

**Zoning Board Of Adjustment  
April 12, 2023  
Final Draft**

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**Meeting: Zoning Board of Adjustment**

**Date: April 12, 2023**

- I. Meeting called to order at 7:02 pm
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Ms. Bebitch	X	
Ms. Mortimer	X	
Mr. Taylor		X
Ms. Valentino	X	
Vice Chr Radie		X
Vice Chr Zahradnick	X	
Chairman Gee	X	
Mr. Zerega Alt #1	X	
Ms. Kozerachi Alt #2	X	
Mr. Williams Alt #3	X	
Mr. Bearden Alt #4	X	

**V. New Business:**

1. **34 N. Pine Ave**-Block 85 Lot 19 (20-23); Golf of Warminster LLC & Eastern Lift Truck Co, Inc.; Application #ZBA-23-02  
Zone: Business Development (BD)- 38/73/Lenola Road Development Area  
Existing Use: Storage of Vending Machines  
Proposed Use: Storage, Repair & Installation of Commercial overhead doors & loading dock equipment  
Application: Use Variance and Site-Plan Waiver

Solicitor Berr stated that Amped to Dance has been operating for approximately 3 years at 4 N. Forklanding Rd in Maple Shade. The dance studio serves youth ages 2-17. There are up to 14 in each class and the majority of students are from

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Maple Shade. Ms. Ampy saw that 121 W Main St was up for sale and thought this was an excellent opportunity to own her own studio and be in a more permanent location.

The Dance Studio will be the Primary Use. We are seeking a use variance for an event space on the second floor of the building. Mr. Berr stayed that when seeking a use variance both positive and negative criteria must be shown as to how it would affect the surroundings. We need parking relief as required by the Township Code. Our survey shows 1600 sq feet of space, which in turn requires 12 parking spaces. We have four dedicated spaces in the rear of the building. Mr. Berr continued that most of the students are dropped off for class and picked up at the end of class. At most, 1-2 parents remain on the site for class.

Mr. Berr continued that we are also seeking a Site Plan Waiver since minimal changes are being proposed.

Chairman Gee stated that the Applicant chose not to attend the Site Plan meeting. This is where a lot of issues can be resolved or proposed to alleviate some of the relief that is being sought. We cannot cause a Public Safety issue for Drop-off and Parking Issues.

Mr. Berr presented Exhibit A-5 showing the Current Class Schedule. It shows 10 minutes between the end of one class and the start of another.

Chairman Gee stated that we would need a Plan B. Will you direct parent to park in the Municipal Lot one and a half blocks away?

Mr. Berr stated that their Plan B is to have employees park in the Municipal Lot and have the parents use the four dedicated spaces.

Ms. Ampy stated that parents will have to sign a Parking Certification in order to be accepted into a class. The Office Manager will be outside directing parents during drop-off and pick-up times.

Chairman Gee stated that will all work until a "Rainy Day".

Board Member Kozerachi asked what time does the last class end? Ms. Ampy answered at 8:20 pm.

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Mr. Berr presented Exhibit A-4 showing the Dance studio as 19' X 32'- approx. 600 sq. feet. The upstairs shows a larger dance floor approx. 1000 sq. feet.

Chairman Gee asked Board Engineer Rohmeyer about Mr. Berr's Parking calculations.

Board Engineer Rohmeyer stated that 205-67 depicts the gross floor area of the entire space. His calculations are:

1<sup>st</sup> floor- 1235 sq. feet

2<sup>nd</sup> floor- 1254 sq. feet= 2489 sq feet

Applying the Municipal Code determines the need for 15 Parking Spaces.

Chairman Gee asked Ms. Ampy if it is her testimony that all employees will park in the Municipal Lot? Ms. Ampy stated: Yes

Vice Chair Zahradnick asked if the Parking Contract will be part of the Resolution? Board Member Kozerachi asked about the Event Space.

Mr. Berr asked Ms. Ampy to describe her intentions with regards to this space. Ms. Ampy testified that the space would only be available to Amped to Dance Members for small events like showers and birthday parties on Saturday afternoon and evening and Sunday afternoon.

Vice Chair Radie asked if an employee would be present when these events take place? Ms. Ampy originally stated no, but after further discussion she agreed to have an employee on site during these events.

Vice Chair Zahradnick asked if the four parking spots in the rear of the building are shared with Montegrillo's? Ms. Ampy stated no.

Chairman Gee stated that most importantly we cannot impact the residents on Terrace Ave and the Safety of the Students is paramount.

Mr. Berr presented Exhibit A-6. This is the Summer schedule for 12 students.

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Board Solicitor Kingsbury asked if the Dance Studio will remain at 4 N. Forkland Rd to finish out the Season. Ms. Ampy stated that Yes, her lease there is up until June.

Board Member Valentino asked about the Summer Camp?

Ms. Ampy stated that the camp is for ages 5-12 and runs for one week at a time.

Mr. Berr presented Exhibit A-2 for signage and the Façade at 121 W Main and Exhibit A-3 for how the existing sign will be moved to their new location. The current sign is in compliance.

Chairman Gee opened the meeting to the General Public.

Ms. Patricia Shaw was sworn in by Solicitor Kingsbury.

She testified that Amped to Dance has benefited her family tremendously.

Ms. Spaulding reiterated Ms. Shaw's testimony. Both of their families "Love" the Dance studio and the Community Events that they have become involved in.

Chairman Gee closed the Public Portion.

Chairman Gee asked Board Engineer Rohmeyer to go thru his review letter.

Board Engineer Rohmeyer:

- a. Applicant needs to provide a "Hard Stop Time" for evening events.
- b. Refuse Management: A plan is required to handle the trash
- c. The Access to your 4 existing Parking Spaces is thru an easement on Lot 6
- d. Future Planned Improvements
- e. Interior Renovations: Permits thru the Building Dept., Occupancy Limits and compliance with the Fire Dept. Code.

In Summary, The Applicant is seeking a Site-Plan Waiver, where 15 parking spaces are required, currently 4 exist, and a D variance for the Event Space.

Chairman Gee asked Board Solicitor Kingsbury to list the conditions of the Resolution is Approval is granted.

Kingsbury:

- a. Use variance for Special Events
- b. Site Plan Waiver
- c. Variance for Parking Spaces

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- d. Provide the Board with a Parking Contract
- e. Maximum of 14 students in any one class.
- f. On Site Supervision for Special Events
- g. Use of the same sign that is currently at their existing location.
- h. Consideration to enlarge the gap between classes to 20 minutes.

A Motion to Approve was made by Vice Chair Radie, second by Ms. Valentino, All Approve

### **VI. Miscellaneous:**

1. **Minutes:** March 8, 2023

A Motion to Approve was made by Chairman Gee, second by Vice Chair Zahradnick, All Approve

### **VII. Adjourn:** Next Meeting April 12, 2023

A Motion to adjourn was made by Vice Chair Zahradnick, second by Zerega, All Approve

Respectfully Submitted:

Jayne Eastwick