

A G E N D A

Call to Order/Salute to the Flag/Roll Call/Proper Notice 1/12/22

**Memorialization of Resolutions:**

1. Res. #88-2021 – Conlin Family Partnership – Use Variance & Major Site Plan Approved
2. Res. #10-2022 – Robert Poznek – Lot Coverage & Side Yard Variance Approved
3. Res. #11-2022 – Anthony McGill – Side & Rear Yard Variances Approved
4. Res. #12-2022 – Son Raj, LLC – Use Variance Approved
5. Res. #13-2022 – Edward Carter – Use Variance Approved
6. Res. #14-2022 – Kenneth Bonk – Side & Rear Yard Variances Approved

**Request for Board Action:**

1. #1854 – Request for temporary amenity signs at The Greens development.

**Public Hearings:**

1. 22-02 – Matthew Piliro – Use Variance

The applicant is requesting a use variance to allow the construction of a 2400 square foot pole barn to be utilized as a small auto repair business along with any other variances or waivers the Board may require. The proposed pole barn will be larger than the principal dwelling and as such a use variance is required. The property is located at 1031 Herbert Boulevard, also known as Block 1101, Lot 8 in the Commercial Zoning District.

2. #22-08 – Al Westfall – Use Variance

The applicant is requesting a use variance to allow the existing 54” fence in the front yard where 48” is the maximum height permitted, along with any other variances or waivers the Board may require. The property is located at 115 Grandview Avenue, also known as Block 701, Lot 26 in the Commercial Zoning District.

3. #22-06 – Anel Kalabic – Front Yard Setback Variance

The applicant is requesting a front yard setback variance to allow 8 feet where 40 feet is required for the construction of an attached addition to the existing home for use as an in-law suite, as well as a lot coverage variance to allow 50% where 30% is the maximum permitted, along with any other variances or waivers the Board may require. The property is located at 410 E. Fox Trail, also known as Block 19.0102, Lot 13 in the R-2 Zoning District.

**Public Hearings: (continued)**

4. #22-07 – Aimen Zaki Soudi – Rear Yard Variance

The applicant is requesting a rear yard variance to allow the existing pergola to be on the property line where a 12.5 foot setback is required. In addition, the applicant constructed an addition that is 12 feet from the rear yard where a 25 foot setback is required, along with any other variances or waivers the Board may require. The property is located at 1404 8<sup>th</sup> Avenue, also known as Block 8911, Lot 6 in the RG-MR Zoning District.

5. #22-10 – Wawa, Inc. – Sign Height & Size Variances/Right of Way Variance

The applicant is proposing to upgrade the existing signage and requires variances for the square footage of the freestanding sign area where 100 square feet is the maximum and 104.2 square feet is proposed. In addition, the applicant requires a height variance to allow the sign to be 32.6 feet where 26 feet is the maximum height permitted. It should be noted that the current sign is approximately 36 feet in height, so the proposal will reduce the height, although it is still non-conforming. The right-of-way variance should be reaffirmed as the location of the sign is not changing; it is still 3.8 feet from the right-of-way where 5 feet is required, along with any other variances or waivers required by the Board. The applicant is also replacing the façade signs but no variances are required for these signs. The property is located at 1413 S. Black Horse Pike, also known as Block 11201, Lot 2 in the RG-C Zoning District.

**Public Portion:**

**Reports:**

**Approval of Minutes:**

1. 3/3/2022 regular meeting.

**Adjournment:**