

Zoning Board Of Adjustment
September 14, 2022
Draft

Meeting: Zoning Board of Adjustment

Date: September 14, 2022

- 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	
Miriam Bebitch	X	
Karen Radie		X
Gregory Taylor		X
Lu Valentino	X	
John Zahradnick	X	
Joanne Mortimer Alt # 1	X	
William Zerega Alt # 2		X
Laura Walthy Alt # 3		X
Jermaine Williams Alt #4		X

V. New Business:

- a. **3121 Route 73 South-** Block 6, Lot 5; Jeffrey Chudoff; ZBA-22-06.
Zone: Business Development (BD) and Residence District
Existing Use: Retail Sign Shop
Proposed Use: Retail Sign Shop with Separate Storage Building
Application: Use Variance for expansion of non-conforming use. With bulk variances and waivers

Solicitor Burns presented the Application for Jeffrey Chudoff-owner of Fast Signs.

Mr. Chudoff was sworn in by Solicitor Klingsbury. He resides at 35 Amberfield Drive in Delran, NJ

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Mr. Burns explained that the application is for a proposed 900 sq foot storage building. The dimensions are 30' by 30'. Supply and Pricing issues from Post Covid are the main reason for this expansion.

Mr. Burns stated that his client met with the Site Plan Advisory Board and have implemented the Boards requests, ie: Landscaping, ADA parking, Proposed Building Location, and the addition of three parking spaces.

Chairman Gee asked if new plans had been drawn up showing the changes?

Mr. Burns stated this will be done and a new revised plan will be submitted.

Chairman Gee asked if the proposed building would increase day to day business?

Mr. Chudoff's business fabricates signs, banners, graduation banners and other types of signs for commercial and civic clients.

He explained the need for the building is to facilitate defensive purchasing. In today's market, prices fluctuate daily and prior to Covid there was a 90-day price guarantee. He stated that there is very little walk-in business. A total of 5 customers visited his shop over a three day period. He employees five people and his hours of operation are from 9-5 Monday-Friday.

Chairman Gee asked where the employees park?

Mr. Chudoff stated that they park along the common border of Mark's Motors.

Mr. Burns asked Mr. Chudoff to explain how product gets delivered?

M. Chudoff stated that small Box Trucks deliver his orders on 4 x 8 skids and arrive 3-5 times a week, and usually takes about 15 minutes to unload. No large tractor trailers are involved.

The Review Letter has a couple of concerns:

- a. Lighting on the proposed building.
- b. Landscape Buffer Zone along the residential border
- c. Dumpster Enclosure.

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Chairman Gee stated that Mr. Chudoff will work with the Township Engineer to address these concerns.

Mr. Burns stated that a 6 foot wood plank fence will be built along the residential border and 8 foot arborvitaes would be planted along the fence. No parking or storage of product will be allowed on the 10 foot grassy area.

Mr. James Miller was introduced and recognized as a Professional Planner by the Board.

He stated that this is an interesting case Post Covid. The trend with purchasing and shipping has become a real problem for small businesses. He continued that the site is appropriate for a permitted use in the Business Development Zone. The Positive criteria to justify Relief is to encourage small business to stay where they are, and that pre-existing non-conforming uses have a right to be continued. Mr. Chudoff's business has been there for 26 years and is trying to augment what is already there. He needs more on-site storage to operate his business. The proposed building is aesthetically pleasing and will not impose a significant impact on his neighbors. He argues that the use remains appropriate for the Site. The applications approval will advance Municipal Land Use Law.

Chairman Gee asked For Board Member's questions?

Ms. Mortimer asked if the buildings match in color? The response was not exactly.

Chairman Gee asked Board Engineer McNulty if he is satisfied with the changes that have been addressed?

Mr. McNulty stated that he just received the plan late today. There are quite a lot of bulk variances, trash enclosure issues and the driveway between Finish Line and Fast Signs. He will work with the Applicant's Engineer to address these issues.

Chairman Gee opened the meeting to the General Public.

Mr. Robert Hawthorne, Block 6 Lot 1 was sworn in by Solicitor Kingsbury.

Mr. Hawthorne stated that he disagreed with the Proposal. He can see into both Finish Line and Fast Signs properties from his back deck. The lighting, trash removal and storage are his major concerns: Will the Proposed Storage Building Have lighting that will shine into his yard?

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Board Engineer stated that yes, there will be lighting over each door, but he will make sure it will be downlighting to minimize the affect on the neighbors.

Mr. Hawthorne asked about the Dumpster Pick up time? It wakes everybody up in the neighborhood. Can the time of this pick-up be adjusted?

Mr. Burns said he would make a call and try.

Chairman Gee closed the Public Portion.

A Motion to Approve was made by Ms. Valentino, second by Mr. Zahradnick, All Approve

- b. **41 E Germantown Ave.**-Block 9, Lot 9; John Vessels; ZBA-22-09
Zone: Residence District (RA)
Existing use: Single Family Dwelling
Proposed Use: Single family dwelling with covered front deck
Application: Bulk variance for reduced front yard

Solicitor Kingsbury swore in Mr. John Vessels.

Chairman Gee stated that your property already has a pre-existing non-conforming set-back.

Mr. Vessels stated that he is asking the Board to extend a ground level deck with an A Frame roof over the door that will extend out to both sides. It will basically be a covered deck with columns. It will not be enclosed.

He continued that his builder, has been in town for over 30 years. He will comply with the Board Engineer's Review letter as far as gutters, paint colors and roofline.

A Motion to Approve was made by Mr. Zahradnick, Second by Mr. Bimmer. All Approve

VI. Old Business: None

VII. Miscellaneous:

1. Resolution No. 2022-ZB-22-08; Resolution of Interpretation regarding a proposed Meditation Center from Tuyen S. Le on block 146, Lots 1, 2 and 3;

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A Motion to accept the Interpretation was made by Chairman Gee, second by Mr. Zahradnick, All Approve

IV. Minutes: September 14, 2022

A Motion to approve was made by Ms. Valentino, second by Chairman Gee, All Approve

V. Adjourn:

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

Next Meeting: October 12, 2022