

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 1/8/21

Memorialization of Resolutions

1. Resolution #47-2021 Application #21-24 Reginald Gould – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 605 Ironwood Drive and is also known as Block 12104 Lot 3.

2. Resolution #48-2021 Application #21-25 John M. McGee, Jr. – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the replacement of the existing wood deck with a concrete patio and walkway located at 479 Colts Run Road and is also known as Block 23.0102 Lot 9.

3. Resolution #49-2021 Application #21-27 Madrid & Wayne Matthews – Percentage of Lot Coverage Variance Approved.

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 728 Davinci Way and is also known as Block 110.0402 Lot 15.

4. Resolution #50-2021 Application #21-26 David Jost – Percentage of Lot Coverage Variance Approved

The applicant's request for a percentage of lot coverage variance was approved for the installation of an inground swimming pool located at 373 Bryn Mawr Drive and is also known as Block 29.0201 Lot 12.

5. Resolution #51-2021 Application #1854 – N.W.D. Development, LLC – Final Major Subdivision Approved.

The applicant's request for final major subdivision approval was approved for 117 age restricted multi-family dwelling units (39 triplex buildings, a clubhouse lot and four (4) additional open space lots, two (2) of which contain stormwater management basins) located on Fries Mill Road a.k.a. Block 14801 Lot 12. The applicant received preliminary major subdivision approval on September 15, 2020.

Public Hearings

1. Application #21-26 Marc & Tara Grill – Percentage of Lot Coverage Variance

The applicant is requesting a percentage of lot coverage variance for the installation of an inground swimming pool and concrete patio. The maximum percentage of lot coverage allowed is 30%; proposed is 40% 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 RG-PR (Regional Growth Planned Residential District) zone and is located at 256 Spring Beauty Drive and is also known as Block 37.0203 Lot 5.

2. Application #21-29 David Howey & April Eganstafer – Use Variance

The applicant is requesting a use variance for the construction of a 30' x 50' x 15' pole barn. The maximum permitted accessory structure is 900 sq. ft.; proposed is 1,500 sq. ft. 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 1028 Herbert Blvd. and is also known as Block 1001 Lot 17.

3. Application #21-31 Rick & Stacy Snyder – Right-of-Way and Encroachment Variances

The applicant is requesting a right-of-way and encroachment into the landscape buffer variances for the installation of an inground swimming pool. The required right-of-way setback is 35'; proposed is 15'. The 3' concrete perimeter of the pool will encroach into the buffer easement 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 RG-PR (Regional Growth Planned Residential District) zone and is located at 800 Spain Court and is also known as Block 12104 Lot 23.

4. Application #21-32 Thomas & Christie Locchetto – Side, Rear & Percentage of Lot Coverage Variances

The applicant is requesting side, rear and percentage of lot coverage variances for the installation of an inground swimming pool. The required side & rear yard setback is 10'; proposed is 6'. The maximum percentage of lot coverage allowed is 30%; proposed is 40% 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 RG-PR (Regional Growth Planned Residential District) zone and is located at 316 Marissa Court and is also known as Block 27.0201 Lot 5.

5. Application #21-33 Anthony Leanza – Side & Rear Yard Variances

The applicant is requesting side & rear yard variances to replace the existing shed with a 18' x 36' x 12' shed. The required side yard setback is 5'; proposed is 3'. The required rear yard setback is 12.5'; proposed is 3' 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 RG-MR (Regional Growth Moderate Residential District) zone and is located at 405 Taylor Lane and is also known as Block 29.0102 Lot 2.

6. Application #21-34 Michael Fulbrook & Jamie Kienzle – Rear Yard Variance

The applicant is requesting rear yard variance to install a 15 x 30' x 54" above ground swimming pool with a 30' x 40' deck. The required rear yard setback is 37.5'; proposed is 10.6' 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 2028 Ridings Drive and is also known as Block 150.0101 Lot 61.

7. Application #506-SP – JK United Group, LLC – Minor Site Plan

The applicant is seeking minor site plan approval to relocate the office trailer and formalize the existing truck parking area for large trucks/tractor trailers including refrigeration trailers to be parked overnight in the rear of the building along with a bulk variance for relief from Section 175-163D(2)(d)[4] for side yard setback for an accessory structure and any other variances/waivers that may be required for the Board to approve this application. The improvements are for the continued utilization of their existing business, known as JK United Truck Repair. The business is located at 1824-1828 N. Black Horse Pike and operates as an auto and truck repair service, truck parking/storage and tire service business. The applicant was previously granted a site plan waiver in 2018 (Resolution PB-80-18). The existing business is served by a public well and septic, located in the C (Commercial District) zone and also known as Block 501 Lot 36.

Discussion/Board Action

1. Application #1854 – N.W.D. Development, LLC – The Greens (formerly Stirling Glenn II)

There exists a COAH agreement when approvals were granted to Stirling Glen I and Stirling Glenn II. The prospective buyers wish to continue said agreement for The Greens. They are asking for the COAH contribution of \$2,199.00 per unit and not the fee of one and one-half (1.5%) percent of the equalized assessed value of the residential construction.

Public Portion

Reports

2019 & 2020 Annual Reports

Approval of Minutes

May 4, 2021 regular meeting

Adjournment