

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 01/08/21

Memorialization of Resolutions

Public Hearing

1. Application #1855-SP – Nancy Essner – Minor Subdivision

The applicant proposes a lot line adjustment (minor subdivision). conveying 75 feet of width (21,750.12 s.f.) from lot 26's south property line to lot 25. The applicant proposes to increase lot 25 from 21,836 s.f. to 43,587 s.f. and decrease lot 26 from 120,894 s.f. to 99,064 s.f. No new lots will be created. The plan does not conform to the minimum required front yard/building setback of 60 ft: existing is 32.16 ft. for Lot 25 and 57.24 ft. for Lot 26. These represent pre-existing, non-conforming conditions. The plan does not conform to the minimum required side yard setback of 20 ft: existing is 3.73 ft for Lot 25: and any other variances/waivers that may be necessary for the Board to approved this application. The property for which approval is being sought is in the R-2 (Suburban Residential Option District) zone and is located at 1730 & 1740 Flanagan Avenue and is also known as Block 15402 Lot 25 & 26.

Site Plan Waivers – For Discussion/Board Action

1. Application #WSP-01-21 – 300 Thomas Ave, Bldg 801, LLC

The owner of the existing warehouse building is leasing to Concrete Construction and Land Design, LLC owned by Barry Cobb to utilize the building for storage of material and equipment associated with his business. It is a local concrete and masonry business where all concrete and masonry work is done off site. The owner does not own any dump trucks or concrete mixing trucks; all concrete is delivered directly to the worksite. The property for which approval is being sought is in the BP (Business Park District) zone and is located at 300 Thomas Avenue and is also known as Block 14701 Lot 38.

2. Application #WSP-02-21 – First Call PPE LLC dba TestHere.com

The applicant is proposing a mobile COVID-19 drive-thru testing site to be open Monday to Sunday 7:00 am to 7:00 pm for 10 Minute Rapid Antigen Testing & PCR Molecular Testing. The property for which approval is being sought is in the C (Commercial District) zone and is located at 4 S. Black Horse Pike and is also known as Block 1901 Lot 1.

Public Portion

Reports

Approval of Minutes

January 28, 2021 Regular Meeting

Adjournment