

**Zoning Board Of Adjustment
October 9, 2019**

Meeting: Zoning Board of Adjustment

Date: October 9, 2019

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- V. Roll Call

Member	Present	Absent
Chairman John Gee, Jr.	X	
V. Chair Michael Bimmer		X
Angie Santori	X	
John Zaradnick	X	
Karen Radie	X	
Lu Valentino	X	
Steve Schmidt	X	
Richard Borden, Alt 1	X	
Dawn Sadlowski, Alt 2		X

V. New Business:

Z-19-14 Block 189 Lot 1 Holman Auto Group Route 38 and Kings Highway
Zone-BD Business Development
Proposed Use: D Variance with Site Plan Waiver
Application: Proposal to convert vacant building into Mercedes Benz Van Dealer, Site Circulation and pavement improvements.

Applicant's Attorney Frank Wisniewski was sworn in by Solicitor Kingsbury.
Applicant presents a request for:

- A. Preliminary Site Plan Approval
- B. Final Site Plan Approval

Applicant seeks variance relief for both Hardship and Use. The lot will be limited to 147 Parking Spaces. This will improve serviceability, Bring ADA

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parking issues into conformance, and to convert the vacant Lincoln Building into a Mercedes Benz Van Dealership.

Testimony and Visual Blue Print boards and Exhibits were presented by Mr. Frank Wisniewski.

Three Waivers were requested:

1. Site Plan be a true and Accurate plot plan
2. Location of all utilities, gas and electric, lighting and refuse storage.
3. Storm Drainage System

The Applicant calls for Expansion of the D-2 Non-Conforming Use.

Testimony followed regarding additional parking spaces, loading and unloading areas, as well as overall landscaping, fencing and lighting.

In Summary,

Applicant is seeking multiple variances:

- A. Height of Mercedes Benz Sign
- B. Multiple Façade Signs
- C. Multiple free-standing signs
- D. Barbed wire on existing fencing
- E. Parking Stall size
- F. F. Landscape Buffers

Applicant is seeking four waivers:

- A. Plant Sheet Size
- B. Location of Utilities
- C. Storm Drainage Calculations
- D. Trash Enclosures

Open to the Public For Comments. No Comments. Public Portion Closed

Zoning Board Member Discussion: Biggest concerns are number of parking spaces, car and truck carrier accessibility for on and off loading and overall "tightness" of the lot, as well as, general appearance and safety of the public on the lot.

Closed To General Discussion

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Vote 1. D- Variance Expansion of Non-Conforming Use

Motion to Accept: Mr. Steve Schmidt, second by Mr. Richard Borden

All Approve

Vote 2. Grant Waivers: Motion to Accept: Mr. Steve Schmidt, second by Ms. Lu Valentino, All approve

New Business:

Z-19-15 340 Elm Ave Block 1.14 Lot 5

Zone 2 Residential Existing Use duplex

Application: Appeal Decision by Zoning Officer that property is not Zoned for Official Multi- Family use.

Applicant Carol Faracchio was sworn in by Board Solicitor Kingsbury.

Testimony by applicant followed that she and her husband purchased the property as an "Advertised Duplex". PSE&G and Maple Shade Utility Bills were produced that showed multiple meters on the dwelling. A 1999 Lease was also presented for the second floor apartment. It appears the home predates Zoning From 1979, that a duplex was a permitted use in R-2 Zone.

John J. Cantwell, Board Engineer proposed a "Deed Restriction" with regard to Section 205-74 that owner of the property must occupy one of the units.

Open to Public comment. No Comments. Public Portion closed.

Motion to Grant Appeal: Mr. John Zaradnick, second by Ms. Karen Radie
All approve

Old business:

EMG Auto requested to appear before the Board regarding support to unload car carriers within the right of way of Old Kings Highway.

The Board directed Solicitor Kingsbury to send letter denying request.

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Resolutions:

2019-ZB-17 2825 Route 73 South Block 195 Lot 2.01 Rte 73 bowling Center

Motion to Approve: Mr. Steve Schmdit, second by Ms. LU Valentino, All Approve

Motion to Accept Minutes: Chariman Gee, second by Mr. Steve Schmidt, All Approve

Motion to Adjourn: Mrs. Angie Santori, second by Mr. John Zaradnick, All Approve