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ZONING BOARD OF ADJUSTMENT
AGENDA FOR DECEMBER 12, 2024
6:45 P.M. CAUCUS, 7:00 P.M. MEETING

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

SWEARING IN OF BOARD PROFESSIONALS

RESOLUTIONS

Resolution 24-38	ZC2024-025 – 903 White Horse Road | Block: 151, Lot: 19 SWEETSPOT DISPENSARY, LLC
Resolution 24-39	ZC2024-026 – 12 Knottingham Drive | Block: 304.04, Lot: 17 PHILLIP CAMPBELL

MINUTES

NEW BUSINESS

SOLAR LANDSCAPE, LLC B Case #ZC2024-028
612 BERLIN ROAD | Block: 147, Lot: 1

The Applicant requests minor site plan approval with use and bulk variances to install rooftop solar panels and associated ground equipment as part of the Community Solar Program. The relief requested is as follows:

A. §150.17.C.(1)(b) – Flat roof mounted solar structures are to be constructed on residential dwellings, garages, or accessory structures, whereas the applicant has proposed to install them on commercial buildings. This is a 'd' variance; and,
B. §150.17.C(2)(a) – Solar energy systems shall not generate more power than is needed for the structure they will be located on, where power for a community solar project is proposed on top of the buildings. This is a 'd' variance; and,
C. §150.13.A(9)(a) – Ground mounted utility structures are only permitted in side or rear yards, where the solar energy equipment cabinets and switching gear will be located in the front yard.
D. §150.14.B(2)(a) – No fence shall be erected, altered or reconstructed forward of any buildings in the front yard or within the required front yard setback applicable to such property, whichever is greater, whereas the applicant is proposing a 6-foot solid vinyl fence within the front yard; and,
E. §152.085.C(1) – The minimum front yard setback should be 100 feet, whereas 54.1 feet is the preexisting non-conformity; and,
F. §152.085.C(2) – The minimum rear yard setback should be 100 feet from any property line which abuts a residentially zoned or used property, whereas 74.4 feet is the preexisting non-conformity; 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): January 9, 2025 (Reorganization), January 23, 2025, and February 13, 2024.