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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR JUNE 22, 2023
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

CALL TO ORDER & FLAG SALUTE

NOTICE:

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

ROLL CALL

RESOLUTIONS

MINUTES

June 8, 2023

OLD BUSINESS

NEW BUSINESS

RASHIDAH ROBINSON

MDR/100A

Case #ZC2022-029

1 ALTON AVENUE | BLOCK: 206, LOT: 8.01

Action Date: 8/15/2023

The applicant is seeking "c" bulk variance for a proposed inground pool in the rear yard, with relief from the following sections:

- A. **Section 150.13(A)(6)**, where the minimum rear yard setback for accessory uses and structures is 15', and the proposed pool decking is just 10.7' from the rear property line; and
- B. **Section 152.015(D)(3)**, where the minimum side yard setback for accessory uses and structures is 15', and the proposed side setback is just 12'; and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

MOHAMAD HAMMAD

MDR

Case #ZC2023-010

9 ROYAL COURT | BLOCK: 230.27, LOT: 47.09

Action Date: 9/12/2023

The applicant is seeking "c" bulk variance for an as-built patio in the rear yard, with relief from the following sections:

- A. **Section 152.015(B)(3)**, where the minimum side yard setback required for the property is 15' and the existing patio has a side yard setback of 13' and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

The applicant is seeking a conditional use variance and site plan waiver to permit Class 5 Cannabis retail establishment, with relief from the following sections:

- A. **Section §152-175.C**, where cannabis retail businesses shall not be located within 500 feet of the RR district and the subject property is 430 feet from the RR district along Kresson Gibbsboro Road; and
 - B. **Section §152-175.C**, where cannabis retail businesses shall not be located within 500 feet of a house of worship and the subject property is 450 feet from the Mt. Zion AME church on Route 73; and
 - C. **Section §152-102.A**, where the minimum required lot area is 2 acres is required for retail use in the MB Major Business Zone and where the subject property is 0.82 acres; and
 - D. **Section §152-102.A**, where the minimum required front yard setback is 50 feet and the existing building is setback 29 feet from Route 73; and
 - E. **Section §152-102.A**, where the minimum required rear yard setback is 100 feet and the existing building is setback 37 feet from the rear property line; and
 - F. **Section §152-102.A**, where the maximum impervious coverage for lots not connected to the sewer is 30% and the property has 32% impervious coverage; and
 - G. **Section §152-102.E**, where parking is required to be setback at least 20 feet from any side or rear lot line and the parking lot is 13 feet from the southern side lot line; and
- Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): July 13, 2023, August 10, 2023, September 14, 2023

****PLEASE BE ADVISED THAT THE FOLLOWING MEETINGS HAVE BEEN CANCELLED: JULY 27, 2023 & AUGUST 24, 2023****