD

Ted Costa, Esq., attorney of record; Owner, D. Wareshard, and applicant, Zhang Mei Xue (Michelle) were sworn in by Mr. Kingsbury. Mr. Costa had the owner testify as to his ownership since 2001; said strip center contains two units, one rented to Domino's Pizza which is a take-out restaurant only, the other being vacant and which is the site for the proposed applicant; there are 17 parking spaces (2 used by Domino's employees. Applicant testified she is proposing a nail salon with 5 stations for pedicures, 6 stations for manicures and a waxing station for eyebrows. She anticipates 1-5 employees, hours of operation 9:30 am – 7:30 pm, 7 days.

Opened to the public; no one came forward to testify; public portion closed.

Paul Cray, ZB Engineer, had owner testify as to no exterior improvements to be made; no problem with parking; Site Plan Waiver could be granted.

Motion made (Bimmer/Schmidt) to approve the application for a Use Variance and Site Plan Waiver. Roll call: all in favor (5-0).

Mr. Gee advised applicant of the 45-day Right of Appeal.

**Resolutions:**

Mr. Kingsbury read the following Resolutions into the record:

**Thomson Laminating Inc.** – ZBA-409 – D Zariance & Sideyard Setback  
504 E. Linwood Ave.; Blk. 77, L.10 & 11; Zone: BD (Business Development)

Motion to approve (Radi/Schmidt); roll call: all eligible voters (Bimmer, Santori, Radie, Schmidt and Gee) in favor (5-0).

**Old Business:** none

**Community Development:**

Kevin Rijs submitted a Draft of the 2016 Annual ZBA Report and he was requesting guidance regarding Flag Pole Regulations for Residential Property. He stated that the Sign Ordinance does not address flag poles, size or height, free-standing or on a pole.

Mr. Bimmer stated it was his opinion that residential flags should be taken to Township Council to be addressed.

It was suggested that Kevin make recommendations as to flags and flag poles in Residential areas in his 2016 Annual Report to be submitted at the next meeting. This Board could then make a recommendation to the Planning Board and Township Council.

**Minutes.** Motion made to approve (Bimmer/Schmidt). All voicing in favor.

**Once Around:**

**Adjourn:**

Motion to adjourn (Santori/Schmidt); all voiced approval.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

**NEXT MEETING: JANUARY 11, 2016**

Respectfully submitted,

Lorraine Fidler  
Recording Secretary