

**Planning Board Of Adjustment**  
**July 26, 2023**  
**Draft**

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**Meeting: Planning Board**

**Date: July 26, 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. Constantine		X
Twp. Mgr Danson	X	
Mr. Schmidt	X	
Mr. Turek	X	
Ms. Volpe	X	
Mr. Wilt		X
Vice Chair Bennett	X	
Chairman Dugan	X	
Mr. Wells, Alt #1		X
Ms. Wallace, Alt #2	X	

V. **New Business:**

- 1. **42 W Main St** -Block 127 Lot 9; Mc Dowell Law, PC.:  
Application No. PB-23-04  
Zone: Downtown Business (DB)  
Existing Use: Vacant Retail Store  
Proposed Use: Law Office-Expand adjoining Law Office into Storefront at  
42 W Main St

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Application: Change of Use Approval

Ellen McDowell, Esq. The Business has grown to where additional space is required.

There are no exterior renovations proposed, and no additional employees will be hired.

We are requesting a Site plan waiver as well as a Survey.

A Floor Plan has been submitted showing the proposed floor plan of the new office space as well as the proposed entrance into 42 W Main from the existing Law Office.

Chairman Dugan asked Board Engineer Gray to address his Review Letter.

Board Engineer Gray stated that the proposed change of use is permitted in the Downtown Business District.

Ellen McDowell was sworn in by Board Solicitor Boraske.

Board Engineer asked McDowell to explain the extent of the interior renovations. Ms. McDowell referred to her submitted plan. The entrance will be upfront and the floor plan will be as depicted. All permits and inspections will be acquired.

Chairman Dugan opened the meeting to the General Public- None

A Motion to Close the Public Portion was made by Mr. Schmidt, seconded by Ms. Volpe

Board Member Turek commented on the Touch of Class that Ms. McDowell's Office brings to Main St.

A Motion to Grant the Change of Use, site-plan waiver and survey waiver was made by Ms. Volpe, seconded by Mr. Turek, All Approve

**VI. Old Business:** None

**VII: Resolutions:**

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1. Resolution No. 2023-PB-06 granting site plan waiver and change of use to Best Properties, LLC for Bricks & Mini Figs. Block 189.01 Lot 5.01 & 5.02 (Application PB-23-02)

A Motion to Grant was made by Ms. Volpe, seconded by Mr. Schmidt

Eligible Voters:

Schmidt A

Volpe A

Danson A

Dugan A

Bennett A

2. Resolution No. 2023-PB-07 granting Minor Site Plan Approval to 3034 Maple Shade Properties, LLC Block 67 Lot 3 (Application PB-23-03)

A Motion to grant minor Site plan Approval was made by Mr. Schmidt, seconded by Ms. Volpe

Eligible Voters:

Schmidt A

Volpe A

Danson A

Dugan A

Bennett A

### **VIII. Minutes:** June 28, 2023

A Motion to Approve was made by Mr. Schmidt, seconded by Ms. Volpe, All Approve

### **VII. Adjourn:**

A Motion to adjourn was made by Mr. Schmidt, second by Ms. Volpe, All Approve

Respectfully Submitted:

Jayne Eastwick