

**Monroe Township Zoning Board of Adjustment Meeting**  
**8/1/2017 at 7:00 pm**

**Call to Order:**

Proper notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. Notice of this meeting was given on January 6, 2017 and a copy was given to the Township Clerk and a copy was posted on the first floor bulletin board.

“Be advised, no new business or item of discussion will be started after 10:30 pm and the meeting shall terminate no later than 11:00 pm”.

**Pledge of Allegiance**

**Roll Call:**

**Board Members:**

Mrs. Fox - Present  
Mr. Fritz - Present  
Mr. Kozak- Present  
Mr. Manfredi - Excused  
Mr. McLaughlin, Vice Chairman- Present  
Mr. Mercado- Present  
Mr. Salvadori, Chairman- Present  
Alt.#1, Mr. OReilly- Present  
Alt.#2, Mr. Sebastian- Present

**Professionals:**

Mr. Coe, Solicitor  
Mr. Sanders, Engineer  
Mrs. Pellegrini, Planner  
Mrs. Flaherty, Director of Community Development/Code Enforcement & Zoning Officer - Present  
Tara Park, Transcriber and Secretary- Present

**Council Liaison:**

Mr. Garbowski- Present

**Memorialization of Resolutions:**

Resolution #17-31, Application ZBA #17-11, University of Pennsylvania, Application #473-SP, University of Pennsylvania, Use Variance and Site Plan Waiver-Approved Use Variance Pending Site Plan Submission 1531 North Tuckahoe Road, Block 14301 Lot 2

The application was approved for the expansion of a nonconforming use but required to submit a site plan for the proposed relocation of the applicants PennSTAR Helicopter with associated facilities from its current location in Atlantic City to the Cross Keys Airport Property.

Motion to approve:  
1<sup>st</sup>: Mr. McLaughlin  
2<sup>nd</sup>: Mr. Kozak

Roll Call:  
Mrs. Fox - Yes  
Mr. Fritz - Yes  
Mr. Kozak- Yes  
Mr. McLaughlin, Vice Chairman- Yes  
Mr. Mercado- Yes  
Mr. Salvadori, Chairman- Yes  
Alt. #1, Mr. O'Reilly- Yes

Public Hearings:

The application below was postponed until the September 19, 2017 Meeting date.  
Application ZBA-17-09, RREF II IB-NJ SMF, LLC, Use Variance/Density  
Mink Lane, Block 2201 Lot 11, Zone Mink Lane Redevelopment Overlay-  
Continuance: The applicant is seeking 1.86 single family density per acre, clustered on 27.92 +/- acres on 60' x 12' (7200 square foot) lots (being 52 units) with bulk standard set by variance per the attached proposed bulk requirements with recognition that perimeter buffer will aid the lot size impact or variance to waive the buffer and include same as a restricted use area of the lot.

**Application ZBA #17-10:** Hutch EKE, Application #471-SP, Hutch EKE, Use Variance and Site Plan Approval - 220 Lake Avenue and 980 North Black Horse Pike, Block 1603 Lots 2, 3  
The Applicant is proposing a use variance and site plan approval for the use of parking of inventory. The total area of disturbance is 8,070 square feet and no new construction is proposed.

Re: Use Variance and Minor Site Plan (1<sup>st</sup> Review)  
Plate 16, Block 1603, Lot 3  
220 Lake Avenue  
Zone: R-2, Suburban Residential Option District  
Applicant: EKE Hutch LLC  
Application No 17-10 & 471-SP  
MC Project No: MMZ-036

Mr. Coe swore in Ed Hutchinson, Principal of the Applicant, Theodore G. Koven, II, engineer for the applicant (who was also approved and expert witness by the Board) and Tiffany Cuvillo, planner for the applicant. Attorney Robert Mintz was the attorney for the applicant.  
*(All testimony is given in bold italics)*

***Chairman Salvadori asked if there was a motion to approve the application to deem the application complete. Mr. McLaughlin made the motion and it was 2nd by Mr. Fritz, with a voice vote all Board Members voted in favor deeming it complete.***

The above referenced application is a request for a use variance application and minor site plan review.

## 1.0 Project Description

### 1.1 Proposal

The applicant seeks a new use variance approval to store inventory of recreational vehicles and trailers necessary for the continued success of his adjacent business known as “White Horse RV Center”.

*Note: A proposal for inventory storage (for this same lot) was previously granted use variance approval by the Zoning Board of Adjustment on June 21, 2005 (Resolution No. 05-47).*

### 1.2 Existing Conditions

The 3.91 acre parcel fronts on E. Lake Avenue and contains one (1) multi-story residential style building, a large stoned area used for RV storage and wooded areas at the rear of the site. The majority of the property frontage has been stoned up to the cartway of E. Lake Avenue with a large paved area directly in front of the residential structure. The property contains wetlands on the west side and rear, as well as floodplain areas along the rear adjacent to a stream known as “Loggerhead Branch”. The property is zoned R-2, Suburban Residential Option District.

*Note: The applicant should provide testimony regarding the use of the residential structure to remain. Per prior testimony in 2005, this structure contained two (2) apartments on the second floor to be retained and a vacant commercial space on the 1<sup>st</sup> floor of which was to be utilized by White Horse RV Center for file and records storage only. However, the current plan indicates that this structure is a single-family dwelling.*

***The applicant testified that there is now only one apartment and the remainder of the building will be used for business storage. The applicant stated, at the Board and Professionals request, that if approved there would be painting of the structure and landscaping around the building, as well as shutters for the apartment to make that appear residential and not commercial. The applicant also noted at the Board request that the apartment would have Township curbside trash pickup and the business has it’s own dumpster that would be utilized if needed for the storage area. The business is open 9am -5pm Monday through Friday, Thursday open til 8 during daylight savings time, Saturday is 9am-4pm and Closed Sundays.***

### 1.3 Surrounding Land Uses

The area to the west along the Black Horse Pike is primarily commercial. To the north and east is single-family residential and to the south are wooded rear yards of commercial properties along the Black Horse Pike. The surrounding area to the north, east and south is also zoned R-2, Suburban Residential Option District whereas the Black Horse Pike corridor to the west is zoned C, Commercial.