

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, April 06, 2016 at 7:00 P.M. in the Court Room

- I. Regular Meeting called to order by the Chairman Brod
- II. Pledge of Allegiance and Moment of Silence led by the Chairman Brod
- III. Open Public Notice read by the Board Secretary
- IV. Roll Call taken by the Board Secretary
- V. Announcements and Review of Boards Procedures by the Chairman Brod
- VI. Memorialize Resolutions:
 1. GREGORY CAMARATTA, ZB#16-C-01, 12 Arianas Court, Block 1102, Lot 20.06
 2. DAVIS RACEWAY, LLC, ZB#15-D-14, 503 Fellowship Road, Block 1202, Lot 2
 3. VSNA, LLC ZB#14-D-15A, 2051 Briggs Road, Block 510, Lot 4.06
- VII. Adopt Regular Meeting Minutes February 3, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
 1. PASSPORT PROPERTIES, LLC, ZB#15-C-15
1230 Route 73 South – I Industry zone
Block 1300.05, Lot 2.02

The Bulk Variance is sought from section 154-92.6 & 154-92.7 of the Zoning Ordinance to enable the applicant to permit the install signage on the Lexus Dealership. The master sign package has been approved that package supersedes the ordinance in determining allowable sized and height.

ACT BY: 03/05/2016

PROF STAFF MTG.: 11/09/2015, 12/08/2015 and 02/16/2016

2. **THE 3030 RT. 38, LLC (APPLICATION HAS BEEN WITHDRAWN)**
3030 ROUTE 38, LLC ZB#15-B/D-20
3030 Route 38 – I Industry zone
Block 306, Lot 5

The Interpretation and or Use Variance is sought from section 154-56 of the Zoning Ordinance to develop a behavioral health hospital with approximately 328 residential beds and 16 Townhouse units. The spectrum of care being proposed includes detoxification, residential rehabilitation, partial care treatment and intensive and general Outpatient treatment.

ACT BY: 06/03/2016

PROF STAFF MTG.: 02/16/2016

IX. Petitions before the Board:

3. HIRSHLAND & COMPANY, ZB #15-D-19

3531 Route 38 – I Industry zone

Block 514, Lot 2 Amended Use Var. Application 1/21/16

The Use/Bulk Variances sought from section 154-56 of the Zoning Ordinance to enable the applicant to sell at retail goods and services as typically found in neighboring shopping centers.

Proposed Multi-Tenant Retail use.

ACT BY: 05/30/2016

PROF. STAFF MTG.: 01/19/2016 and 02/16/2016

X. Discussion Items:

1. TEC LIQUORS, INC., ZB#15-D-16, 3214 Route 38, Block 301.12, Lot 2

Requesting an extension of review time to: May 31, 2016

XI. Temporary Use Permit: NONE

XII. Adjournment

XIII. **Pending Items: Information only**

1. TEC LIQUORS, INC., ZB#15-D-16

3214 Route 38

Block 301.12, Lot 2

The Use Variance and Minor Site Plan sought from section 154-43 of the Zoning Ordinance to enable the applicant to construct ground support solar carport panels extending over existing parking spaces.

ACT BY: 03/13/2016

PROF STAFF MTG.: 11/09/2016 & 12/08/2016

P.H. MTG.: TO BE DETERMINED

2. JOSEPH R. PERLA, ZB#15-D10

344 Texas Avenue – R-3 zone

Block 1005, Lot 2

The Major Preliminary & Final Site Plan and Minor Subdivision w/Bulk Variances and Submission Waivers sought from section (154-68 B. 3 Landscape Buffer) and (154-69 C Loading Areas) and (138-7 Sidewalks)and (138-36.3 Trash Enclosure and curbing and paving). Use Variance previously granted.

ACT BY:

PROF STAFF MTG.: 02/16/2016

P.H. MTG.: TO BE DETERMINED

3. CSH MOUNT LAUREL, LLC, ZB#16-D-02

Centerton and Creek Roads – MCD zone

Block 203, Lot 1.02

The Use Variance & Preliminary and Final Site Plan is sought from section 154-25 of the Zoning Ordinance to enable the application to develop the property with an assisted living facility whereas same is not a permitted use in the applicable zone.

CERT BY: PROF STAFF MTG.: P.H MTG.: TO BE DETERMINED

4. OAKWOOD LAND GROUP, LLC, ZB#16-D-03

131 Hartford Road – R-3 zone

Block 301, Lot 22

The Variances for Use, Bulk, Buffer, Parking & Undersized Loading/Space size are sought from sections 154-15, 154-68B, 154-69A & 154- 69D of the Zoning Ordinance to enable the applicant to renovate residential building to be used as a 2,2,786.4 SF office.