

Mount Laurel Township Zoning Board of Adjustment
Regular Meeting Minutes
December 2, 2020

Opening

The Tenth Regular Meeting of the Mount Laurel Zoning Board of Adjustment December 2, 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

Board Professionals in Attendance

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

Announcements and Review of Board Procedures

Chairman Bailey reviewed the procedures and rules of the Zoning Board hearing and responsibilities and authority of the Zoning Board.

Adopting the Minutes

Chairman Bailey asked for a motion to adopt the ninth regular meeting minutes of 11/04/2020, Mr. Killen moved the motion Mrs. Liciaga seconded, all present voted affirmatively and the motion was carried

At 7:14pm Chairman Bailey called a recess to allow the Board Secretary to confer with the Board Solicitor.

At 7:26 the meeting was called to order. The Board Solicitor explained that the Zoom imposed limit of 100 participants for this meeting has been exceeded which prevents additional people from joining the meeting. Due process requires that everyone who chooses to participate has the opportunity to do so, therefore it is necessary to continue the Laurel 38 LLC., ZB20-D-09 hearing.

Chairman Bailey asked for a motion to continue Laurel 38 LLC. ZB20-D-09 to a special meeting date to be determined with no less than five days’ notice. Mr. List moved the motion Mr. Francescone seconded. All present voted affirmatively and the motion was carried.

The number of participants then dropped to below 100.

Memorialized Resolutions

R-2020-ZB16 – Mr. List made a motion to approve Resolution R-2020-ZB16, Mr. Green seconded, all present voted affirmatively except Vice Chairman Kiernan who abstained, the motion was carried.

R-2020-ZB17 - Mr. List made a motion to approve Resolution R-2020-ZB17, Mrs. Liciaga seconded, all present voted affirmatively and the motion was carried.

Swearing in of the Board Professionals

Petitions before the Board

- 1. John Nolan, ZB#20-C-17**, 3 Hillwood Dr., Block 1603.03 Lot 52, R-4. This applicant seeks a bulk variance from section 154-16 of the Mount Laurel Township Zoning Ordinance to allow a 15' x 11' sunroom 15' from the rear property line where 20' is allowed.

Mr. Nolan was sworn in and testified that 70% of people in his neighborhood have this addition and he believes it will enhance the property. The variance is necessary due to the size and shape of his property. This is a four season sun room

Chairman Bailey opened the public portion for questions or comments.

Mr. Trevor Shell was sworn in and stated his support for the proposed project.

Chairman Bailey closed the public portion.

Chairman Bailey asked for a motion to approve ZB#20-C-17. Mr. Francescone moved the motion, Mr. List seconded. Roll Call vote. All present voted affirmatively and the motion was carried.
- 2. Kyle Mathis, ZB#20-C-20**, 5128 Church Rd., Block 803 Lot 11.01, R-3. This applicant seeks a bulk variance from section 154-65.E of the Mount Laurel Township Zoning Ordinance to allow a second accessory structure where only one accessory structure is allowed.

Mr. Mathis was sworn in and testified that the current shed is too small to house their vehicles and watercraft. The 36' x 24' garage will be difficult to see from the road. The existing driveway will be extended to meet the proposed garage.

Chairman Bailey opened the public portion for questions or comments. Seeing none, he closed the public portion.

Chairman Bailey asked for a motion to approve ZB#20-C-20. Mr. List moved the motion, Mr. Killen seconded. Roll Call vote. All present voted affirmatively and the motion was carried.

A discussion took place regarding the necessity to carry the hearings for Solar America, ZB20-D-19 and 1315 Rt. 73 LLC., ZB20-D-19.

- Mr. Donald Ryan, Esq.**, attorney for Solar America agreed to carry the application to the January 6, 2021 public hearing. Due to the totality of the circumstances for continuance new notice will be required.
- Chairman Bailey** asked for a motion to carry ZB20-D-19, Solar America to the January 6, 2021 Zoning Board meeting with the condition that new notice is required. Mr. Kiernan moved the motion, Mr. Killen seconded. All present voted affirmatively and the motion was carried.
- Mr. Dino Spadaccini, Esq.**, attorney for 1315 Rt. 73 LLC. ZB20-D-18 expressed concerns about the time constraints they are under as contract purchasers. After strong suggestion by the Zoning Board Solicitor Mr. Spadaccini agreed to continue to the January 6, 2021 Zoning Board meeting. Due to the totality of the circumstances for continuance new notice will be required.
- Chairman Bailey** asked for a motion to carry ZB20-D-18, 1315 R. 73 LLC. to the January 6, 2021 Zoning Board meeting with the condition that new notice is required. Mr. Killen moved the motion, Mr. Francescone seconded. All present voted affirmatively and the motion was carried.

Adjournment:

Chairman Bailey asked for a motion to adjourn at 8:33pm, Mr. List moved the motion, all present voted affirmatively and the motion was carried.

Adopted on: January 6, 2021

Suzanna O'Hagan, Secretary
Zoning Board of Adjustment