The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Brocco, Mr. Schwenke, Mr. Cupersmith, Mr. Senges

Absent: Mr. Cohen, Mr. Weil

Also, present, Chris Norman, Board Solicitor, Ben Matlack, CME, Board Engineer and Corrine Tarcelli, Zoning Board Secretary

**NEW BUSINESS**

**Animal Welfare Association**

509 Centennial Blvd.

Block 207, L11

Mr. Norman summarized the case stating the Applicant is seeking a Use Variance pursuant to Chapter 156.020 to approve a temporary use permit to install two side by side trailers measuring up to 48’ x 60’ (also known as a double-wide trailer) to be mounted on a concrete foundation. The trailers will be utilized for some of the pet clinic services for a two-year period; and seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

Mr. Robert Baranowski, Hyland Levin Shapiro Attorneys at Law, Marlton, NJ, Attorney on behalf of the Applicant stated as Mr. Norman indicated the Applicant is seeking approval for two trailers for pet clinic services for a temporary period of approximately two years. The trailers are needed prior to, during, and a short time after construction of a new animal shelter and expansion to the existing pet clinic. An expansion was previously approved which will be slightly modified. An amended site plan application and amended use variance application is literally in the pipeline and forthcoming before the Board. The trailers are to be utilized to temporary locate the services into the trailers while the work is being performed for the new expansion and new facility. The Applicant is seeking to temporary locate the two trailers as mentioned. The operations at the site will be significantly scaled down while the project is ongoing. Relative to the ordinance Mr. Norman mentioned Section 150.07(I) states temporary facilities for conducting permitted uses outside of any structure or other improvement identified on the current approved site plan for the property may only occur on the location shown on the approved final site plan for the lot. Any temporary use not on any improved site plan shall require a temporary use permit pursuant to Section 156.020. This ordinance requires two criteria, no temporary use permit may be issued unless the Applicant establishes to the satisfaction to the Zoning Board the following: Such use will not have a detrimental effect upon the uses of land and activities permitted in the zone. Such use will contribute materially to the welfare of the community under conditions peculiar to the time and place involved.

Ms. Richmond, Executive Director of the Animal Welfare Association (AWA) was sworn in to testify. She stated she has worked for the AWA for ten years. The AWA is a 71 year old charity. It is an operating animal shelter as well as a pet clinic. The animal shelter operates basically by taking in pets from the public as well as from overcrowded shelters. They remain in the care of the shelter until they are mentally and physically able to be adopted. Approximately 2,200 pets go through the program. Approximately another 1,000 pets are able to stay in their home with their owners by providing them with veterinary care. The pet clinic provides services to the public and discounted veterinary care and vaccines. The AWA also helps other shelters in the community and provides wellness services to the public. The AWA is also the only veterinarian provider for the City of Camden with the Pets on Wheels Program. Based on all of the services the AWA provides, approximately 15,000 pets are helped within the year. The AWA provides community education for free within the school systems as well as on site. They have a long time standing partnership with Kingsway, Bancroft and Yale schools providing opportunities for young adults with mental and physical disabilities to partake in their work for approximately 300 students a year.

Ms. Richmond further stated with the existing project, they had to make operational changes this year into the next year. They started reducing their services by at least 50%. The adoption center because it will be moving into the current pet clinic will be reduced by 30% through a combination of reducing space and also the transport program. Right now they are operating approximately 50% less spay/neuter program. The hours of operation are from 7 a.m. to 5 p.m. Administration staff has been moved to the Cooper office. Therefore, there are less employees on site as well.

Ms. Richmond stated the proposed trailers will be utilized for clinic services. The trailers will consist of two exam rooms, a surgical area, a washing area, a waiting area and a reception area. The clinic will be moving in there but operating on a much smaller level. The pet clinic is actually going to be slightly modified and the shelter is going to be operating in the pet clinic. That space has drainage, has a fire suppression system, water and heating to meet the physical needs of the animals. This was always part of the original plan.

Mr. Cupersmith questioned what would happen should the trailers be required for a longer period of time. Mr. Baranowski stated the Applicant would have to come before the Board for an extension. Once the trailers are no longer needed, they will be removed.

Mr. Paul Witthohn, PE, CME, Consulting Engineer Services, Sicklerville, NJ was sworn in to testify and was qualified by the Board as an expert. Mr. Witthohn stated with the drastically reduced square footage of the building and operations during this temporary phase, the AWA will not need nearly as much parking as they have currently available. The trailers will substitute parking space and they will be located in the parking area. They will be back away from the main road so there will not be a visibility issue. The site does slope downward. The trailers fit within the parking island and with the elimination of the temporary disuse of the spaces, there is no need to have parking in the rear. The handicapped spaces will be up against the additional clinic. The entrance to trailer will be facing the existing clinic. Emergency vehicles can circulate around the location and there is even an opportunity to change the pattern. He further stated he recommends one way signage and do not enter signage which would eliminate circulation concerns. Mr. Witthohn stated he would work with the Board Engineer regarding the flow of traffic. The photos provided in the packets accurately depict the trailers and were marked into the record as Exhibit A1.

Mr. Matlack inquired as to whether or not the drive isles are sufficient to handle two way traffic? Mr. Witthohn stated there are two alternate arrangements, one is to temporary disuse the parking spaces or use the parking spaces as an enhanced drive isle. In the two parking islands there are two light poles and two trees both will be removed for the placement of the trailers and will be replaced once the trailers have been removed. Adequate parking lighting will be provided. Lighting will be provided on the outside of the trailers.

Mr. Kyle, Professional Planner was sworn in to testify and was qualified as an expert by the Board. Mr. Kyle stated such use will not have a detrimental effect on the uses or ordinances permitted within the zone. Significant buffering is provided. The temporary trailers are going to be located within the parking island. Mr. Kyle reiterated there is adequate buffering.

This portion of the hearing was closed. The meeting was opened to the public. Seeing no one; the public portion was closed.

Mr. Cupersmith motioned to approve the use variance pursuant to Chapter 156.020 to approve a temporary use permit to install two side by side trailers measuring up to 48’ x 60’ (also known as a double-wide trailer) to be mounted on a concrete foundation. The trailers will be utilized for some of the pet clinic services for a two-year period; seconded by Mr. Willard.

Ayes: Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Brocco, Mr. Schwenke, Mr. Cupersmith, Mr. Senges

Nays: None

Mr. Norman stated Mr. Baranowski stated the organization is under a time constraint to have the trailers installed. Therefore, Mr. Norman had taken the liberty of preparing a draft Resolution that aligns with the testimony heard. The Board may memorialize the Resolution. For the record each one of the Board Members read the Resolution.

Mr. Willard moved to accept Resolution 19-28; seconded by Mr. Brocco; none (0) against; Mr. Willard, Mr. Weil, Mr. Brocco, Mr. Schwenke abstained.

Seeing no further business Mr. Senges made a motion to adjourn, seconded by Mr. Willard.

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Corrine Tarcelli

Zoning Board Secretary