

Mount Laurel Township Zoning Board of Adjustment
Regular Meeting Minutes
December 4, 2019

Opening

The Tenth Regular Meeting of the Mount Laurel Zoning Board of Adjustment December 4, 2019 was called to order by Chairman List at 7:00 p.m.

Pledge of Allegiance and Moment of Silence were observed

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

Board Members in Attendance

Chairman List, Vice Chairman Bailey, Mr. Green, Mr. Killen, Ms. Liciaga, Mr. Kramer and Mrs. Jones.

Absent

Mr. Francescone, Mr. Kiernan

Board Professionals in Attendance

Joseph Petrongolo, Board Planner; William Long, Board Engineer; Michael Angelastro, Board Traffic Engineer; Brian McVey, Fire Marshal and Evan Crook, Board Solicitor

Announcements and Review of Board Procedures

Evan Crook announced that Vice Chairman Bailey has a conflict in regard to Allegro Development Company, ZB#19-D-12 and is therefore not eligible to vote.

Frank Tedesco, Attorney for Allegro Development Company elected to continue the Public Hearing to the next available meeting when the board will have a full complement of (7) eligible voters.

Evan Crook announced the application is carried to January 8, 2020 without further notice.

Adopting the Minutes

Chairman List asked for a motion to adopt the Tenth regular meeting minutes of 11/6/2019, Mr. Killen moved the motion Mr. Bailey second, all present voted affirmatively.

Memorialized Resolutions

1. **R-2019-ZB37** - Jude and Debra Cohen, ZB#19-C-30, 41 Rolling Glen Ct., Blk- 601.14 L- 15. Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Mrs. Liciaga second, all present voted affirmatively and the motion was carried.
2. **R-2019-ZB38** – Joseph Friend, ZB#19-C-33, 332 Cedar Ln., Blk 101.09 L- 10. Chairman List asked for a motion to approve the resolution, Mr. Killen moved the motion, Mr. Bailey second, all present voted affirmatively and the motion was carried.

Petitions before the board

1. **Catalina Doors and Windows, on behalf of William and Mary Ann Murphy, ZB#19-C-36**, 412 Aster Pl., Block 1601.04 Lot 6, R-4 zone. This bulk variance is being sought from Mount Laurel Township Ordinances 154-16 to allow a patio enclosure 15.5 feet from the rear property line where 20 feet is required. The applicant has received approval from their HOA.

William Murphy, homeowner and Craig Secreada, Owner of Catalina Doors and Windows were sworn in.

Mr. Secreada's Testimony:

The sunroom will allow the homeowners to enjoy the yard in Summer and Fall. The room is not heated or air conditioned and is located in the rear of the home which faces tennis courts. Catalina Doors and

Windows has installed 80 of these rooms in this 800 home development of Holiday Village East. This variance is less intense than many of the approved variances for those homes.

Chairman List opened the meeting to the public for questions or comments, seeing none, closed the public portion.

Mr. Crook summarized the motion to approve a variance from section 154-16 of the Mount Laurel Township Ordinance to allow a sunroom 15.5 feet from the rear property line where 20 feet is required.

Chairman List asked for a motion to approve ZB#19-C-36. Mr. Killen moved the motion seconded by Mrs. Jones. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

2. **GMK Properties, LLC., ZB#18-C-25**, 3601 Rt. 38, Block 500 Lot 3, B zone. These variances are being sought from Mount Laurel Township Ordinance 154-92.6.B(2) to allow two (2) façade signs both with a height of 3.19 ft. where one (1) sign is permitted not to exceed a height of 3 ft. and from Ordinance 154-69.A(3) to allow light fixtures to be located less than five (5) feet behind the curb where five (5) feet is required.

Exhibit A-1, Site Plan dated 12/04/2019, the current parking lot configuration.

Thomas Muller, PE, PP, Civil Engineer was sworn in.

Peter Rhodes Esquire represented the applicant and summarized the application.

Peter Rhodes Esquires Testimony:

If the applicant were to close the south eastern Marter Avenue parking lot entrance as proposed by the Mount Laurel Township Professionals, the applicant would be in violation of a contract with Dunkin Donuts. If the professionals are adamant about the closure, the applicant needs to restructure the plan and petition Dunkin Donuts to approve the closure.

Jay Petrongolo, Board Planner explained to the Board the professional's recommendation of closing or at least altering the entrance to allow for a right in only. This was an opportunity to correct a safety concern.

Thomas Muller's Testimony:

The proposed plan is improving the existing right in/right out driveway. If they must close the southeastern driveway the project would likely be tabled leaving the existing condition in perpetuity. The applicant would consider concrete barriers known as "Jersey Barriers" blocking the driveway to eliminate the possibility of a left in. This would require DOT approval.

Mr. Rhodes stated that the applicant is not prepared to offer proofs of the variances requested until the parking lot design is decided.

Mr. Crook asked Mr. Rhodes if this was an advisory meeting and requested that Mr. Rhodes confer with his client to decide how they would like to proceed with this hearing. Mr. Rhodes conferred with his client, they would like to consider this an advisory meeting and continue this application until such time as the parking lot design is decided.


Mr. Rhodes waived the time constraints for the board to act on this application.

This application is continued.

Adjournment:

Chairman List asked for a motion to adjourn at 7:58, Mr. Killen moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: January 8, 2020


Suzanna O'Hagan, Secretary
Zoning Board of Adjustment