

## 2021 FINDING OF FACTS:

(applications heard in 2021)

**MLUL 40:55D-70.1 Report on variance applications, amendment recommendations.** The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board.

**Detailed resolutions and meeting minutes are available at [Mountlaurel.com](http://Mountlaurel.com) or by request to the Zoning Board Secretary.**

**Deeraj Mahajan**, 20-C-21 (R-3 zone), 13 Crossings Ct., Blk 800 L 8.08, 556 sf deck, Variances Granted to allow Deck setback from Property line in excess of allowed, deck setback from wetland line in excess of allowed, deck outside bldg. envelope in excess of the 250sf allowed R-2021-ZB05

**Solar America** (Wawa #960), 20-D-19 (SRI zone), 1115 Rt 73, Blk 1104 Lot 2, Variances Granted to allow solar panels over pump station, to allow solar panels not screened from off-site View, Expansion of non-conforming Use, Ground mounted solar in front yard R-2021-ZB06

**1315 Rt. 73 LLC**, 20-D-18 (I zone), 1315 Rt. 73, Blk 1100.01 Lot 2, Variances granted to allow a car wash in an Industrial zone, 18' parking stall, Waive short term parking stall requirement, Façade & free standing sign size, Max number of traffic warning signs, Max number of directional signs R-2021-ZB07

**MiPro Homes, LLC**, 20-C-22 (R1-D zone), 1 Grace Ct., Blk 1004.01 L 16.01, Variance Granted to allow smaller front & rear yard setback on new construction single family home than required R-2021-ZB08

**JP Morgan Chase Bank**, 21-C-01 (I zone), 3047 Rt. 38., Blk 302.15 L 12.04, Variance Granted to allow applicant to increase previously approved Façade Sign square footage larger than the allowed 40sf, approved with conditions including but not limited to the removal of "Private Client" sign R-2021-ZB09

**Jay Patel**, 21-C-09 (R-3 zone), 17 Sarah Court, Blk 607 L 14.04, Variances Granted to allow a 2<sup>nd</sup> accessory structure, Variances Denied: Building Coverage and Excess Patio R-2021-ZB10

**Trichome Analytical**, 21-D-02 (I zone), 6000 Commerce Pkwy, Blk 1100 L 28, Cannabis Testing Conditional Use Variances Granted to allow the Cannabis Testing within 1,000' of Residential zone or use along with associated bulk variances, approved with conditions including but not

limited to the applicant returning to the board if there is substantial change in the size and quantity of material used for testing or change in the method of delivery of material R-2021-ZB11

**Cambridge Crossing Shopping Ctr.**, 21-D-08 (B overlay zone), 4200 Dearborn Circle, Blk 512 L 1.05 & 1.06, Variance Granted to allow a Dentist office in Business Overlay Zone R-2021-ZB12

**Solar America** (Wawa #8321), 21-D-07 (B zone), 3605 Rt. 38, Blk 500 Lot 2, 3 & 4, Variances Granted to allow Expansion of Pre-Existing Non-Conforming use allowing solar panels over pump station in front yard R-2021-ZB13

**Brett Kopec & Amanda Mallinder**, 21-C-10 (R-1D zone), 762 Grant Rd., Blk 1002.06 L 1, Variance Granted to allow a patio in excess of 250sf outside the building envelope, approval is conditioned upon the installation of a stormwater management system if flooding occurs R-2021-ZB14

**Kelly Flynn**, 21-C-05 (R-3 zone), 315 Mt. Laurel Road, Blk 606 L 22.02, Variance Granted to allow extension and addition of a non-conforming fence in front yard R-2021-ZB15

**100 – 200 CCC**, 21-D-14 (I zone), 100 & 200 Century Pkwy., Blk 1311 L 1.02 & 1.03, Variances Granted to allow a solar canopy in front yard, solar panels not screened from off-site view, subject to conditions including but not limited to the submission of plans showing external disconnect switches, signage and additional landscaping and the submission of a fire apparatus circulation plan for approval by the Board Professionals R-2021-ZB16

**Nitan Mehta**, 21-C-16 (R-3 zone), 109 Starboard Way, Blk 100.05 L 14, Variance Granted to allow a patio in excess of the 250sf allowed, conditioned upon submission of a grading plan for approval R-2021-ZB17

**KMC Enterprises** (Prospectors), 21-C-13 (I zone), 3050 Rt. 38, Blk 306 L 2, Variance Granted for an LED (Changeable Copy) sign subject to conditions including but not limited to the text not changing more than 1x per hour, sign will be off between the hours of 2:00 am and 8:00 am, the applicant will cooperate with the Township regarding the brightness of the sign and will dim upon request R-2021-ZB18

**150 Mt. Laurel Medical Ctr.**, 21-C-18 (I-zone), 150 Century Pkwy., Blk 1311 L 1.06, Variance Granted to allow a fourth façade sign and to allow 3 lines of text on sign R-2021-ZB19

**Greentree North LLC.**, 21-D-15 (I zone), 1001 Briggs Rd., Blk 512 L 4, Use Variance Granted with Site Plan Waiver to allow an adult daycare, approved with conditions including but not limited to the resolution of MUA issues, submission of plans demonstrating the location of

overnight van parking and showing that the location for participants drop off and pick up appropriately provide for accessibility R-2021-ZB20

**Davis Enterprises**, 21-D-26 (I zone), 95 Marter Ave., Blk 508 L 25, Variances Granted to allow Exp. Of Non- Conforming Use approving permanent outdoor storage and trailers with parking and truck birth variances, approved with conditions including but not limited to landscape and lighting plans to be approved by the Township Planner R-2021-ZB21

**Steve Finlan**, 21-C-22 (R-4 zone), 97 Peppergrass Dr. S., Blk 1603.04 L 13, Variance Granted to allow a sunroom addition setback smaller than allowed R-2021-ZB22

**Carol McFadyen**, 21-C-23 (R-4 zone), 698 Larkspur Pl. N., Blk 1601.02 L 5, Variance Granted to allow sunroom addition setback smaller than allowed R-2021-ZB23

**Ross and Shareen Gray**, 21-C-27 (R-3 zone), 1416 Hainesport Mt. Laurel Rd., Blk 701 L 3.02 Variance Granted to allow a larger shed size than the 120sf allowed R-2021-ZB24

**Security Vault Works**, 21-D-04 (I zone), 4200 Dearborn Circle, Blk 512 L 1.06 Variance Denied for Stand Alone ATM R-2021-ZB25

**Mount Laurel Animal Hospital**, 21-D-24 (I zone), 220-230 Mt. Laurel Rd., Blk 508 L 2-2.01-3 Variances Granted to allow an Expansion of Use, Pre and Final SP w Bulks for expansion of the Animal Hospital and Construction of a Wellness Center approved with conditions including but not limited to landscape traffic and circulation plans to be approved by the Township Professionals R-2021-ZB26

**Brandon Chapman**, 21-C-29 (R-1 zone), Church Rd., Blk 1303.05 L 9, Variance Granted to allow a new single family home with less road frontage than required R-2021-ZB27

**Neil Kozarsky**, 21-C-30 (R-3 zone), 16 Lenape Ct., Blk 809.01 L 18, Variance Granted to allow a larger shed than the allowed 120sf R-2022-ZB02

**Megan Kennedy**, 21-C-32 (R-1 zone), 2 Wagon Wheel Dr., Blk 901.02 Lot 9, Variance Granted to allow a fence on corner Lot R-2022-ZB03

**Sammy's Express Carwash**, 21-D-12 (B- zone), 3209 & 3211 Rt. 38, Blk 301.06 L 1 Variance Granted to allow a stand-alone Car Wash approved for USE ONLY with conditions including but not limited to the applicant conducting a post-construction sound study and if the study demonstrates that the operation of the car wash facility results in an increase of sound level the applicant agrees to implement mitigation measures to achieve sound levels no greater than those identified in the initial sound study R-2022-ZB04

## **FINDING OF FACTS 2021 BREAKDOWN**

The Zoning Board of Adjustment heard 26 applications for Variance in 2021.

### **Residential Bulk Variances Granted – total 12**

#### **154-19 Sheds in excess of 120sf**

ZB21-C-27 Gray

ZB21-C-30 Kozarsky

#### **154-144 Fences in the Front Yard Set Back**

ZB21-C-05 Flynn

ZB21-C-32 Kennedy – corner lot

#### **154-65 2<sup>nd</sup> Accessory Structure**

ZB21-C-09 - Patel

#### **154-64 Impervious Coverage excess of the 250sf outside the building envelope**

ZB21-C-10 Kopec/Mallinder - Patio

ZB21-C-16 Mehta - Patio

#### **154-16 Residential Bulk Regulations**

ZB20-C-21 Mahajan - Deck in excess of the 250sf outside the building envelope allowed, closer to the property line than the required setback and closer to the wetland than the required setback

ZB21-C-22 Finlan – Sunroom rear yard setback

ZB21-C-23 McFadyen – Sunroom rear yard setback

ZB21-C-29 Chapman – Road Frontage less than required

ZB20-C-22 MiPro Homes LLC. – Single Family F&R Yard setbacks

### **Commercial Use Variances with Associated Approvals – Total 10**

#### **154-76.D Solar Energy Systems**

ZB20-D-19 Solar America Rt 73 – Solar Canopy Front Yard; Not Screened

ZB20-D-08 Solar America 4200 Dearborn Circle – Solar Canopy in Front Yard

ZB21-D-14 100-200 CCC – Solar Canopy in Front Yard/Screening

#### **154-56 Industrial District Use Regulations**

ZB20-D-18 1315 Rt. 73 LLC. – Stand-alone Car Wash

ZB21-D-15 Greentree North LLC – Adult Day Care

ZB21-D-24 Mount Laurel Animal Hospital – Exp. on Non-Conf. Use of Animal Hospital in an Industrial Zone w/ Bulks

COMMERCIAL USE CONTINUED

**154-56.C(18) Industrial District Marijuana Business Regulations – To be amended 2022**

ZB21-D-02 Trichome Analytical – Cannabis Testing W/I 1000’ of Residential, 2,000’ from Behavioral Health Facility & 1,000’ from Child Care Facility

**154-162 Business Overlay Permitted Uses**

ZB21-D-08 Cambridge Crossing Shopping Ctr. Allow Dentist office in Business Overlay Zone

**154-77 Prohibited Uses**

ZB21-D-26 Davis Enterprises – Exp. of Non-Conf. Use outdoor storage and permanent trailers

**154-43 Business Districts Use Regulations**

ZB21-D-12 Sammy’s Express Carwash – Use Only

Commercial Bulk Variances Total - 3

**154-92.7 Signs in Industrial, O1, O2, SRI and Office Buildings in MCD**

ZB21-C-01 JP Morgan Chase – 2<sup>nd</sup> Façade Sign & it’s Size

ZB21-C-18 150 Mt. Laurel Medical Center – 4<sup>th</sup> façade sign, 3 lines of text

**154-84 Prohibited Signs**

ZB21-C-13 KMC Enterprises – LED Monument Sign

Variances Denied – Total 2

**154-56 Industrial Use Regulations**

ZB21-D-04 Security Vault Works – Stand Alone ATM

**154-16 & 154-64 Residential Bulk Standards and Yards**

ZB21-C-09 Patel – PARTIAL Denial – Bldg Coverage and Excess Patio were denied