

**Zoning Board Of Adjustment  
July 14, 2021  
Draft**

**Meeting: Zoning Board of Adjustment**

**Date: July 14, 2021**

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

Present

Absent

	Present	Absent
Mr. Richard Borden		X
Ms. Karen Radie	X	
Ms. Santori		X
Ms. Valentino	X	
Mr. Zahradnick	X	
Vice Chair Bimmer	X	
Chairman Gee	X	
Ms. Bebitch Alt #1	X	
Ms. Mortimer Alt #2		X
Mr. Taylor Alt # 3	X	
Mr. Zerega Alt # 4	X	

**V. New Business:**

- a. **16 S Forklanding Rd** Block 126 Lot 11; Trevor Wing; Z-21-06  
 Zone: Residential (R-2)  
 Existing Use: Beauty Salon  
 Proposed Use: Production and Sale of Handmade Leather Products.  
 Application: Use or d(1) variance. Use not permitted in Zone

Board Solicitor swore in Trevor Wing and Joseph Walters

Mr. Walters testified on behalf of Mr. Wing. Mr. Wing is in the custom made leather goods business. He currently operates at E. Main St across from Columbia Bank. He has been in business for 2 ½ years at that location.

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The Application is for a Change of Use. Mr. Walters testified that the current occupant of 16 S Forklanding Rd is a Beauty Parlor. They have 8 employees and 16-20 customers at any given time.

Mr. Wing's business is mostly on-line and will have a lesser affect on the parking than the prior occupant.

His hours of Operation will be Monday-Friday 9am-5pm, Saturday 10am-4pm, and closed on Sunday.

The available parking is 4 spaces on the street, one of which being a handicapped spot. There are also 13 spots available in the Municipal Parking Lot.

Mr. Walters addressed the Trash and Recycling issue. Mr. Wing testified that he would have 1-2 small trash bags per week and would use the County Blue Recycling Receptacle as well.

The Lighting issue is covered by the Township Light Posts in the Municipal Lot. The Landscaping of the lot is covered by Public Works.

Board Solicitor Kingsbury stated the lite manufacturing aspect of his business is not a permitted use in R2 Zone. That is the reason for the Application.

Chairman Gee asked Mr. Wing to explain the machines used to manufacture the leather goods.

Mr. Wing has 2 heavy duty sewing machines, a leather splitter and a circular "Bill Skiver".

Mr. Zahradnick asked about Signage.

Mr. Wing testified that there will be a small sign on top of the door and has no plans for a free-standing sign.

Ms. Bebitch asked about the noise from the machines.

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Mr. Wing stated that where he currently operates, there is a two bedroom apartment upstairs and hasn't had any noise complaints. He reiterated that his hours of operation are daytime, and the Sewing machines make less noise than a hair dryer.

Chairman Gee opened the meeting to the General Public. None being present, Chairman Gee closed the Public Portion.

A Motion to Approve the Application was made by Vice Chairman Bimmer, second by Ms. Valentino, All Approve.

- b. **3120 Route 73 North:** Has asked for a postponement until the next schedule meeting.

A Motion to Postpone was made by Ms. Radie, Second by Mr. Zahradnick, All Approve

### **VI. Old Business:**

Minutes: May 12, 2021

A Motion to Approve the Minutes was made by Vice Chairman Bimmer, Second by Chairman Gee, All Approve

Resolutions: 7 W Woodlawn Ave- Block 12 lot 34; Linda O'Neal; Z-2-05

A Motion to Approve was made by Vice Chairman Bimmer, second by Ms. Valentino, All Approve

### **VII. Adjourn:**

A Motion to adjourn was made by Vice Chairman Bimmer, second by Chairman Gee, All Approve

### **VIII. Next Meeting:** August 11, 2021

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