

AGENDA  
Call to Order/Salute the Flag/Roll Call/Proper Notice 2/1/24

**Memorialization of Resolution:**

1. #34-2024 Paul D'Auria – Withdraw Application
2. #35-2024 Frank Andruzzi - Adjournment
3. #36-2024 Brian Luther – Lot Coverage Variance Denied
4. #37-2024 Frank Edwards – Buffer Encroachment Approved
5. #38-2024 Robert & Loretta Guenther – Lot Size Variance Approved
6. #39-2024 Robert Smith – Front Yard Variance Approved
7. #40-2024 Michael Jamerson – Lot Coverage Variance Approved
8. #41-2024 Poidevien Joseph – Lot Coverage Variance Approved
9. #42-2024 Aneesah Bush - Lot Coverage Variance Approved
10. #43-2024 Greyhound Angels Rescue & Adoption Inc. – Minor Site Plan Approved
11. #44-2024 John Campanella - Lot Coverage Variance Approved
12. #45-2024 William Sellers - Lot Coverage Variance Approved

**Public Hearings:**

1. #23-61 – Mario & Denise Defalcis – Use, Lot Coverage & Side Yard Variances

The applicant is requesting a use variance for an existing 3,262 square foot accessory building which is larger than the primary dwelling, a lot coverage variance to allow 40% where 25% is the maximum permitted by previous resolution PB-61-09, a side yard variance to allow 0 feet where 10 feet is required for the existing stone driveway, box trailer, bituminous pad and metal garage, and to be permitted to operate his home office as a home occupation; along with any other variances or waivers deemed necessary by the Board. The property is located at 1531 Victory Avenue, also known as Block 9209, Lot 2 in the RG-MR Zoning District.

2. #530-SP – Capital Realty Consultants, LLC – Final Major Site Plan

The applicant is seeking final site plan approval to construct a 40,000 square footprint, three-story self-storage facility; along with any other variances or waivers deemed necessary by the Board. The property is located on Glassboro-Cross Keys Road, also known as Block 14801.01, Lot 12.03 in the Commercial Zoning District.

3. #24-29 – Kenneth Boyer – Rear Yard & Front Yard Variances

The applicant is requesting a rear yard variance to allow 45.9 feet where 75 feet is required and a front yard variance to allow 45 feet where 60 feet is required for the construction of a 28' x 22' x 15' two-car garage; along with any other variances or waivers deemed necessary by the Board. The property is located at 50 Grandview Avenue, also known as Block 1201, Lot 7 in the R-2 Zoning District.

4. #24-30 – Joseph Coleman – Side Yard, Rear Yard and Buffer Encroachment Variances

The applicant is requesting a variance to allow the existing shed to remain encroaching the buffer, side yard variance to allow 2.6 feet where 5 feet is required, a rear yard variance to allow 3.4 feet where 5 feet is required for the existing shed; along with any other variances or waivers deemed necessary by the Board. The property is located 521 Mills Lane, also known as Block 27.0102, Lot 34 in the RG-PR Zoning District.

5. #24-31 – Wayne & Madrid Matthews – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 39.2% where 36% is the maximum permitted for the existing pool and concrete; along with any other variances or waivers deemed necessary by the Board. The property is located at 728 Davinci Way, also known as Block 110.0402, Lot 15 in the RG-PR Zoning District.

6. #24-32 – Jamie & David Rosenthal – Side Yard, Lot Coverage & Encroachment Variances

The applicant is requesting a side yard variance to allow 10 feet where 15 feet is required for the proposed 35' x 28' x 18' storage building, a lot coverage variance to allow 25% where 10% is the maximum permitted, and encroachment variances to allow the frame garage to encroach the property line by 1.36 feet and to allow a portion of fence to encroach the property line by 1 foot where a 5' setback is required; along with any other variances or waivers deemed necessary by the Board. The property is located at 1520 Madrone Avenue, also known as Block 3702, Lot 6 in the RG-PR Zoning District.

**Public Portion:**

**Reports:**

**Approval of Minutes:**

1. April 25, 2024

**Adjournment:**