

A G E N D A

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

Memorialization of Resolutions:

1. #67-2022 #22-49 – Impact Landscapes, LLC – Use Variance/Dismissal of Application
2. #69-2022 #22-58 – Kim Scimeca – Expansion of Mother-in-Law Suite Approved
3. #70-2022 #22-51 – Robert Smith – Lot Width/Lot Frontage Variances Approved
4. #71-2022 #22-53 – Steven McDevitt – Lot Coverage Variance Approved
5. #72-2022 #22-54 & #22-55 Joseph Hughes – Lot Area Variances Approved
6. #73-2022 #22-52 – Greyhound Angels – Use Variance Approved
7. #74-2022 #22-56 – Angelina 1, LLC – Application Adjourned Approved
8. #75-2022 #22-57 – Brandon Rota – Side Yard Variance Approved
9. #76-2022 #22-59 – Steven Wolf – Application Adjourned Approved
10. #77-2022 #22-60 – Ken Getsinger – Use Variance Approved

Public Hearings:

- 1 #19-28 – Ryan McDonough – Use Variance Amendment

The applicant is requesting to amend his use variance approval to be permitted to change the size of the approved pole barn from 40' x 80' x 21' to 50' x 64' x 24' along with requesting side yard variances to allow 10' where 20' is required, due to the shape of the lot and resizing of the pole barn, as well as any other waivers or variances that may be required by the Board. The property is located at 346 Broadlane Road, also known as Block 5303, Lot 5 in the FD-10 Zoning District.

2. ##22-64 – Roy Brachfeld – Use Variance

The applicant is requesting a use variance in order to be permitted to install a six-foot fence and gate in the front yard of his property to keep unauthorized vehicles from entering the parking lot, along with any other variances or waivers deemed necessary by the Board. The property is located at 40 Walnut Street, also known as Block 3303, Lot 3.01 in the RG-C Zoning District.

3. #22-28 – ReLeaf Cannabis, LLC – Use Variance Amendment

The applicant is requesting an amendment to their use variance approval to incorporate a new parking layout as well as the proposed lighting, and trash enclosure for the site, along with any other variances or waivers deemed necessary by the Board. Use variance approval was granted by the Board on August 18, 2022. The property is located at 1012-1024 South Black Horse Pike, also known as Block 3601, Lots 1, 2, & 3 in the RG-C Zoning District.

Public Hearings: (continued)

4. #22-62 – Precision Metalcrafters, LLC – Use Variance

The applicant is requesting a use variance in order to be permitted to construct a 40' x 80' x 16' accessory building in the front yard of the existing business property for the storage of machinery and equipment currently being stored outside, along with any other variances or waivers deemed necessary by the Board. The property is located at 17 Filbert Street, also known as Block 3002, Lot 4 in the RG-LI Zoning District.

5 #22-56 – Angelina 1, LLC – Use Variance

The applicant is requesting a use variance in order to be permitted to use a commercially zoned property for use as residential property with the construction of (2) duplexes each with a garage and (2) residential units above each of the garages. The property is located at 130 Grandview Avenue, also known as Block 1201, Lot 15 in the Commercial Zoning District.

6. #516-SP – Son Raj, LLC, Dr. Greenleaf, LLC, Power Grow, LLC – Prelim. & Final Site Plan

The applicant is requesting preliminary and final major site plan approval for the construction of a 19,930 square foot commercial building which will contain a Class 5 retail cannabis dispensary, a CBD retail store, a Class 2 cannabis processing/manufacturing facility, and a Class 1 cannabis growing/cultivation facility. The applicant received use variance approval from the Zoning Board on April 7, 2022. The property is located at 1851 North Black Horse Pike, also known as Block 201, Lot 46 in the Commercial Zoning District.

Public Portion

Reports:

Minutes:

1. 10/20/22 regular meeting.

Adjournment: