

The Regular Meeting was called to order by Chairman Francescone at 7:00pm

Pledge of Allegiance and Moment of Silence were observed by Chairman Francescone

The Open Public notice read by Suzanna O'Hagan, Board Secretary

Roll Call was taken by the Board Secretary

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

Board Professionals: Mr. Petrongolo, Planner, Present; Mr. Angelastro, Traffic Engineer, Present; Mr. Long, Engineer, Present; Mr. McVey, Fire Marshal, Present; Mr. Crook, Board Solicitor, Present; and Ms. O'Hagan, Board Secretary, Present.

Announcements and Review of Boards Procedures by Chairman Francescone: The application for Gloryland Evangelistic Ministries. ZB#17-C/D-15, 115 Creek Road, will not be heard and will renote when they are rescheduled.

Memorialize Resolutions:

1. Richard and Ashley Melchiorre, ZB#17-C-16, 422 Elbo Lane, Chairman Francescone asked for a motion to memorialize the Resolution to approve the Bulk Variance, Vice Chair List moved the motion and Board member Bailey second. All present voted affirmatively and the motion was carried approved.

2. Mount Laurel Veterinary Real Estate, ZB#16-D-16, 220-230 Mount Laurel Road, Chairman Francescone asked for a motion to memorialize the resolution to approve the one year extension of Use variance approval, Vice Chair List moved the motion and Board member Green seconds. All present voted affirmatively and the motion was carried.

Minutes: Chairman Francescone asked for a motion to adopt the Reorganization meeting minutes of 01/10/2018, Vice Chairman List moved the motion Mr. Bailey second, all present voted affirmatively and as the motion was carried.

Chairman Francescone asked for a motion to adopt the Regular meeting minutes of 01/10/2018, Vice Chairman List moved the motion Mr. Bailey second, all present voted affirmatively and as the motion was carried.

Swearing in of the Professionals: Mr. Petrongolo, Planner; Mr. Long, Engineer and Mr. Angelastro, Traffic Engineer; Mr. McVey, Fire Marshal, were sworn in by the Board Solicitor Mr. Crook.

Petitions before the Board:

1. **SRMG ENTERPRISES, LLC**, ZB#17-D-14, 907 Pleasant Valley Ave, Block 1201.01 Lot 3, SRI zone. The Use variance is being sought from section 154-92.7A (2)(f) to allow a façade sign to face a residential district. The Bulk Variance is being sought from section 154-92.7 to allow a façade sign to be 92.26 square feet where 60 square feet is allowed. The secretary read the application, David Bock, Director of Construction for Freedom Mortgage and Laura D'Allesandro, Attorney for the applicant were sworn in. Ms. D'Allesandro presented the application explaining that as per Board Planner, Jay Petrongolo's report dated January 18, 2018 the requested variance for 154-92.7 is not necessary as per ordinance 154-97.2(B)(5) so they are no longer requesting that variance and now requesting the Bulk variance only for the façade sign size. Exhibit A1, a color rendering of the proposed sign with street level view and Exhibit A2, an aerial view of the building and surrounding streets were introduced. Mr. Bock testified that the sign will be internally illuminated via a photo cell and therefore, will turn on at dusk and off

Petitions before the Board cont.

at dawn and has a vinyl overlay to diffuse the light. Mr. Bock further testified that the sign change is in accordance with Freedom Mortgages sign design change all over the area and will be the only sign on the building. Board Planner, Jay Petrongolo reviewed his report dated January 18, 2018. Chairman Francescone opened the meeting to the public for comment or questions, seeing none, closed the public portion. Mr. Crook reviewed the application. Chairman Francescone asked for a motion to approve the Bulk variance for application ZB#17-D-14. Board member Green moved the motion, Mr. Kramer second, Roll Call Vote; Mr. Green, agree; Mr. Kramer, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Bailey, agree; Vice Chair List, agree; Chairman Francescone, agree; the application is approved.

2. ANGELO EYE ASSOCIATES, ZB#18-D-01, 3820 Church Road, Block 1303 Lot 20, R-3 zone. The Amended Use variance is being sought from section 154-15 to allow the expansion of the current medical use which is permitted by a previously approved use variance, and from section 154-19 to allow the expansion for a retail use as accessory to the proposed Optometrist office. The applicant also requested a waiver of Site Plan Review. The secretary read the application. Mr. Joseph McGowan, Owner/President of Angelo Eye Associates, Inc. and Mr. Adam Kotler, Attorney for the applicant, were sworn in by the board solicitor. Mr. McGowan testified that the retail component of the Optical office is necessary because many insurance companies require the patient to purchase their eyewear from the prescribing optometrist therefore, the business could not run without the retail component. Mr. McGowan further testified that the current wait area will become the optical shop with chairs for waiting patients and that there will be a maximum of 1 doctor 2 assistants and 4 patients in the office at any given time and it is very unlikely that non-patients will patronize the shop. The office hours will vary by day opening at 8:00am with the latest evening closing at 8:00pm with no Saturday or Sunday hours. The board discussed the need for a parking variance to have eight (8) parking spaces where fifteen (15) are required and to waive the requirement for a dedicated short term parking stall for deliveries. The Board further discussed the unknown ADA compliance and width of the current parking spaces. Board Planner, Jay Petrongolo reviewed his report dated 1/22/2018. Board Engineer, William Long reviewed his report dated 1/23/18. Board Traffic Engineer, Michael Angelastro reviewed his report dated 1/22/2018. Fire Marshal, Brian McVey reviewed his report dated 1/18/2018. Chairman Francescone opened the meeting to the public for questions or comments. Mr. Daniel Quattrone of 3816 Church Road was sworn in by the Board Solicitor and posed questions regarding affordable housing in the area. Chairman list addressed his questions and, seeing no other questions or comments from the public, closed the public portion. Mr. Crook reviewed the application for expansion of the Use variance to allow a retail use and additional variances to allow eight (8) parking spaces where (15) are required, design waiver to allow stone parking and drive isle and waiver for a short term delivery parking space with the following condition; parking and ADA ordinance compliance shall be shown on Site Plan submission, if these requirements are not met on the Site Plan the applicant will come back to the board for Site Plan approval including any additional variances. Chairman Francescone asked for a motion to approve Use and Bulk variances with waivers ZB#15-D-14 with the stated conditions. Mr. Green moved the motion, Ms. Jones second, Roll Call Vote: Mr. Green, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Kramer, agree; Mr. Bailey, agree; Vice Chairman List, agree; Chairman Francescone, agree. The application is approved.

Petitions before the Board cont.

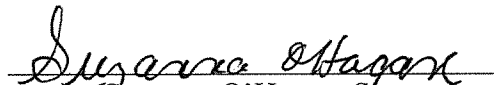
3. DAVIS RACEWAY, ZB#15-D-14, 503 Fellowship Road, Block 1202 Lot 2, I-zone. The applicant is requesting a one year extension of their Use variance approval memorialized on March 1, 2017. Bob Baranowski, Attorney for the applicant testified that there have been several delays in obtaining County Planning Board approval. They did received approval from the County in October 2017 and are in the process of complying with the conditions of that approval. Chairman list asked for a motion to approve a one year extension of approval for ZB#15-D-14 to March 2, 2019. Mr. Bailey moved the motion and Ms. Jones second. Roll Call Vote: Mr. Bailey, agree; Ms. Jones, agree; Ms. Liciaga, agree; Mr. Kramer, agree; Mr. Green, agree; Vice Chairman List, agree; Chairman Francescone, agree. The application is approved.

Discussion Items:

1. Chairman Francescone discussed the Zoning Board of Adjustment Annual Report of Applications for 2017. The Board had no issues or comments. Chairman Francescone asked for a motion to adopt the Annual Report. Mr. Kramer moved the motion and Ms. Jones second. All present voted affirmatively and the Zoning Board of Adjustment Annual Report for 2017 was approved.

Adjournment: Chairman Francescone asked for a motion to adjourn the meeting at 8:26 P.M. Vice Chairman List moved the motion. All present voted affirmatively and the motion was carried.

Adopted on: April 4, 2018


Suzanna O'Hagan, Secretary
Zoning Board of Adjustment