

The Regular Meeting was called to order by Chairman List at 7:00 P.M.

The Pledge of Allegiance and Moment of Silence was observed by Chairman List

The Open Public Notice was read by the Assistant to the Zoning Board

Roll Call taken by Suzanna O'Hagan, Assistant to the Zoning Board Secretary.

Board Members: Ms. Jones, Absent; Ms. Liciaga, Present; Mr. Kiernan, Present; Mr. Kramer, Present; Mr. Killen, Present; Mr. Green, Present; Mr. Francescone, Present arrived 7:31; Vice Chairman Bailey, Present; Chairman List, Present.

Board Professionals: Mr. Jay Petrongolo, Planner, Present; Mr. William Long, Engineer, Present; Mr. Evan Crook, Board Solicitor, Present; Ms. Suzanna O'Hagan, Assistant to the Zoning Board, Present; Ms. Jenifer DeSimone, Zoning Board Secretary, Present  
Chairman List Reviewed the Boards Procedures and Announced

Memorialize Resolutions:

1. Seema Thomas, ZB #17-C-06, 3 Preamble Drive- Chairman List asked for a motion to adopt the resolution for Ms. Thomas, ZB#17-C-06. Mr. Kiernan moved the motion and Mr. Green second. All present voted affirmatively and the motion was carried.

2. Warrior Gym, LLC ZB#11-D-24A memorialize resolution September 6, 2017

Minutes: Regular Meeting Minutes for June 7, 2017 to be adopted September 6, 2017

Professionals: Mr. Petrongolo, Planner; Mr. Long, Engineer; Mr. Brian McVey; were sworn in by the Zoning Board Solicitor Mr. Crook.

Petitions before the Board:

1. JOAN CERCEO, ZB #17-C-07, 100 Peppergrass Drive South, Block 1603.03 Lot 5.02 PARC Zone. The Bulk Variance sought is from Section 154-107 of the Zoning Ordinance to Enable the Applicant to construct a 10'3" x 17'6" Gable Roof sunroom on a concrete foundation with a rear yard setback of 9'7" where 20' is required. The Board Assistant read the application and certified the completeness. Mrs. Cerceo, residing at 100 Peppergrass Drive South was sworn in as was Mr. Craig Secreeda, 219 Chestnut Street, Glendora NJ, contractor and owner of Patio Enclosures, by Board Solicitor, Mr. Crook. Mrs. Cerceo testified that the size and shape of her yard prohibited her from building a useable sunroom to enjoy her property within the rear yard setback. The applicant submitted the Homeowners Association approval. Chairman List opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member Green moved the motion and Board member Killen second. Roll call vote: Mr. Green, Agreed; Mr. Killen, Agreed; Mr. Kiernan, Agreed; Mr. Kramer, Agreed; Vice-Chair Bailey, Agreed; Chairman List, Agree. Motion carried approved.

2. ROBERT AND JEAN MALE, ZB#17-D-10, 2 Cattail Drive, Block 1008.02 Lot 12 R-3 Zone. The Bulk Variance sought is from section 154-144 of the Zoning Ordinance to enable the applicant to install a 6' vinyl fence 25' from the property line where 30' is required. The Board Assistant read the application and certified the completeness. Mrs. Male residing at 2 Cattail Drive was sworn in. Exhibit marked into evidence A-1 a photograph of the 6' stockade vinyl fence tan in color. Mrs. Male testified that if the fence was placed in the required 30' side yard setback adjacent to the street it would be in a swale on the property and be rendered ineffective. Mrs. Male further testified that no trees will be removed. The applicant submitted the Homeowners Association approval. Board Planner Jay Petrongolo reviewed his report dated August 1, 2017. Chairman List read Sgt. Ted Howell, Traffic Safety Officers report dated August 2, 2017 supporting the bulk fence variance in the side yard setback. Chairman List opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member Green moved the motion and Board member Killen second. Roll call vote: Mr. Green, Agreed; Mr. Killen, Agreed; Mr. Kiernan, Agreed; Mr. Kramer, Agreed; Vice Chair Bailey, Agreed; Chairman List, Agreed. Motion carried approved.

Discussion Item:

1. DGP PROPERTIES, LLC, ZB#91-C/D-18A, Ark Road, Block 305.91 Lot 3. The applicant is requesting an extension of their approval for one year on the Conditional Use, Bulk/Buffer Variance's with Preliminary and Final Site Plan for the construction of the Mount Laurel Funeral Home. The resolution was memorialized on December 2, 2015. Mr. Patrick McAndrew, Attorney at law represented the applicants. Mr. David Petaccio, owner of the Mount Laurel Home for Funerals was sworn in by the Board Solicitor, Mr. Crook. Mr. Petaccio testified that he is the Contractor and will subcontract the construction work. The project will be started in the Spring 2018 and a phasing plan was approved and the current Funeral Home will stay open until the project is ready to move to the newly constructed Funeral Homes. Chairman List asked for a motion to extend the Use, Preliminary & Final Site Plan approval to December 2, 2018. Board Member Killen moved the motion and Board member Green second. Roll call vote: Mr. Killen, Agreed; Mr. Green, Agreed; Mr. Kiernan, Agreed; Mr. Kramer, Agreed; Vice Chairman Bailey, Agreed; Chairman List, Agreed. Motion carried approved.

2. CAPITAL SENIOR HOUSING, LLC, ZB#16-D-02, Centerton and Creek Road, Block 203 Lot 1.02. The applicant is requesting an extension of their approval for six months for the Use Variance, Preliminary and Final Major Site Plan with Bulk Variance for the construction of an assisted living facility. The resolution was memorialized on June 2, 2016. Mr. Mark Policastro Attorney at law represented the applicant. Mr. Policastro explained the Use Variance application be extended for one year until June 2, 2018. Chairman List asked for a motion extend the Use Variance to June 2, 2018. Board Member Killen moved the motion and Board member Green second. Roll call vote: Mr. Killen, Agreed; Mr. Green, Agreed; Mr. Kiernan, Agreed; Mr. Kramer, Agreed; Vice Chairman Bailey, Agreed; Chairman List, Agreed. Motion carried approved.

Petitions before the Board

3. & 4. INDEPENDENCE SOLAR LLC, 1). ZB# 17-D-08, 200 Century Parkway, Block 1311 Lot 1.03 I-Zone and 2). 17-D-09, 3900 Church Road Block 1303 Lot 3 I-Zone. The Board chose to hear both applications together. The Use Variance is sought from section 154-56 of the Zoning Ordinance to enable the applicant to install solar panels on the rooftop of 17-D-08, a commercial office building and 17-D-09, Bancroft Rehab Facility. Both applications have filed for Site Plan Waivers. James Burns Attorney at law represented the applicant. Board Solicitor Mr. Crook swore in and Keith Peltzman, President and Founder of Independence Solar. Chairman List noted Board Member John Francescone arrived and joined the meeting. Exhibits marked into evidence were A-1 solar panel layout for 3900 Church Road; A-2 sheet E3 of Site Plan; A-3 building elevation with equipment; A-4 page E2 of the Site Plan and A-5 page E4 of the Site Plan. Mr. Peltzman testified to brand and type of panels to be installed, height and tilt percentage of panels. He further explained the installation process, safety features, wattage and amperage, level of visibility from the street and that there is no drainage impact. Board Planner Mr. Jay Petrongolo reviewed his reports dated 7/19/2017 for 3900 Church Road and 7/20/2017 for 200 Century Parkway. Discussion of the Dietz and Watson fire in Delran NJ took place and Board Attorney Crook disclosed his representation of Liberty Mutual in that case. Mr. Peltzman testified to the more stringent California UCC codes to which Independence Solar will adhere and the safety shut down features of the system in case of overload. Mr. Burns discussed the positive and negative criteria and the inherently beneficial use. Board Chairman List opened to hearing to the public, seeing none, closed the public portion. Board Solicitor Crook noted the condition that the 200 Century Parkway location will need a fence around the staging area.

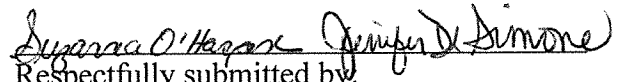
3. & 4. INDEPENDENCE SOLAR LLC, 1). ZB# 17-D-08, 200 Century Parkway, Block 1311 Lot 1.03 I-Zone and 2). 17-D-09, 3900 Church Road Block 1303 Lot 3 I-Zone - Continued  
Chairman List asked for a motion to approve ZB# 17-D-08. Board Member Francescone made a Motion to approve subject to a fence around the staging area at 200 Century Parkway, Board Member Green second. Roll Call Vote: Mr. Francescone, agree; Mr. Green, agree; Mr. Kiernan, agree; Mr. Killen, agree; Mr. Kramer, agree; Vice Chair Bailey, agree; Chairman List, agree; Motion carried application approved.

Chairman List called for a motion to approve application ZB# 17-D-09, Board Member Mr. Kramer moved the motion and Mr. Killen second. Roll call vote: Mr. Kramer, agree; Mr. Killen agree, Mr. Kiernan, agree; Mr. Green, agree; Mr. Francescone, agree; Vice Chair Bailey, agree; Chairman List, agree. Motion carried application approved.

Adjournment:

Chairman List asked for a motion to adjourn the Zoning Board meeting at 7:58 P.M. Mr. Killen made the motion. All present voted affirmatively and the motion was approved.

Adopted on: September 06, 2017

  
Respectfully submitted by:  
Suzanna O'Hagan, Zoning Board Asst.  
Jenifer DeSimone, Secretary  
Zoning Board of Adjustment