

A G E N D A

Call to Order/Salute to the Flag/Roll Call/

Memorialization of Resolutions:

1. Res. #69-2023 - #23-50 – Jason Johnson – Buffer Encroachment Variance Approved
2. Res. #70-2023 - #23-41 – Brian & Rhoda Kownacky – Use Variance Approved
3. Res. #71-2023 - #WSP-04-23 – Brian & Rhoda Kownacky – Site Plan Waiver Approved
4. Res. #72-2023 - #23-47 – Andrey Letushko – Use Variance Denied

Public Hearings:

1. #23-51 – Benone & McGilda Pinckney – Side, Rear, & Lot Coverage Variances

The applicants are requesting a side yard variance to allow 14.1 ft. where 15 ft. is required, a rear yard variance to allow 43.8 ft. where 75 ft. is required, and a lot coverage variance to allow 39.3% where 30% is the maximum permitted, for the construction of a 24' x 18' x 14' addition to their existing home, along with any other variances or waivers deemed necessary by the Board. The property is located at 625 Greenbriar Drive, also known as Block 1403, Lot 10 in the R-2 Zoning District.

2. #23-55 – Michael Pfeiffer – Rear Yard Variance

The applicant is requesting a rear yard variance to allow 5 ft. where 10 ft. is required for the construction of a 16' x 16' deck with steps, along with any other variances or waivers deemed necessary by the Board. The property is located at 312 Berrhill Drive, also known as Block 142.0101, Lot 36 in the RA Zoning District.

3. #23-42 & #529-SP – Copart, Inc. – Use Variance & Major Site Plan

The applicant is requesting a use variance to allow the short term storage and sale of used motor vehicles, trailers, watercraft, powersports, industrial and construction machinery. All assets are listed for sale auction style on the company's website for purchase by members only. They are not proposing a full service office. In 2022, the Zoning Board conducted an interpretation of the use and determined that it is a salvage pool or auto auction not specifically permitted by code and a use variance would be required. The applicant is also seeking preliminary and final major site plan approval with some associated site improvements including (3) stormwater management basins, the installation of gravel drive aisles, and parking areas. The existing house will used as the office and the existing warehouse will utilized for storage of supplies and small vehicles such as motorcycles. The property is located at 3398 S. Black Horse Pike, also known as Block 5701, Lots 5 & 9, in the RD-C Zoning District.

Public Hearings: (continued)

4. #23-52 – Garden State Outdoor Advertising, LLC – Use Variance

The applicant is requesting a use variance to allow an off-site advertising billboard sign outside of the permitted billboard sign corridor (along the Black Horse Pike between Geets Diner and Berlin Cross Keys Road). The property is located at 328 Berlin Cross Keys Road, also known as Block 101, Lot 3.02 in the Business Park Zoning District.

Interpretation:

1. #23-57 – Allison Longo & John Tress

The applicant is requesting an interpretation for the current use of her property that proposes the use to be an in-home occupation. The Zoning Officer has determined that the current use at the property does not meet the definition of an in-home occupation. The property is located at 1789 Winslow Road, also known as Block 4401, Lot 28 in the RD-A Zoning District.

Public Portion:

Reports:

Adjournment to Closed Session:

Adjournment: