

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

Memorialization of Resolutions:

- #79-2024 Mayo Income Properties - Adjournment Due to Solicitor Conflict Approved
- #80-2024 Gordon Partnership - Use Variance Adjournment Request Approved
- #81-2024 Gordon Partnership - Site Plan Adjournment Request Approved
- #85-2024 Rachel Cano- Adjournment Request Approved
- #86-2024 Mayo Income Properties, LLC – Lot Width & Lot Frontage Variances Approved

Oaths:

Mr. Solicitor shall swear in the board professionals.

Extension Request for Board Action:

1. #1876 – John Lasch – Extension Request for Subdivision

Mr. Flanagan, attorney for the applicant, sent a letter to the Board. The applicant is requesting a 3-month extension of the subdivision approval to comply with the conditions of approval.

Applications:

1. #24-38 – Rachel Cano – Lot Size, Front Yard, Side Yard, Rear Yard, Lot Frontage & Lot Width Variances

The applicant is proposing a lot size variance to allow .24 acres where 1 acre is required to build a new dwelling, a front yard variance to allow 51.3' where 60' is required, a side yard variance on Crystal Drive to allow 15' where 30' is required, a rear yard variance to allow 25' where 50' is required, a lot frontage variance to allow 100.47' where 120' is required, a lot width variance of 100' where 150' is required; along with any other variances or waivers deemed necessary by the Board. The property is located at Crystal Drive, also known as Block 601, Lot 11 in the R2 Zoning District.

2. #24-53 – Steve Coyle – Accessory Building Exceeds Square Footage of Principal Dwelling

The applicant is requesting a variance to allow the construction of a proposed 24' x 32' -768 square foot garage, which exceeds the square footage of the principal dwelling; along with any other variances or waivers deemed necessary by the Board. The property is located at 1910 Winslow Road, also known as Block 4301, Lots 23 & 24 in the RD-A Zoning District.

3. #24-55 – Andrew Wetherill – Side Yard Variance

The applicant is requesting a side yard variance to allow 15.44 feet where 35 feet is required the installation of a 35' x 15.75' inground pool; along with any other variances or waivers deemed necessary by the Board. The property is located at 1786 Carriage Drive, also known as Block 103.0202, Lot 18 in the RG-PR Zoning District.

4. #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 two 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 6 parking spaces where 11 spaces are required, (2) to allow 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.

5. #24-54 – 1267 Glassboro Road LLC – Use & Density Variances

The applicant is requesting use variance to allow non-age restricted townhomes to be built in a Residential Age-Restricted Zone, a density variance to allow 5 units per acre where the RA Zone only permits a maximum of 3.75 units per acre, a tract area variance to allow 19.621 acres where a minimum of 20 acres is required, a unit width variance to allow minimum width of 20' and maximum width of 30'; along with any other variances or waivers deemed necessary by the Board. The property is located at 1267 Glassboro Road, also known as Block 14001, Lot 5 in the RA Zoning District.

Public Portion:

Reports:

Approval of Minutes:

1. September 26, 2024

Adjournment: