

A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 6/28/21

Memorialization of Resolutions:

To be determined.

Public Hearings:

1. #21-54 – Brenda Mendleby – Use Variance

The applicant is requesting a use variance for the operation of a used car lot without an indoor display area and a use variance to allow a second use for an automotive repair facility; along with any other variances or waivers deemed necessary by the Board. The applicant was previously granted site plan waiver approval by the Planning Board in 2018. The property is located at 7 W. Black Horse Pike, also known as Block 6301, Lot 50 in the RD-C Zoning District.

2. #21-56 – Joseph Caruso – Use Variance

The applicant is requesting a use variance for the construction of a 60' x 30' x 24'2" pole barn prior to the principal use/single family dwelling being constructed in order to store the building materials and equipment needed to build the house. A height variance is also required where 24' is the maximum height permitted and the applicant is proposing 24'2"; along with any other variances and waivers deemed necessary by the Board. The property is located on Orchard Drive, also known as Block 15302, Lot 8 in the R-2 Zoning District.

3. #21-59 – Eva Silva – Use Variance

The applicant is requesting a use variance to be permitted to have a second dwelling in an existing accessory structure attached to the principal dwelling unit, which is not and will not be her principal residence; along with any other variances and waivers deemed necessary by the Board. The property is located at 43 Walnut Street, also known as Block 3302, Lot 19 in the RG-C Zoning District.

Public Hearings: (continued)

4. #21-55 – Conlin Family Limited Partnership – Use Variance

The applicant is requesting a Certificate of Non-Conformity for a pre-existing machine/fabrication shop and for the expansion of that use. They are also requesting a D2 use variance to allow parking on Lot 17, and outdoor storage area on Lot 18, and storage buildings on Lot 11.02 as accessory uses to the machine shop, and to allow more than one principal use on Lot 20, to allow more than one principal use on Lot 18 which contains the existing Pep Boys retail store, to allow the existing office building and parking area on Lot 17, along with any other variances and waivers deemed necessary by the Board. The property is located at 1068, 1074, and 1086 N. Black Horse Pike, also known as Block 1101, Lots 11.02, 17, 18, and 20 in the Commercial Zoning District.

#509-SP – Conlin Family Limited Partnership – Preliminary & Final Major Site Plan

The applicant is requesting preliminary and final major site plan approval to allow site improvements for the existing business known as “Great Railings” such as increased parking spaces, outdoor storage, the construction of three storage buildings, and stormwater management. The property is located at 1068, 1074, 1086 N. Black Horse Pike, also known as Block 1101, Lots 11.02, 17, 18, and 20 in the Commercial Zoning District.

Public Portion:

Reports:

Approval of Minutes:

Adjournment: