

Chairman Brod called the Eleventh Regular meeting to order at 7:00 P.M. in the Courtroom

The Pledge of Allegiance and Moment of Silence were observed.

The Board Secretary read the open public notice which was published and posted on January 12, 2016

Roll Call was taken by Jenifer DeSimone, Board of Adjustment Secretary

Board Members: Ms. Jones, Present; Mr. Bailey, Present; Mr. Folcher, Present; Mr. Green, Present; Mr. Killen, Present; Mr. Kramer, Present; Mr. Francescone, Present arrived 7:05; Vice-Chairman List, Present; and Chairman Brod, Present.

Board Professionals: Mr. Angelastro, Traffic Engineer, Present; Mr. McVey, Fire Marshal, Present; Mr. Petrongolo, Planner, Present; Mr. Long, Engineer, Present; Mr. Norman, Board Solicitor, Present; Ms. DeSimone, Board Secretary, Present.

Procedures and Announcements: Chairman Brod reviewed the Zoning Boards procedures.

Announcements: 1). The application for Mt. Laurel Veterinary Real Estate, the file number was #14-D-04A and has been changed to #16-D-16. 2). The application for TEC Liquors, Inc. #15-D-16, 3214 Route 38, Block 301.12, Lot 2 is being continued to the January 11th, 2017, Zoning Board meeting.

Memorialize Resolutions:

1. RAJAN BHATIA, ZB#16-C-12, 4 Ridings Court, Block 806.04, Lot 3. Chairman Brod asked for a motion to memorialize resolution #16-C-12. Vice-Chairman List moved the motion and Board member Killen second. All present voted affirmatively and the motion was carried.
2. SHAMMI AND ANJU BHATIA, ZB#16-C-15, 83 Watson Drive, Block 905.07, Lot 12. Chairman Brod asked for a motion to memorialize resolution #16-C-15. Vice-Chairman List moved the motion and Board member Killen second. All present voted affirmatively and the motion was carried.
3. MOUNT LAUREL PARTNERS, LLC, ZB#16-C-14, 1215 Route 73, Block 1100, Lot 2.07. Chairman Brod asked for a motion to memorialize resolution #16-C-14. Vice-Chairman List moved the motion and Board member Killen second. All present voted affirmatively and the motion was carried.
4. DOUBLETREE PROPERTIES LP ZB#16-D-06A aka Larchmont Equities II, LLC, Royal Farms. Chairman Brod asked for a motion to memorialize resolution #16-D-14. Vice-Chairman List moved the motion and Board member Killen second. All present voted affirmatively and the motion was carried.

Minutes: Chairman Brod asked for a motion to adopt the Regular Meeting Minutes of October 05, 2016. Vice-Chairman List moved the motion and Board member Killen second the motion. All present voted affirmatively and the motion was carried.

Zoning Board Professionals: Mr. Angelastro, Traffic Engineer; Mr. McVey, Fire Marshal, Mr. Petrongolo, Planner, Mr. Long, Engineer, were sworn in by the Board Solicitor.

Discussion Item: 1. Shelter Development, LLC, ZB#90-C/D-04B, 400 Fernbrook Lane, Bk 510.02, Lots 6.02, 6.03, 6.04. Requesting a One (1) year Extension of Approval the Use Variance Resolution was memorialized on December 02, 2015. Mr. Stephen Nehmad, Attorney at law discussed the reason for the extension. The current property HovPro Investments Group, LLC cannot yet convey clear title to the Applicant who is under contract to purchase the remainder of the subject property that it does not yet own currently. The Applicant expects to close on the property as soon as possible. Chairman Brod asked for a motion. Vice-Chairman List moved the motion for a one (1) year extension of the Use Variance approval and Board member Killen second the motion. Roll call vote: Vice-Chair List, Agree; Mr. Killen, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Mr. Green, Agree; Mr. Kramer, Agree; and Chairman Brod, Agree. Motion carried approved.

Petitions before the Board:

1. GERALD P. CAMPAGNA, ZB#16-C-16, 30 Rancocas Boulevard, Block 101.10, Lot 3
The Bulk Variances sought is from section 154-63 of the Zoning Ordinance to enable the applicant to:
Construct a permitted freestanding accessory carport on a non-conforming lot. 1). the existing lot is 7,500 square feet where 9,375 square feet is required 2) the existing lot is 60 feet wide where 75 feet is required 3). the width of the lot at the main building is 60 feet wide where 75 feet is required. The Board Secretary read the application and certified the completeness. Mr. Campagna, was sworn in by the Board Solicitor. Mr. Campagna stated he had a heart attack recently his architect was going to give testimony.

Petitions before the Board: 1. GERALD P. CAMPAGNA, ZB#16-C-16

Mr. Neil Thompson, Licensed Architect was sworn in by the Board Solicitor. He described the proposed Cantilevered Carport being constructed next to the side of the house. The Carport was designed to look like the Log Cabin home. Mr. Thompson reviewed the three variance requested. Chairman Brod opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member Francescone moved the motion to approve the three variances and Vice-Chair List second the motion. Roll call vote: Mr. Francescone, Agree; Vice-Chairman List, Agree; Mr. Folcher, Agree; Mr. Green, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; and Chairman Brod, Agree. Motion carried approved Memorandum Signed.

2. SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04, 523-525 Pleasant Valley Ave., Block 1205, Lots 1 & 2, R-3 zone. The Zoning Board granted the Use Variance 6/1/16. The applicant is requesting a Major Preliminary and Final Site Plan and Bulk Var. for Façade and Freestanding Signs: To construct an 1830 square foot Dunkin Donuts restaurant with drive-thru along with accessory onsite parking, landscape buffering, fencing. ACT BY: 01/17/2017 - Public Hearing continued from Oct. 5th meeting. Mr. Nehmad, Attorney for the Applicant discussed the letter sent to the Zoning Board Office dated October 25, 2016, signed by the residents in the area of the proposed application. Mr. Nehmad asked Mr. David Shropshire, Applicants Traffic Engineer to respond to the questions raised in the letter. 1). The number of Trip Generated by the Dunkin Donuts. 2). Improvements to site. 3). Safety by designing the driveway with right in and right out only and one-way flow of traffic on the property. There is no change in the level of service at this site. Anyone going into the neighboring developments would only be turning around if they were lost. The pass by traffic is not generating a significant increase and there is no change to the level of service. Dunkin Donuts have been studied significantly over time. The applicant has agreed to improve the County's crosswalk and restrict left turns and right turns into the site. The Site plan is a safe and sufficient plan, one way traffic, by-pass lane and 2 access points. Mr. Angelastro, ZB Traffic Engineer reviewed the residents letter and stated the level of service didn't change and the applicants traffic engineers report is accurate and the previous DOT studies. Mr. McVey, Fire Marshal reviewed his report of October 21, 2016. Mr. Nehmad stated the Fire Departments performance standard ordinance 1985-12. Mr. Speitel discussed exhibit A-5 revised fire truck circulation plan dated 11/2/16 and A-6 same site plan with the truck turning on Fellowship road from Moorestown - Right in and Right out. Fire trucks can turn into the site from the left turn lane. Chairman Brod opened the hearing to the public and stated if you spoke previously wait until the end of the public portion. Mr. Richard Evans residing at 7 Edinburgh Lane was sworn in by the Board Solicitor and was concerned with the menu board and traffic circulation. Dr. Jeffrey Shaman residing at 18 Edinburgh Court was sworn in by the Board Solicitor and was in opposition of the application and questioned the basin. Mr. Speitel testified the applicant will have a detention basin which is no standing water in the basin. He further stated the basin was designed per the state requirements. Mr. Nehmad stated they will comply with all the regulations and will remove the above ground oil tank and clean up the site per the requirements and the procedures which is prescribed by law. Mr. Mark Russo residing at 20 Edinburgh Court was sworn in by the Board Solicitor and was in opposition of the application due to traffic. Mr. Angelastro, ZB Traffic Engineer said he reviewed the applicants Traffic Engineer report. He was out to the site this morning and watched for an hour. Based on his observations the movement in and out of the site can be done and traffic will have to wait for an appropriate gap. Ms. Kim Painter residing at 279 Fellowship Road was sworn in by the Board Solicitor. Ms. Painter is the adjacent neighbor to the applicant's property and had concerns about the buffer, cars, noise, music playing, lights, animals, drainage, smelling trash and snow removal and where are they going to put it. Mr. Speitel discussed exhibit A-5 the water drains to the site and in the manhole in the county right of way. The applicant will not touch or drain into the neighbor's property. The noise generated from Dunkin Donuts will comply and met the standards required by law. Mr. Long, ZB Engineer stated the Board's require an as built of the noise study. Mr. Nehmad said the applicant would comply with the requirement. The Board Solicitor noted the applicant and public had reached the 1 ½ hours. Chairman Brod polled the Board members to extend the public hearing to December 7, 2016.

Petitions before the Board: 2. SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04

Board member Francescone moved the motion to adjourn the hearing and Vice-Chair List second the motion. Roll call vote: Mr. Francescone, Agree; Vice-Chair List, Agree; Mr. Folcher, Agree; Mr. Green, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; Chairman Brod, Agree. Chairman Brod noted no further notice is required by the applicant. This is the public notice this hearing is continued to Wednesday, December 7th Reg. meeting.

Chairman Brod called for a 5 minute recess and then reconvened the Regular meeting.

3. AUTOMOTIVE RENTALS, INC. ZB#16-C-17, 2001 Bishops Gate Blvd., Block 510, Lot 2 I zone
The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the applicant to: Erect two (2) ARI façade signs, each with a height of 4'10". The Secretary certified the completeness. Mr. Frank Wisniewski, Attorney at law represented the applicant combined applications into one hearing. Mr. Wisniewski had the exhibits marked A-1 site plan front elevation; A-2 side elevation; A-3 façade detail; A-4 ARI on the building. The façade signs will be on the Northerly and Westerly sides of the building. Façade signs one on each entrance to the existing office building. Each sign faces a different view from Bishops Gate Blvd. due to the curvilinear nature of Bishops Gate Blvd. ARI is the sole tenant and occupant of the building. The permitted size sign is 30" high which would be too small to see from the road to properly inform visitors where ARI is located. Mr. Petrongolo, Zoning Board Planner reviewed his report dated October 27, 2016. Chairman Brod opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member Green moved the motion to approve #16-C-17 and Vice-Chair List second the motion. Roll call vote: Mr. Green, Agree; Vice-Chair List, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; Chairman Brod, Agree. Motion carried the application was approved.

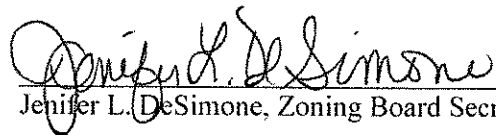
4. AUTOMOTIVE RENTALS, INC. ZB#16-C-18, 4001 Leadenhall Road, Block 510, Lot 5 I zone.
The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the Applicant to erect two (2) Holman façade signs each with a height of 4'6". The Board Secretary certified the application complete. Mr. Frank Wisniewski, Attorney at law represented the applicant and combined both applications into one hearing. ARI at 2001 Bishops Gate and Holman at 4001 Leadenhall Road. Mr. Stephen Greenfield, Director-Property Management-Holman Automotive Group was sworn in by the Board Solicitor. Exhibits marked A-1 Survey, with the Façade Sign locations noted; A-2 Color Sign Detail Plan for the Southerly (Main Entrance) Façade; A-3 Color Rendering for the Southerly (Main Entrance) Façade showing both signs in place; A-4 Color Sign Detail Plan for the Westerly (Second Entrance) Façade; S-5 Color Rendering for the Westerly (Second Entrance) Façade showing both signs in place. Mr. Wisniewski stated this building is the Global Headquarters for Automotive Rentals, Inc. and is becoming the Corporate Headquarters for Holman Enterprises, Inc. The building is fully utilized by the Owner, Automotive Rentals, Inc. The building faces Leadenhall Road for traffic approaching from two different directions. A 30" High Façade sign which is permitted by the Zoning Ordinance is too small to see from the Road to properly inform visitors that the Building is where ARI and Holman are located. Mr. Petrongolo, Zoning Board Planner reviewed his report dated October 27, 2016. Chairman Brod opened the hearing to the public, seeing none, closed the public portion and asked for a motion. Vice-Chairman List moved the motion to approve 16-C-18 and Board member Folcher second the motion. Roll call vote: Vice-Chairman List, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Mr. Green, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; Chairman Brod, Agree. Motion carried the application was approved.

5. MOUNT LAUREL VETERINARY REAL ESTATE, ZB#16-D-16, 220-230 Mount Laurel Road, Block 508, Lot 2.01, I zone. The Use variance sought is from section 156-56 of the Zoning Ordinance to enable the application to: Propose a "Pet Resort" providing grooming, boarding and daycare services. The application was certified complete. Mr. Robert Baranowski, Attorney at law represent the applicant in the matter. Witnesses to give testimony: Mr. Robert Mankowski, Doctor of Veterinary Medicine and part owner of the Mount Laurel Veterinary Practice; Mr. Richard J. Clemson, Professional Engineer, James Sassano Associates, Inc.; Ms. Leah Furey Bruder, Professional Planner; Mr. Nathan B. Mosley, Professional Traffic Engineer, Shropshire Associates, LLC; were sworn in by the Board Solicitor.

Petitions before the Board: MOUNT LAUREL VETERINARY REAL ESTATE, ZB#16-D-16 continued Exhibits marked: A-1 Flyer of Services; A-2 Letter from Champ's Dog House; A-3 Concept plan for Use Variance sheet 1 of 1 prepared by James Sassano Assoc., Inc.; A-4 Aerial Photograph of 220 Mt. Laurel Road. Dr. Robert Mankowski reviewed the concept of the Pet Resort, Grooming, Boarding and Day Care and 24 hour Hospital services. This is a small luxury facility 4,000 to 5,000 square feet. Mr. Clemson, Professional Engineer testified to the concept plan, the aerial photograph and discussed the adjacent properties. The parcel is a 4.9 acres with 2 existing buildings. One of the buildings will be renovated to make the pet resort. The applicant is requesting Bulk & Buffer variances. Mr. Mosley, Traffic Engineer testified reviewing his traffic report dated October 13th, 2016, regarding the number of trips in the am and pm and 16 parking spaces will be on site. Ms. Furey-Bruder, Professional Planner gave testimony regarding the D-1 Use variance and the rehabilitation of the house on the property for the care taker to attend to the pet's needs. A maximum of 4 employees on site. The property is surrounded by residential homes, turnpike, animal hospital, and township field. There is fresh water wetlands and property area will be improved and upgraded. Further discussed was the positive, negative criteria and the special reasons per the Municipal Land Use Law purposes, master plan and zone plan. There is no substantial impact to the public good. The positive criteria advanced the MLUL section 2. a, section 2.g & section 2.i. The maximum number of animals boarding & daycare, grooming would be up to 40 animals at this site at one time. Mr. Petrongolo, Zoning Board Planner reviewed his report dated October 19, 2016. Mr. Long, Zoning Board Engineer reviewed his report dated October 24, 2016. Mr. Angelastro, Zoning Board Traffic Engineer reviewed his report dated October 24, 2016. Mr. McVey, Fire Marshal reviewed his report dated October 25, 2016. Chairman Brod opened the hearing to the public, seeing none, closed the public portion. The Board Solicitor read the conditions: 1. The D-1 Use Variance subject to obtaining Site Plan approval 2. No outdoor runs shall be permitted during night-time hours 3. The pet resort, grooming, daycare is limited up to 40 animals 4. Hours of operation 7 am to 7 pm on weekdays and 8 am to 5 pm on weekends 5. The vacant house will be utilized for the caretaker's needs in connection with the operation of the pet resort. 6. 4 employees on site 7. All of the Board of Adjustments professionals reports. Chairman Brod asked for a motion. Board member Green moved the motion to approve the application subject to the Solicitors conditions and Board member Folcher second the motion. Roll call vote: Mr. Green, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; Vice-Chairman List, Agree and Chairman Brod, Agree. Motion carried approved.

Discussion Item: Annual Report to Twp. Council and Planning Board: Per the MLUL 40:55D-70.1 Report on variance application, amendment recommendations: Zoning Board of Adjustment Findings of Fact 2014 & 2015 Chairman Brod stated the Board will discuss at the next regular meeting. Chairman Brod asked for a motion to adjourn the meeting at 10:20 PM. Board member Francescone moved the motion to adjourn. All present voted affirmatively and the motion was carried.

Adopted on: December 7, 2016


Jennifer L. DeSimone, Zoning Board Secretary