AGENDA
Call to Order_Notice 12/22/25_Salute the Flag_Roll Call

Appointments to the Board

a. Dominick Colavita – Class IV Member, 4-year term, 1/1/26 to 12/31/30
b. Joseph Carino - Class IV Member, 4-year term, 1/1/26 to 12/31/30
c. Ryan Mulvihill – Class IV Alternate II, 2-year term, 1/1/26 to 12/31/28

Election of Chairman

Election of Vice Chairman

Reorganization Resolutions

a. Res. #01-2025 – Appointment of Secretary & Assistant Secretary
b. Res. #02-2025 – Adoption of 2025 Schedule of Meetings
c. Res. #03-2025 – Appointment of Zoning Board Solicitor
d. Res. #04-2025 – Adoption of Rules and Regulations
e. Res. #05-2025 – Appointment of Zoning Board Planner
f. Res. #06-2025 – Appointment of Zoning Board Engineer
g. Res. #07-2025 – Appointment of Clerk Transcriber
h. Res. #08-2025 – Adoption of Official Newspaper
i. Res. #09-2025 – Appointment of Conflict Solicitor

Memorialization of 2025 Resolutions:

1. #54-2025 - #25-43 Keith Mayo – Lot Frontage & Lot Width Variances Denied
2. #59-2025 - #25-42 Patrick Meehan – Side Yard & Rear Yard Variances Approved
3. #60-2025 - #25-47 Keith Mayo - Lot Frontage & Lot Width Variances Approved
4. #61-2025 – #25-38 Brian Giordano – Use Variance Approved
5. #62-2025 - WSP-05-25 Brian Giordano – Site Plan Waiver Withdrawn
6. #63-2025 - #25-46 Marc DiFrancesco – Side Yard Variance Approved

Applications:

1. WSP-07-25 & #25-45 Caterina Supply Inc. – Site Plan Waiver & Use Variance

The applicant is seeking a use variance to allow for the construction of a 1,134 square foot canopy addition to an existing accessory structure to provide better protection of construction materials. In addition, the applicant is seeking a side yard variance, lot coverage and a site plan waiver; along with any other variances or waivers deemed necessary by the Board. The property is located at 1271 Glassboro Road (US 322), also known as Block: 14001 Lot 4 in the BP Zoning District.

2. #25-49 Isabel Vasquez Santiago – Side Yard Variance

The applicant is seeking a side yard variance to allow 9.6 feet where 25 feet is required for a 14.5- foot by 17-foot existing addition; along with any other variances or waivers deemed necessary by the Board. The property is located at 1443 N. Tuckahoe Road, also known as Block 14301 Lot 13 in the BP Zoning District.

Extension Request for Board Action:

1. #512-SP – Best Auto Deals, LLC & #20-32 Sarvjeet Singh – Extension of Use Variance & Preliminary and Final Major Site Plan Approval
The attorney for the applicant is requesting an extension for the use variance and preliminary and final approvals.

2. #523-SP & #23-21 Noira Chaberton JV LLC – Extension of Use Variance & Preliminary and Final Major Site Plan Approval.
The attorney for the applicant is requesting an extension for the use variance and preliminary and final major site plan approvals.

Public Portion:

Reports:

Minutes:

1. December 15, 2025

Adjournment: