

Mount Laurel Township Zoning Board of Adjustment
Regular Meeting Minutes
May 6, 2020

Opening

The Fourth Regular Meeting of the Mount Laurel Zoning Board of Adjustment May 6, 2020 was called to order by Chairman Bailey at 7:00 p.m. This meeting was held via Zoom
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 Bailey, Vice Chairman Kiernan, Mr. Francescone, Mr. Green, Mr. Killen, Mrs. Liciaga, Mr. List, Mr. Kramer.

Absent

Mrs. Jones

Announcements and Review of Board Procedures

1. Allegro Development, ZB#19-D-12 has been carried to a future Zoning Board meeting, date to be determined.
2. Curaleaf NJ Inc., ZB#19-C-32 has been carried to a future Zoning Board meeting, date to be determined.
3. V&R Property, LLC. ZB#19-D-31 has been carried to the June 3, 2020 Zoning Board meeting.

Adopting the Minutes

Chairman Bailey asked for a motion to adopt the Third regular meeting minutes of 3/04/2020, Mr. Francescone moved the motion Mr. List second, all present voted affirmatively except Mr. Green, Mr. Bailey, Mr. Killen and Mr. Kramer who abstained due to absence at the previous meeting and the motion was carried

Memorialized Resolutions

Swearing in of the board professionals

Petitions before the board

1. **Janine and Dan Bruce, ZB#20-C-04**, 619 Orchard Way, Block 903.01 Lot 2, R-1 zone. The bulk variances being sought are from sections 154-65.E to allow a second shed where one is allowed, 154-19(A) to allow proposed shed to be 280 SF and the existing shed to be 160 SF where 120 SF is allowed and 154-16 to allow the proposed and existing sheds to be 2 feet from the property line where 6 feet is required.
Mr. and Mrs. Bruce were sworn in.

Mr. and Mrs. Bruce's Testimony:

The new shed will be for pool supplies and patio furniture and be sided to match the home. One existing shed will be removed leaving one existing and the proposed.

Jay Petrongolo questioned how the applicant will maintain the space between the shed and fence. Typically, 3 feet is minimum to allow for maintenance.

Mr. Bruce responded that he can weed whack to maintain the space.

Mr. Bailey questioned if the shed sill have utilities.

Mr. Bruce responded that the shed will have electricity.

Mr. Bailey confirmed that the shed will be used strictly for storage and not a workshop or pool house.

Mr. Bruce confirmed that it will not be used for any purpose other than storage.

Mr. List asked if the existing or proposed sheds are under 12' tall.

Mr. Bruce confirmed that they are

Jay Petrongolo recommended a 3' setback for the proposed shed.

Mr. Bruce agreed to a 3' setback.

Mr. Bruce further testified that a shed that met size ordinance would not be sufficient for pool equipment, lawn equipment and yard equipment storage. The proposed shed is to replace the current one that is too small. There is no negative impact to the neighbors due to the placement of the shed and trees and other plantings.

Chairman Bailey 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 sections 154-65.E of the Mount Laurel Township Ordinance to allow a second shed, 154-19(A) to allow proposed second shed to be 280 sq. ft. and existing non-conforming shed to remain 160 sq. ft. and from 154-16 to allow the existing non-conforming shed to remain 2 feet from the property line and proposed shed to be 3 feet from the property line.

Chairman Bailey asked for a motion to approve ZB#20-C-04. Mr. List moved the motion, Mr. Killen seconded. The roll call vote of eligible Board Members was unanimous in favor. Motion carried, approved.

2. **Matthew Wolice, ZB#20-C-07**, 1030 Union Mill Rd., Block 1000.02 Lot 22, R-3 zone. The bulk variance being sought is from section 154-65.A to allow a detached garage beyond the extended front line of the main building.

Mr. Wolice was sworn in.

Mr. Wolice's Testimony:

Approximately 75% of the property is beyond the extended front line of the main building. The proposed placement is based on the location of mature trees and utility lines in the rear of the 1.33 acre property. The garage will be 32' x 30' and 15 feet tall totaling 960 sq. ft. The proposed garage will connect with the existing asphalt driveway and will be used to house vehicles. Electric and gas will be run as well as insulation installed in the garage and it will be designed to complement the main home. The use will be for personal hobby only and no business.

Jay Petrongolo recommended the garage be designed to resemble a home and have foundation planting.

Mr. Wolice agreed to the design and to plant a green screen of arborvitaes and confirmed no trees will be removed.

Chairman Bailey 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 sections 154-65.A of the Mount Laurel Township Ordinance to allow a detached garage beyond the front line of the main building with the following conditions:

- 1) Garage will be used for personal hobby only, no business.
- 2) Garage should be designed to resemble a home including windows and stone accents. The applicant will submit a conceptual design plan to Jay Petrongolo for approval.

Chairman Bailey asked for a motion to approve ZB#20-C-07. Mr. List moved the motion, Mr. Killen seconded. The roll call vote of eligible Board Members was unanimous in favor. Motion carried, approved.

3. **Samaritan Healthcare and Hospice, ZB20-C-06**, 3906 Church Road, Block 1303 Lot 4, I-zone. The bulk variances being sought are from sections 154-92.7.A(2)(b) to allow 2 freestanding signs where one is allowed, 154-92.7.B(5) to allowed two façade signs where none are allowed, 154-92.2.A to allow a freestanding sign less than 10 feet from the property line, 154-92.4.C to allow a four foot tall directional sign where a three foot tall sign is allowed, 154-92.4.C to allow a commercial directional sign where only non-commercial directional signs are allowed.

Mr. Robert Baranowski, Jr. Esq. with Hyland Levin Shapiro represented the applicant.

Exhibits:

A-1, 7 page sign plan including site plan with sign locations, Pages 1 of 1 dated 2/26/2020, 2,3,6 & 7 of 7 dated 2/12/2020, 1 of 1 dated 3/23/2020 and 1 of 1 dated 4/24/2020.

Witnesses Sworn In:

Philip Dubroff, PMDI Signs, Inc., James Kyle, PP, AICP, Kyle & McManus Associates and Chris Rollins, Chief Development Officer with Samaritan Healthcare and Hospice

Mr. Baranowski's Testimony:

Mr. Baranowski screen shared the exhibit via the Zoom meeting.

The applicant amends the application to ask for a variance to allow 2 freestanding signs denoted as C and D on the sign plan where one is allowed and 2 façade signs denoted as A and B on the sign plan where none are allowed. All other variances are no longer being requested as the signs will be amended to comply with the ordinances.

Chris Rollin's Testimony:

Samaritan Healthcare services approximately 500 clients in Burlington, Camden and Delaware Counties, primarily in their own homes. Of the approximately 400 employees, about 50 will work in this administrative office daily, once social distancing is over. Other employees will be at this office two to three times per month for meetings.

The signage is critical for wayfinding for employees, volunteers and clients and help raise awareness of Samaritan Healthcare in the community.

Philip Dubroff's Testimony:

Purpose of the signs is to show location of the facility and providing a sense of comfort upon arrival. These signs are discrete and compliment the environment. The façade signs are lit with halo lighting, meaning the light is behind the letters, and will be on a stone façade. The freestanding signs are no gloss with blue halo lit letters "Samaritan" and that light will wash over "life enhancing care" and the address. The aesthetic and functionality are equal in the design.

Mr. Dubroff described the purpose and function of each sign.

James Kyle's Testimony:

The ordinance does allow a second freestanding sign in the Industrial district if the facility has entrances on separate roadways which Samaritan does. The applicant is asking for variances to allow the façade signs and lettering on the doors.

The applicant is decreasing the size of the existing free standing sign on Fellowship and Church Rd. from 62.25 sq. ft. to 48+ sq. ft. including the base.

Jay Petrongolo clarified that the existing monument sign on Fellowship and Church Road is pre-existing non-conforming, the applicant is reducing the size, therefore the applicant does not need a variance for the second monument sign.

Mr. Kyle believes the proposed sign plan meets purpose A, of the Mount Laurel ordinance 154-1, to promote health, safety and general welfare, by helping patients get to the site safely and providing adequate identification of entrances meant for visitors vs. those meant for employees and by increasing site identification to avoid sudden movements to get to the building. Mr. Kyle believes the plan also meets purposes B, C, D, E, G and H of Ordinance 154-1 and the benefits outweigh any detriments. The proposed use meets the negative criteria as there is no substantial impact on surrounding area, the proposal reduces visual clutter with appropriately scaled and understated signs. Additionally, the two proposed façade signs are not visible at the same time.

Jay Petrongolo reviewed his report dated 3/18/2020. The necessary variances are from sections 154-92.7.B.(5) to allow two façade signs where none are allowed and 154-92.7.A.2.(e) to allow door letter signs on 3 doors where none are allowed. All others have been eliminated. The façade signs are not overly significant.

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

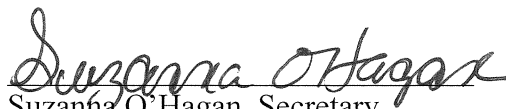
Mr. Crook summarized the motion to approve a variance from section 154-92.7.B.(5) to allow two façade signs where none are allowed and 154-92.7.A.(2)(e) to allow door letter signs on 3 doors where none are allowed.

Chairman Bailey asked for a motion to approve ZB#20-C-07. Mr. List moved the motion, Ms. Liciaga seconded. The roll call vote of eligible Board Members was unanimous in favor. Motion carried, approved.

Adjournment:

Chairman Kiernan asks for a motion to adjourn at 9:25 p.m., Mr. Kiernan moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: June 3, 2020


Suzanna O'Hagan, Secretary
Zoning Board of Adjustment