

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

Memorialization of Resolution:

1. #47-2024 Mario & Denise Defalcis – Use Variance, Lot Coverage & Side Yard Variances Approved
2. #48-2024 Capital Realty Consultants, LLC – Final Major Site Plan Approved
3. #49-2024 Kenneth Boyer – Rear & Front Yard Variances Approved
4. #50-2024 Joseph Coleman – Side & Rear Yard & Buffer Encroachment Variances Approved
5. #51-2024 Wayne & Madrid Matthews – Lot Coverage Variance Approved
6. #52-2024 Jamie & David Rosenthal – Adjournment Request Approved

Administrative Amendment for Board Action:

1. #46-2024 - Williamstown Congregation of Jehovah’s Witnesses – Sign Waiver

The applicant was previously granted approval for minor site plan by Res. 43-2023. The applicant has requested to move their existing monument sign closer to the building, out of the sight triangle. The Zoning Board planner made no objection to this as it does not affect any other part of the previously approved plan, and still complies with the township ordinance.

Discussion:

1. #539-SP - Not Your Mother’s Garden – Minor Site Plan

The applicant applied to Planning Board for minor site plan. It was determined that a use variance was required so the application was referred to the Zoning Board. To this date, the applicant has not submitted a use variance application to accompany the site plan.

Public Hearings:

1. #24-33 – Kolawole Oluwasegun – Side & Rear Yard & Lot Coverage Variances

The applicant is requesting a side yard variance to permit 0 feet where 5 feet is required, a rear yard variance to permit 0 feet where 12.5 feet is required, a lot coverage variance to allow 58% where 30% is the maximum permitted for the existing pavers; along with any other variances or waivers deemed necessary by the Board. The property is located at 1459 Cranleigh Lane, also known as Block 36.0101, Lot 29 in the RG-PR Zoning District.

2. #24-34 – Kenneth & Chantel Mercadante – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 45.6% where 30% is the maximum permitted for the installation of a 27' x13' inground pool and 889 square feet of pavers; along with any other variances or waivers deemed necessary by the Board. The property is located at 1120 Renoir Way, also known as Block 110.0404, Lot 13 in the RG-PR Zoning District.

3. #24-35 – David Lummis – Use Variance

The applicant is requesting a use variance to permit the construction of a single-family home in a zoning district where it is not currently permitted; along with any other variances or waivers deemed necessary by the Board. The property is located at 1481-1485 Pitman Downer Road, also known as Block 14901, Lot 15 in the MU-AR Zoning District.

Public Portion:

Reports:

Approval of Minutes:

1. May 9, 2024

Adjournment: