

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. #55-2022 – Daniel O’Donnell – Lot Coverage Variance Approved
2. Res. #56-2022 – Bob & Kim Scimeca – Front Yard Variance/Driveway Variance Approved
3. Res. #58-2022 – Best Auto Deals, LLC – Prelim. & Final Major Site Plan Approved
4. Res. #59-2022 – Carter Airstrip – Use Variance & Prelim. & Final Site Plan Approved
5. Res. #60-2022 – Advantage Land – Postponement Approved
6. Res. #61-2022 – Jason Sbalcio – Rear Yard Variance Approved
7. Res. #62-2022 – Gregg Stevenson – Use Variance Approved
8. Res. #63-2022 – Roger Geiger – Rear Yard Variance Approved

**Public Hearings:**

1. #22-50 – Joe & Denise Sottosanti – Buffer Encroachment & Side Yard Variances

The applicant is requesting a buffer encroachment variance and side yard variance to allow the existing shed to remain in the buffer area with a 1 ft. side yard, and to allow the existing deck, canopy, and shed to have a 1 ft. side yard where 5 ft. is required. The property is located at 824 Rosetree Drive, also known as Block 120.0301, Lot 13 in the RG-PR Zoning District.

2. #22-34 – Renee Butler – Use Variance

The applicant is requesting a use variance to allow more than one principal use on the same property. Besides the residential use the applicant operates a woodworking business as well as the short term rental of two bedrooms in the existing single family home, along with any other variances or waivers deemed necessary by the Board. The property is located at 1040 Sykesville Road, also known as Block 10901, Lot 19 in the AG Zoning District.

3. #22-48 – Bryan Ardite – Use Variance

The applicant is requesting a use variance to allow the construction of a 40’ x 40’ pole barn which will be located forward of the house, which is considered the front yard, and for the pole barn size being larger than the principal use, along with any other variances or waivers deemed necessary by the Board. The property is located at 1570 Glassboro Road, also known as Block 14901, Lot 43 in the MU-AR Zoning District.

**Public Hearings: (continued)**

4. #22-49 – Impact Landscapes, LLC – Use Variance

The applicant is requesting a use variance to allow the outside storage of landscaping materials such as mulch, rock salt, hardscape products, soil, and calcium chloride in a 6,250 square foot area on the property where he currently operates his landscaping business. The property is located at 1732 Glassboro Road, also known as Block 15403, Lot 20 in the Commercial Zoning District.

5. #465-ASP – Advanced Land, LLC – Amended Final Major Site Plan

The applicant is proposing to amend his previously approved final major site plan and proposes the following modifications; changing the number of one and two bedroom units; however, the total number of units 326, has not changed, providing a clubhouse and recreation such as a pool, basketball court, and tot lot, eliminating the roadway connection to the Barclay Glen development, and changing the footprint of some of the apartment buildings. The applicant was granted preliminary major site plan approval by resolution #16-23 and final major site approval by resolution #16-40. The property is located at Berlin Cross Keys Road and Prosser Avenue, also known as Block 101, Lots 2 and 2.01 in the BP and R-2 Zoning Districts.

**Public Portion:**

**Reports:**

**Minutes:**

1. 7/7/22 regular meeting
2. 8/11/22 regular meeting.
3. 9/1/22 regular meeting.

**Adjournment:**