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ZONING BOARD OF ADJUSTMENT
AGENDA FOR APRIL 10, 2025
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

MINUTES

NEW BUSINESS
DR. MURRAY BUCK & MRS. CHRISTINE BUCK MDR/R100 Case #ZC2025-003
15 Hazel Avenue | Block: 206.16, Lot: 13

The applicant requests bulk variance relief to permit a deck in the front and side yards, where accessory building and uses are only permitted in the rear yard. The relief requested is as follows:

A. **Section 150.13(A)(1)** where accessory structures are only permitted in the rear yard, and the proposed deck is located in the front and side yard; and

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

OLD BUSINESS
MA II, LP MB Case #ZC2024-029
177 Route 73 | Block: 228, Lot: 17.01

The Applicant requests a D3 conditional use variance to change an existing static billboard to a digital billboard. The relief requested is as follows:

A. ***Section 150.15(E)(8)(f)(2)*** – All lights shall be directed onto the billboard structure, where the digital billboard will be internally illuminated and project light outwards; and
B. ***Section 150.15(E)(8)(f)5*** – The minimum lot size shall be 0.5 acres and maximum lot size shall be 3 acres; the property contains approximately 0.026 acres; and
C. ***Section 150.15(E)(8)(f)6*** – The minimum lot frontage shall be 100 feet, and the maximum lot frontage shall be 300 feet; 15 feet of lot frontage is provided; and
D. ***Section 150.15(E)(8)(f)7*** – The sign structure shall be a minimum of 500 feet from any residential zone district; the billboard is located approximately 125 feet from the MDR district to the east of the site across Route 73; and

E. ***Section 150.15(E)(8)(f)13*** – All off-premises signs shall be located on the west side of Route 73 within the first 5,000 feet of the northern Township line; the billboard is proposed approximately 5,300 feet from the northern Township line along the west side of Route 73; and

F. ***Section 150.15(E)(8)(f)15*** – Off-premises signs shall be located at least 300 feet from any intersection, where the sign will be 80 feet from the intersection of Route 73 and William Feather Drive; and

G. **Section 150.15(E)(8)(f)16** – Side yard setback shall be 20 feet, rear yard shall be 20 feet and front edge of the sign shall be 20 feet from the right-of-way; the billboard is proposed with an approximate 4.7 feet from the side yard, and 6 feet from the front yard; 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): June 12, 2025