

**Zoning Board Of Adjustment
August 11, 2021
Draft**

Meeting: Zoning Board of Adjustment

Date: August 11, 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. **3120 Route 73 North**-Block 7.03, Lot 14.01 & 14.02; Silva Investments, LLC;
Z-21-07

Zone: Business Development (BD)

Existing Use: Vacant Land

Proposed Use: Truck Parking and Sales

Application: d(1) use variance

Attorney Rachael B. Brekke, of Mc Dowell Law, PC presented the case.

Opening Remarks:

The Application is basically for Tractor Trailer Parking and not for Sales.

The addition of Sales on the application was a conservative matter to allow Mr. Silva to sell one of his tractor trailers if absolutely necessary, but it is not his intention to be doing so on a regular basis.

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Chairman Gee explained that there were only 6 Board Members in attendance, and they would need five affirmative votes for a use variance. Ms. Brekke consulted with her client, and they decided to move forward with the application.

Ms. Brekke introduced Octavia Silva as the owner of Silva Investments, LLC. He was sworn in by Twp. Solicitor Kingsbury.

Ms. Brekke asked Mr. Silva to briefly explain the nature of his business. He owns and operates SG Transportation Services currently out of Philadelphia at 6801 New State Rd. He has been at this location for 10 years. His largest clients are Elite Flowers, Amazon and many local produce growers, including Blueberries.

Ms. Brekke asked Mr. Silva why he wanted to expand into New Jersey?

Mr Silva stated that he already pays Road Tax in NJ and a parking location here would eliminate tolls crossing back into Philadelphia.

Mr. Silva stated that the hours of operation at the Maple Shade site would be 3-6 pm. The drivers would arrive at the site in their own vehicles, and then pick up their tractor trailer, do their runs and arrive back the next day.

He would operate approximately 20-30 tractor trailers from the Maple Shade Site. He would have a Porta Potty placed on the site for drivers. This porta potty would be maintained by a contractor weekly.

Mr. Silva would install a security electric gate that would automatically shut at 7 pm and it would automatically reopen at 7 am.

Ms. Brekke asked if product would be stored in the trailers overnight.

Mr. Silva testified that no product would be stored. He maintains his drivers would leave the lot, pick up their load, deliver that load and then return empty to the Proposed Lot.

Ms. Brekke asked Mr. Silva if he had spoken to neighboring businesses?

He testified that yes in fact, he had spoken to Suburban Propane and Michael's auto body. His intention is to be a "good Neighbor"

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Board Member Ms. Valentino asked Mr. Silva about how many drivers would be entering and exiting the lot on any given day?

Mr. Silva stated approximately 18.

Board Zoning Officer Mr. Soni asked if Mr. Silva intended to “Rent Space” to any other outside companies?

Mr. Silva stated no.

Chairman Gee wanted to hear about the “use” portion of the application. He reminded Board Members that many of the anticipated questions would be for the Site Plan Board. How is this property going to be used?

Chairman Gee is concerned about deceleration and acceleration onto and from Route 73.

Chairman Gee asked Mr. Silva for the rate of entry and exit each day.

Mr. Silva stated 10 in and 10 out on an average day.

Ms. Bebitch is concerned about the time frame of drivers exiting onto Route 73(rush hour).

Chairman Gee asked if the applicant had any pictures of his current location to show Board Members.

Mr. Silva has pictures on his cell phone that he shared with Board Members.

Chairman Gee stated he wasn't sure how comfortable Board Members would be with the Porta Potty as the only option for the truck drivers.

Board zoning Officer Soni asked Mr. Silva how he planned on maintaining the porta potty and if he had any plans for Trash?

Mr. Silva said the porta potty would be maintained once a week and the dumpster twice a week.

Ms. Valentino asked why he would need a dumpster?

Mr. Silva stated that on his Philadelphia Site he operates dump trucks as well.

VI. Old Business:

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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