

Zoning Board Of Adjustment
October 12, 2022
Draft

Meeting: Zoning Board of Adjustment

Date: October 12, 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. **3053 Route 73 South-** Block 72.01, Lots 5, 6,&6.01; Bently Truck Services;
ZBA-22-10
Zone: Business Development (BD) and Residence District (RA)
Existing Use: Truck Leasing & Services
Proposed Use: Truck Leasing & Services
Application: Site Plan Amendment approval to construct 3530 sq foot building in addition to the existing.

Solicitor Patrick McAndrew presented the case for the Applicant.

Witnesses: Mr. William Nicholson

Mr. Jim Hawthorne

Mr. Fred Bentley

Were sworn in by Board Solicitor Kingsbury

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Mr. McAndrew stated that the Zoning Board approved Bentley Truck Services & Leasing five years ago for H Commercial use on the empty lot. He stated that the proposed building would have the same colors, the number of employees, general layout, lighting and parking would all remain the same.

Mr. McAndrew asked Mr. Bentley to explain the need for the new proposed building.

Mr. Bentley stated that the building would allow for more storage of parts, and the addition of two drive-thru bays would help the technicians repair the trucks in a controlled environment.

Mr. Nicholson stated that the 42 x 88 new building will be attached to the existing structure.

Township Engineer McNulty asked to show on the Site-Plan where the concrete barriers along Route 73 would be moved to or would they stay where they are now? Mr. Nicholson stated that they will revisit that when the building is in.

Mr. McNulty asked about the Trash enclosure and the concrete apron?

Mr. Nicholson showed on the Site plan where the enclosure is and that there is a natural landscape barrier that protects the residents along Woodlawn Ave.

Mr. McNulty addressed the Use variance.

The property is located in two different zones. Business Development and Residential.

The positive criteria for the use variance is that it makes this business remain located where it is currently located and it really has no negative impact on the surrounding area. The mature landscape buffer will remain.

Chairman Gee asked the Board Members if they had any questions?

Board Solicitor Kingsbury asked if the plan shows the Zoning Line?

Yes, it was noted on the plan and shown to Board Members.

Chairman Gee opened the meeting to the General Public None

Chairman Gee closed the Public Portion

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Solicitor Kingsbury stated that we need two votes.

1. Use variance
2. Site-plan

A Motion to approve the use variance was made by Ms. Radie, second by Ms. Bebitch, All approve

A Motion to approve the Site-Plan was made by Ms. Mortimer, second by Mr. Zerega, All Approve

VI. Old Business: None

VII. Miscellaneous:

1. Resolution No. 2022-ZB-22-09: Granting Mr. Chudoff an expansion of non-conforming use with bulk variances and waivers.

A Motion to accept was made by Ms. Bebitch, second by Ms. Valentino, All Approve

2. Resolution No. 2022-ZB-10 granting bulk variance for reduced front yard to John Vessels on Block 9, Lot 9; Application ZBA-22-09

A Motion to accept was made by Ms. Valentino, second by Ms. Mortimer, All Approve

3. Resolution NO. 2022-ZB-11 Adoption of ZBA Annual Report year 2021

A Motion to accept the Report was made by Ms. Radie, second by Ms. Bebitch, All Approve

IV. Minutes: September 14, 2022

A Motion to approve was made by Chairman Gee, second by Mr. Zerega, All Approve

V. Adjourn:

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A Motion to adjourn was made by Chairman Gee, second by Mr. Zerega, All Approve

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

Next Meeting: October 12, 2022