

Mount Laurel Township Zoning Board of Adjustment

Regular Meeting Minutes

September 4, 2019

Opening

The Eighth Regular Meeting of the Mount Laurel Zoning Board of Adjustment September 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. Francescone (arrived 7:18 p.m.), Mr. Green, Mr. Kiernan, Mrs. Liciaga, Mr. Kramer and Mrs. Jones.

Absent

Mr. Killen

Board Professionals in Attendance

Joseph Petrongolo, Board Planner and Evan Crook, Board Solicitor

Announcements and Review of Board Procedures

Adopting the Minutes

Chairman List asked for a motion to adopt the seventh regular meeting minutes of 8/07/2019, Vice Chairman Bailey moved the motion Mr. Green second, all present voted affirmatively.

Memorialized Resolutions

1. **R-2019-ZB24** - Atif Ahmad, ZB#19-C-14, 37 Whitechapel Drive, Block 402.02 Lot 42. Chairman List asked for a motion to approve the resolution, Mr. Bailey moved the motion, Ms. Jones second, all present voted affirmatively and the motion was carried.
2. **R-2019-ZB25** - Kyle Turk, ZB#19-C-22, 227 Hartford Road, Block 301.15 Lot 19.01. Chairman List asked for a motion to approve the resolution, Mr. Bailey moved the motion, Ms. Liciaga second, all present voted affirmatively and the motion was carried.
3. **R-2019-ZB26** - Ramesh Nehra, ZB#19-C-24, 10 Heath Court, Block 201.03 Lot 33. Chairman List asked for a motion to approve the resolution, Mr. Bailey moved the motion, Mr. Green second, all present voted affirmatively and the motion was carried.
4. **R-2019-ZB27** - 16000 Commerce, LLC., ZB#19-C-23, 16000 Commerce Pkwy, B- 1100 L- 25. Chairman List asked for a motion to approve the resolution, Mr. Bailey moved the motion, Ms. Jones second, all present voted affirmatively and the motion was carried.

Petitions before the board

1. **CRM Enterprises**, ZB#18-C-05, 3019 Fostertown Rd., Block 303 Lot 7, R-3 zone. This application is for a six-month extension of bulk variance R-2018-ZB8 as per Mount Laurel Township Ordinance 154-96. This bulk variance approval expired on June 6, 2019.

Patrick McAndrew, Esq., attorney for the applicant summarized the application and amended the application to request two consecutive six month extensions.

Richard May, principle in CRM Enterprises was sworn in.

Richard May's Testimony:

The project is extensive and requires more time to complete.

Chairman List opened the meeting to the public. Seeing no-one from the public wishing to speak, the Chairman closed the public portion.

Mr. Crook summarized the motion to approve two consecutive six month extensions of Resolution R-2018-ZB8, this extension will expire on June 6, 2020.

Chairman List asked for a motion to approve ZB#18-C-05. Mr. Green moved the motion seconded by Mr. Kramer. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

2. **Daniel Quattrone**, ZB#18-C-06, 3816 Church Rd., Block 1303 Lot 21.02, R-1 zone. This application is for a six-month extension of bulk variance R-2018-ZB11 as per Mount Laurel Township Ordinance 154-96. This bulk variance approval expired on August 1, 2019.

The applicant was not present.

Chairman List opened the meeting to the public. Seeing no-one from the public wishing to speak, the Chairman closed the public portion.

Mr. Crook summarized the motion to approve a six month extensions of Resolution R-2018-ZB11, this extension will expire on February 1, 2020.

Chairman List asked for a motion to approve ZB#18-C-06. Mr. Green moved the motion seconded by Vice Chairman Bailey. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

3. **Bloom Organization of South Jersey, ZB#19-C-26**, 1300 Route 73, Block 1300.09 Lot 1, I-zone. This bulk variance is being sought from section 154-92.7.A to allow a six tenant panel sign where a five tenant panel sign is allowed and from section 154-69 to allow 158 parking spaces where 210 spaces are required.

James Burns, Esq., Dembo, Brown and Burns LLP represented the applicant.

Larry D. Sechleer, R.A, P.P., Director of Architecture and Engineering with The Bloom Organization was sworn in.

Exhibits A1, color rendering of the proposed sign, A2, Photos of existing signs in the area and A3, drawing SP-1 were introduced.

Mr. Burns Testimony:

Currently there is no monument sign to identify the tenants. Two parking spots will be removed to accommodate the sign. The proposed sign will comply with all other requirements of the ordinance. In order to meet setback requirements two parking spaces will need to be eliminated to accommodate the proposed state right of way.

Mr. Sechleer's Testimony:

Mr. Sechleer has been with The Boom Organization for 34 years, the removal of the parking spaces is necessary due to the proposed state right of way. The current 160 spaces provide ample parking and 158 spaces will be adequate. Mr. Sechleer has never seen the front or rear parking lot at capacity. The proposed sign is necessary to help visitors find the main entrance of the building as there is no entrance off of Route 73. The sign will have two vacant panels for future use.

Mr. Burns states that the requested C2 Sign Variance advances purposes A & I of the MLUL and stated the positive and negative criteria.

Jay Petrongolo reviewed his report dated August 28, 2019.

Chairman List opened the meeting to the public. Seeing no-one from the public wishing to speak, the Chairman closed the public portion.

Mr. Crook summarized the motion to approve a variance from section 154-92.7 to allow a six tenant panel sign and from section 154-69 to allow 158 parking spaces.

Chairman List asked for a motion to approve ZB#19-C-26. Mr. Green moved the motion seconded by Mr. Francescone. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

Chairman List adjourned for a break at 7:56 and reopened the meeting at 8:01.

4. **Diane Quigley, (Holiday Village East) ZB#19-C-27**, 101 Amaryllis Blvd., Block 1600.02 Lot 2, PARC zone. This bulk variance is being sought from section 154-92.5E and 154-108.J(1) to allow a double sided project identification monument sign of 48.5 square feet where 30 square feet is allowed. Georg Greatrex, Esq. represented the applicant.

Diane Quigley, Horizon Signs, Nancy Saunders, Community Manager for Holiday Village East and William Cooker were sworn in.

Exhibits A-1, Site Plan overview, A-2, Area Details, A-3, Sign Detail, A-5 Existing Signs, A-6, copy of Luke Negley's OSHA Certification Card, A-7, board combining A-1/A-2 and A-8, rendering of permitted signs were submitted.

Jay Petrongolo clarified for the record that the only necessary variance is from section 154-108.J(1) to allow 2 monument signs of 48.5 square feet where a 30 square foot sign is allowed.

Diane Quigley's Testimony

The proposed signs will be placed on either side of the entrance at Elbo Lane and Amaryllis Boulevard. There will be two additional signs installed as part of the overall project. Both of the additional signs are compliant with the ordinance and not part of this application.

Holiday Village East would like to distinguish this entrance as the main entrance to Holiday Village East.

William Cooker's Testimony

Mr. Cooker resides on Indigo Drive in Holiday Village East and is the President of the Board of Trustee's.

A questionnaire to the residents showed appearance of the entrances and grounds is a top concern. These signs are part of an overall improvement plan approved by the Holiday Village East HOA. The community would like to distinguish itself from Holiday Village as well as designate the Amaryllis Blvd / Elbo Lane entrance as the main entrance to the community. The signs will be lit at night with the existing lighting only.

Jay Petrongolo reviewed his report dated August 22, 2019.

Chairman List opened the meeting to the public. Seeing no-one from the public wishing to speak, the Chairman closed the public portion.

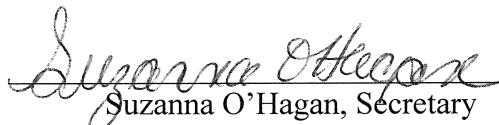
Mr. Crook summarized the motion to approve a variance from section 154-108.J(1) to allow two single faced monument signs with a sign are of 48.5 square feet.

Chairman List asked for a motion to approve ZB#19-C-28. Mr. Green moved the motion seconded by Vice Chairman Bailey. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

Adjournment:

Chairman List asks for a motion to adjourn at 8:33 p.m., Ms. Liciaga moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: October 2, 2019


Suzanna O'Hagan, Secretary
Zoning Board of Adjustment