

**Zoning Board Of Adjustment
January 10, 2024
Final Draft**

Meeting: Zoning Board of Adjustment

Date: January 10, 2024

- I. Meeting called to order at 7:00 pm
- II. Pledge of Allegiance
- III. Open Public Meeting Act

IV. Oath of Office:

- 1. Lu Valentino Class IV (12/31/2027)
- 2. John Zahradnick Class IV (12/31/2027)
- 3. Laura Kozierachi Alternate #1 (12/31/2025)
- 4. Jermaine Williams Alternate #4 (12/31/2024)

Roll Call

Member	Present	Absent
Ms. Bebitch		x
Mr. Gee	X (voter)	
Ms. Kozierachi, Alt. #1	X (voter)	
Ms. Mortimer	X (voter)	
Ms. Radie	X (voter)	
Ms. Valentino	X (voter)	
Mr. Williams, Alt. #2	x	
Mr. Zahradnick	X (voter)	
Mr. Zerega	X (voter)	

V. Organization of the Board:

Nomination of Chairman:

Motion to Nominate Mr. Gee: Radie Second: Valentino

Roll Call: yes

Zoning Board Of Adjustment
January 10, 2024
Final Draft

Nomination of Vice Chair:

Motion to Nominate Ms. Radie: Gee Second: Zahradnick Roll Call: yes

Nomination of Second Vice Chairman:

Motion to Nominate Mr. Zahradnick: Gee Second: Radie Roll Call: yes

Appointment of Attorney:

Motion to Nominate Robert Kingsbury, Esq.: Gee Second: Valentino
Roll Call: yes

Appointment of Engineer:

Motion to Nominate Fred Turek of Turek Consulting: Gee
Second: Radie Roll Call: yes

Appointment of Secretary: Hold

Appointment of Environmental Engineer:

Motion to Nominate Mark Selover of ERI: Gee Second: Ms. Mortimer
Roll Call: yes

Consent Approval of Meeting Dates for the year as set by Council:

Motion: Gee Second: Zahradnick All in Favor: yes

Consent Approval of Official Newspaper authorized by Council. Courier Post,
The Central Record and Burlington County Times.

Motion: Gee Second: Valentino All in Favor: yes

VI. New Business:

1. **2910 Route 73 North** – Block 172, Lots 1, 1.01, 1.02 & 1.04;
Deerfield Associates – Fox Meadow Apts; Application #ZBA-23-06
Zone: Planned Development (PD)
Existing Use: Residential for the most part - Fox Meadow Apartment
Complex.

Zoning Board Of Adjustment

January 10, 2024

Final Draft

Proposed Use: Residential,

Application: Minor Site Plan approval to replace existing solid waste and recycling containers with 18 Solid Waste and Recyclable Enclosures housing 3, 4 or 5 containers at predominant residential part of Fox Meadow Apartment Complex. Applicant is seeking additional variance relief for rejection of Township Code Section 205-67 A., Minimum Number of Parking Spaces. 2,851 required v/s 2,383 proposed.

Motion to Continue the Application to 2-14-2024: Zahradnick

Second: Mortimer Roll Call: yes

2. **2941 Route 73 South** – Block 150, Lot 19.06; Strong Bond Health, LLC. and Dr. Julian Bond; Application #ZBA-23-08
Zone: Business Development (BD)
Existing Use: Vacant Flooring design center.
Proposed Use: Physical therapy treatment and fitness training center. Application: d (1) use variance and site plan waiver approval.

Dr. Julian Bond was sworn in with his attorney, Kevin Aberant of Taenzer, Ettenson & Aberant, to present his business, Strong Bond Health. The location is suitable for this type of business and no changes to the space is necessary. Having a therapy/fitness business compliments the master plan and strengthens the community base, leaving one less vacant space.

Public Hearing: Stephen Shimchick and Arnetta Johnson spoke in support of the application.

Motion to Approve the Application for a site plan waiver and a use variance, a recommendation to correct the buffer zone between the residential/business zones and conditions to comply to ADA regulations: Zahradnick Second: Zerega Roll Call: yes

3. **300 South Lenola Road** – Block 189, Lot 4.04; Babita Rani;
Application #ZBA23-09
Zone: Business Development (BD)

Zoning Board Of Adjustment
January 10, 2024
Final Draft

Existing Use: Former Safe Ship specialty shipping Store.

Proposed Use: Eyebrow Bar and beauty product store.

Application: d (1) use variance and site plan waiver approval.

Babita Rani and Jasvinder Kumar were in attendance to present an eyebrow bar, tinting and beauty product retail store. Ms. Rani will run the eyebrow bar and will hire a licensed tinting specialist. This type of service is the only one in the shopping center but is consistent with the other stores in the area. There are no negative criteria.

Public Hearing: No participation

Motion to Approve the Application for a site plan waiver and use variance: Radie Second: Valentino Roll Call: yes

Public Portion: Mr. Donald Fox, 21 N. Holly Avenue and Ed Fox, Licensed Planner, were before the board to report violations concerning ZBA21-02, Eastern Lift. One of the conditions of approval was that an 8 foot high privacy fence was to be installed along the western border, enhanced by the installation of appropriate shrubbery along the border and subject to the recommendations of the Zoning Board engineer. The condition was not completed. After board discussion and engineer advice, an inspection will take place covering all conditions and appropriate action will follow.

Close Public Portion: Gee Second: Valentino All in Favor: yes

VII. Old Business: None.

VIII. New Business: Board Engineer discussed site plan waivers and application conditions versus recommendations. The board discussed enforcement options for violations of approvals.

**Zoning Board Of Adjustment
January 10, 2024
Final Draft**

IX. Miscellaneous:

1. Resolutions: None.
2. Minutes. December 13th, 2023

X. Adjourn: Next Meeting – February 14, 2024

A Motion to adjourn: Zahradnick Second: Gee All in Favor: yes