

AGENDA

Call to Order/Roll Call/Proper Notice 1/12/2022

**Memorialization of Resolutions:**

1. PB-24-22 - #1839 – Grandview Mews, LLC – Final Major Subdivision Approved
2. PB-31-22 - #1865 – Diocese of Camden/Mews at St. Mary’s – Minor Subdivision Approved
3. PB-32-22-#515-SP-Diocese of Camden/Mews at St. Mary’s–Prelim./ Final Site Plan Approved

**Amended Site Plan for Board Approval:**

1. #354-ASP – Dominick Muzzapappa – Amended Site Plan

The applicant is seeking amended site plan approval to allow the site and site improvements to remain as they are shown on the new survey. The site plan was originally approved in 2001. The applicant has since paved the gravel parking area to the left of the restaurant. The items not addressed on the original site plan include, the relocation of the trash enclosure, the landscaping around the basin, the absence of the planted buffer in the rear of the site, the storage container, the grease disposal, and the light at the front the site. These conditions have existed as they are with the exception of the paving, since the applicant received a CO. In addition, the applicant is proposing to install a six-foot vinyl privacy fence at the rear of the site. No variances are required as part of this amendment. The property is located at 1032 Corkery Lane, also known as Block 110.0101, Lot 1 in the RG-C Zoning District.

**Site Plan Waivers for Board Action:**

1. WSP-06-22 – High End Stereo & Performance

The applicant is requesting to move his existing business to a different unit, Unit C, in the same building he is currently operating his vehicle upgrade business. The property is located at 1982 N. Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District.

2. WSP-07-22 – Mohd O. Kashlan

The applicant is proposing an auto repair business to be located in Units A/B which are located behind his current car dealership, known as Premier Auto. The property is located at 1982 N. Black Horse Pike, also known as Block 502, Lot 2 in the Commercial Zoning District.

### **Site Plan Waivers: (continued)**

#### 3. #WSP-08-22 – Marcela Hernandez – Randy’s Pizza

The applicant is requesting a site plan waiver in order to divide the existing restaurant space and create a 444 square foot space for a new business (a potential one chair barbershop). The parking and the driveway access exist on the site with a driveway easement from Lot 4. The applicant is proposing concrete wheel stops at the individual parking spaces and one handicap space. The restaurant portion of the building has a new tenant that is proposed as a take-out only business. The property is located at 2906 S. Black Horse Pike, also known as Block 5601, Lot 3 in the RG-C Zoning District.

### **Minor Subdivision for Board Action:**

**This application cannot be heard this evening and will be rescheduled to the meeting date determined by the Board and announced at the November 3, 2022 meeting.**

#### 1. #1867 – Keith Mayo/Mayo Income Properties, LLC – Minor Subdivision

The applicant is proposing to subdivide Block 9209, Lot 15 into two one acre lots in order to construct two-single family dwellings. The property is located at 2352 Sunnyhill Avenue in the RG-MR Zoning District.

### **Public Hearings:**

**Please note: These applications are being adjourned to a new meeting date which will be determined by the Planning Board at the November 3, 2022 regular meeting. The new date will be announced and a special meeting will be advertised in the official newspapers for the Board. Once the new meeting is announced at the November 3, 2022 meeting, no new notice will be required to be sent.**

#### 1. #1866 – Monroe Development Associates, LLC – Preliminary & Final Major Subdivision

The applicant is proposing to subdivide Lots 5, 6, 7, 8, and 11 to create a 39 lot single-family residential development on proposed Lots 1 through 39 with associated site improvements for stormwater management, water, sewer, and the new roadway. The property is located on Mink Lane and Sicklerville Road, Block 2201, Lots 5, 6, 7, 8, and 11.

#### 2. #517-SP – Monroe Development Associates, LLC – Preliminary & Final Major Site Plan

The applicant is proposing to construct a 236,800 square foot warehouse with associated improvements on proposed Lot 44. Access to the warehouse is located on Sicklerville and a new

traffic signal is proposed at that access drive. The property is located on Sicklerville Road, Block 2201, Lots 5, 6, 7, 8, and 11.

**Reports:**

**Adjournment:**