

Zoning Board of Adjustment
March 11, 2020
Draft

Meeting: Zoning Board of Adjustment

Date: March 11, 2020

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

IV. 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:

1. **608 Greenwood Ave.** Block 33; Lot 13 and 14; Charles G. Thomas ;
Z-20-1 Zone: RA Existing Use: Residential
Application: Interpretation and /or if deemed necessary "D" and "C"
Variances to permit reconstruction of a two unit residence,

Mr. Thomas was sworn in by Solicitor Kingsbury.

Mr. Thomas presented a List of 11 Bullet Points (previously attached) to Appeal to the Board. Chairman Gee asked the Board Members for Questions or Comments regarding the Bullet Points.

Chairman Gee would like on record that he visited the property in 1977 and it was a two family residence at that time.

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Steve Schmidt remarked on the permit from 22 years ago stating Single Family Dwelling.

Mr. Thomas asked why he was granted permits For 1. Demolition and 2. Two Electric Meters

Mr. Steve Schmidt commented on #11 Bullet Point that you cannot rebuild a non-conforming use when demolished.

Mr. Thomas said that enlarging the second floor is what triggered the Zoning Application.

Mr. Thomas had several other comments: No negative impact on the neighborhood, The ability to make available safe and affordable housing in the community, and the improved value to the neighborhood.

Engineer's Report:

The current survey shows the exact same footprint as previously shown with no increase in impervious land.

There are no concerns with Parking.

Mr. Cantwell also stated that if the Sils were compromised and the concrete slab was still in use, then it was not a complete Demolition.

Mr. Cantwell also stated that the Sidewalk and Curbing requirements Do not exist with the rebuild.

Mr. Steve Schmidt commented on "Not Being A New Build" in regards to the sidewalks and Curbs when it was required of all other New Home Builds. He also inquired why the Title Company did not pick up on the Property not being classified as a Duplex.

Chairman Gee Opened the Meeting to the General Public. No Comments Closed Public Portion

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Motion to Approve made by Mrs. Sadlowski, second by Mr. Borden
All Approve.

2. **450 S Fellowship Rd(CR610)** Block 173:Lot 4; NJ Martial Arts; Z-20-3
Zone: Planned Development (PD)
Application "D" Variance to permit Martial Arts Studio

Mr. Marco Perazzo and Mr. Roy Gordon were Sworn in by Solicitor
Kingsbury

Mr Perazzo testified that his business has been located in Maple Shade
since 2006, operating on Route 38. He has a lot of clientele from Maple
Shade.

He is seeking a variance to rent one of the 8 Suites that make up the
former Endflow Building. Suite # 4 is a 3000 sq. ft. space.

Mr Perazzo testified that each class has anywhere from 15-20 students.
The class schedule is as follows: Mon and Weds 5:15-9:00 PM, Tues and
Thurs 12:15-1:30 P, 6:15-8:00 PM, Fri 6:15-8:30 PM, Sat 10:30-2:00 and
Sun 12:00-2:00 PM.

He feels there is plenty of parking available to students because of the
hours of operation. No parking would be necessary on side residential
streets.

Mr Peazzo feels that this Business meets the Positive Criteria for the
general welfare of the Community.

Engineer's Report:

Township Engineer Mr. Cantwell asked if both adults and children were
enrolled in classes. Mr Perazzo testified yes to that question.

Mr Cantwell asked about deliveries with Heavy Trucks? No was the
response.

Is the property ADA accessible? Yes was the response.

Lu Valentino remarked on the very large changing rooms. Mr. Perazzo
testified that most of his students come right from work and need to be
able to change into their workout attire.

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Chairman Gee opened the meeting to the General Public
Five Members of the NJMA studio were sworn in by Solicitor Kingsbury.
Domenic Morano, Thomas McKeever, John Leahy, Richard Craven and
Matt Montalvo.

All five testified how great the business is operated and how much
Martial Arts has had a positive impact on their lives.

Public Portion closed.

Motion to Approve was made by Vice Chair Bimmer, second by Mr.
Schmidt, All Approve

Old Business:

Motion to Accept the Minutes was made by Vice Chairman Bimmer,
second by Chairman Gee, All Approve

Resolutions:

2020-ZB-02: 33 W Park Ave. Block 16; Lot 4

Motion to Accept the Resolution was made by Vice Chairman Bimmer,
Second by Mr. Schmidt, All approve

2020-ZB-03: Block 137, Lot 2: The Palace Associates LLC ; Z-19-20

Motion to Approve the Denial made by Mr. Schmidt, second by Ms.
Valentino, All Approve

2020-ZB-04: 2791 Route 73 s. and 47 Waverly Ave. Block 196.02; Lots
11.01 &11.02, & Block 194 Lots 5 & 10; Maple Shade, LLc- Car Vision;
Z-19-23

Motion to Accept the Resolution was made by Vice Chairman Bimmer,
second by Mr Schmidt, All approve

Motion to Adopt the Community Development Report was made by Mr.
Schmidt, second by Vice Chairman Bimmer, All approve

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Motion to Adjourn was made by Vice Chairman Bimmer, second by Mr. Borden, all Approve