

AGENDA
Call to Order/OPMA 2-1-24/Flag Salute/Roll Call

Memorialization of Resolutions:

1. #62-2024 The Enclave at Monroe, LLC – Preliminary Major Subdivision Approved
2. #69-2024 Carry-On Cannabis – Use Variance and Side Yard Variance Approved
3. #70-2024 Carry-On Cannabis – Minor Site Plan Approved
4. #71-2024 Rose Wynn – Side & Rear Yard Variances Approved
5. #72-2024 Leo Letushko – Front Yard Variance Approved
6. #73-2024 Jennifer & Tim Plunkett – Lot Coverage Variance Approved
7. #74-2024 John Lindsley – Minor Subdivision Application Tabled
8. #75-2024 John Lindsley – Use Variance Application Tabled
9. #76-2024 Great Railing – Use Variance Application Incomplete
10. #77-2024 Great Railing – Site Plan Waiver Application Incomplete

Oaths:

Mr. Solicitor shall swear in the board professionals.

For Board Action:

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

Mr. Schwartz, attorney for the applicant, would like to withdraw the application on behalf of his client.

Applications:

1. #24-51 – Mayo Properties, LLC – Lot Width & Lot Frontage Variances

The applicant is requesting a lot width variance to allow 100 feet where 150 feet is required, and a lot frontage variance to allow 100 feet where 150 feet is required for the construction of a 2,400 sq. ft. dwelling with two-car garage and 2,484 sq. ft. of driveway; along with any other variances or waivers deemed necessary by the Board. The property is located at 1070 Whitehall Road, also known as Block 8101, Lot 54 in the RD-RR Zoning District.

2. #24-45 & #543-SP – Gordon Partnership, L.P. – Conditional Use Variances and Preliminary & Final Major Site Plan

The applicant is seeking preliminary and final major site plan approval along with three conditional use variances for the construction of a one-story self-storage facility consisting of 6 storage buildings, an office, a trash enclosure and two infiltration basins. The conditional use variances requested are (1) to allow 25 feet where 50 feet is required for the residential property line buffer, (2) to allow 6 parking spaces where 11 spaces are required, (3) to allow a 25 foot tall pole mounted

lights where 16 feet is the maximum permitted; along with any other variances or waivers deemed necessary by the Board. The property is located at 100 S. Black Horse Pike, also known as Block 1904, Lot 39 in the Commercial Zoning District.

3. #24-51 – Miles Dreisbach – Side Yard Variance

The applicant is requesting a side yard variance to allow 1.5 feet where 5 feet is required to construct a sloped retaining wall with a maximum height of 12 inches and a driveway extension; along with any other variances or waivers deemed necessary by the Board. The property is located at 517 Lake Avenue, also known as Block 9.0204, Lot 30 in the RA Zoning District.

4. #24-52 – Melissa Goeller – Accessory Dwelling Unit Variance & Side Yard Variance

The applicant is requesting a variance to allow a proposed accessory dwelling unit which will exceed the allowable square footage and a side yard variance to allow Zero feet where 7.5 feet is required for the existing building; along with any other variances or waivers deemed necessary by the Board. The property is located at 311 Pine Street, also known as Block 1502, Lot 22 in the R-2 Zoning District.

5. #24-39 – Nicholas Defulio Jr. – Side Yard Variance

The applicant is requesting a side yard variance to allow 5 inches where 10 feet is required for a driveway extension; along with any other variances or waivers deemed necessary by the Board. The property is located at 707 Francis Drive, also known as Block 13508, Lot 10 in the R-2 Zoning District.

Public Portion:

Reports:

Approval of Minutes:

Adjournment: