

AGENDA

Call to Order/Roll Call/Proper Notice 1/11/22

Resolution for Board Action:

1. R:238-2021 – Referring Orchard Drive Area as a proposed Rehabilitation Area Designation.

Public Hearing:

1.. #1857 & #505-SP – Lidl US Operations, LLC

The applicant is requesting minor subdivision approval to subdivide Lot 11.01 into two lots; the proposed Lot 1 containing approximately 6.2 acres and proposed Lot 2 containing approximately .966 acres. Lidl will occupy proposed Lot 1 and the existing First Bank will occupy proposed Lot 2. The applicant is also requesting preliminary and final major site plan to construct a 28,179 square foot Lidl supermarket on the property. The variance and waiver requests are listed below.

1. Ordinance § 175-163.D.(2).(a).(4) — maximum front yard setback — 60' permitted; 389.3' feet proposed from the Black Horse Pike and 274.2' proposed from Lake Avenue;
2. Ordinance §175-163.D.(2).(a).(8) — minimum side yard landscape buffer — 5' required; 0' proposed;
3. Ordinance § 175-163.D.(2).(a).(8) — minimum rear yard landscape buffer — 25' required; 15.1 ' proposed;
4. Ordinance §175-123.J.(33) — minimum required parking spaces 188 parking spaces required; 141 parking spaces proposed;
5. Ordinance § 175-123.1.(3) — minimum required loading spaces — 2 loading spaces required; 1 loading space proposed;
6. Ordinance § 175-135.C.(2) — maximum freestanding sign size — 50 sf permitted; one (1) 94.7 sf freestanding pylon sign proposed on Black Horse Pike and one (1) 110 sf monument sign proposed on Lake Avenue;
7. Ordinance § 175-135.C.(4) — maximum height of monument sign — 8' permitted; 1 5' proposed

8. Ordinance § 175-135.C.(2) — maximum number of façade signs I permitted for every frontage on a public right of way; due to the proposed subdivision and resulting net loss of two frontages, relief is requested to allow the three (3) existing building mounted signs on the First Bank building to remain;
9. Ordinance § 175-135.G.(1) — maximum façade sign projection — 12" permitted; 16" proposed for two (2) façade signs;
10. Ordinance §175-123.A — minimum driveway setback — 10' required; 0' proposed

Along with any other variances or waivers deemed necessary by the Board.

Public Portion:

Adjournment: