

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

Memorialization of Resolution:

1. #62-2024 The Enclave at Monroe, LLC – Preliminary Major Subdivision Approved
2. #63-2024 Tonilynn Ayers – Side & Rear Yard Variances Approved
3. #64-2024 James McLaughlin – Use Variance & Lot Coverage Variance Approved
4. #65-2024 David & Janet Hyatt – Rear Yard Variance Approved
5. #66-2024 Andrea & Kevin Rahilly – Site & Rear Yard Variances Approved
6. #67-2024 Frank Andruzzi – amended from #59-2024
7. #68-2024 Jaime & David Rosenthal – amended from #61-2024

Oaths:

Mr. Solicitor shall swear in the board professionals.

Public Hearings:

1. #542-SP & #24-42 – Carry On Cannabis LLC – Minor Site Plan, Use Variance & Side Yard Variance

The applicant is seeking minor site plan approval to operate a Class 5 Retail Cannabis Dispensary in an existing 1-story building. The applicant is also simultaneously requesting for Phase 2 of this project; a d(1) use variance to permit two principal uses which would be the primary Class 5 Retail and in the future either a Class 1 Cultivator or Class 2 Manufacturer and d(3) conditional use variance for inadequate side yard setback; along with any other variances or waivers deemed necessary by the Board. The property is located at 2379 S. Black Horse Pike, also known as Block 8601, Lot 9 in the RG-C Zoning District.

2. #24-46 – Rose Wynn – Side & Rear Yard Variances

The applicant is requesting a side yard variance to allow 2.3 feet where 5 feet is required and a rear yard variance to allow 2.8 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 at 529 Berkshire Drive, also known as Block 1404, Lot 22 in the R2 Zoning District.

3. #24-47 – Leo Letushko – Front Yard Variance

The applicant is requesting a front yard variance to allow 20.67 feet where 50 feet is required for the second floor addition to an existing home; along with any other variances or waivers deemed necessary by the Board. The property is located at 2145 S. Black Horse Pike, also known as Block 9901, Lot 5 in the RG-C Zoning District.

4. #24-48 – Jennifer & Tim Plunkett – Lot Coverage Variance

The applicant is requesting a lot coverage variance to allow 42.13% where 40% is the maximum permitted for the installation of a 36'x16' inground pool and concrete; along with any other variances or waivers

deemed necessary by the Board. The property is located at 804 Renaissance Drive, also known as Block 110.0407, Lot 82 in the RG-PR Zoning District.

5. #24-49 & #1878 - John Lindsley – Minor Subdivision & Use Variance

The applicant is requesting a minor subdivision approval to create 2 new lots from the existing 4.62 acres of Lot 51. The subdivision would make the proposed new lot 51 with an existing dwelling will be 1.07 acres, proposed new lot 51.01 will be 1.49 acres and proposed new lot 51.02 where they intend to build a new dwelling will be 2.04 acres. The applicant is also requesting a use variance to allow temporary parking of commercial vehicles and trailers on proposed lot 51.01; along with any other variances or waivers deemed necessary by the Board. The property is located at 1856 Pitman Downer Road, also known as Block 14801, Lot 51 in the R-2 Zoning District.

Discussion:

1. WSP-06-23 & #23-58 Great Railing – Site Plan Waiver & Use Variance

The applicant and their attorney have indicated that they are not ready to proceed with the applications.

Public Portion:

Reports:

Approval of Minutes:

1. July 11, 2024

Adjournment: