

ZONING BOARD OF ADJUSTMENT

AGENDA

September 10, 2024

7:30 P.M.

1. FLAG SALUTE

2. SUNSHINE LAW

3. ROLL CALL

4. PUBLIC COMMENT

5. Amend/Approve Minutes of August 13, 2024

6.

Z.B. 23-6823 Fathi & Hanan Boktor- Continued Public Hearing to approve Bulk Variance to legalize existing two (2) backyard gazebos over an existing concrete patio in the rear yard of their property located at 49 Cannonade Drive. Block 404 lot 27 within the PAC zone. **Application has been withdrawn**

Z.B.24-6846 Dimple & Pushpendra Khaira-Public Hearing requesting a Bulk Variance to construct an addition to the existing dwelling with a second floor, covered front porch, rear deck and detached garage located at 315 Route 79 block 169, lot 13 within the LC zone.

Z.B. 24-6843 J. Haugh Cranes, Inc.-Public Hearing seeking Use Variance approval to utilize existing building as a crane rental service business located at 260 Tennent Road block 172, lot 49 within the LC zone.

Z.B. 23-6831 Sebos Properties-Public Hearing seeking Preliminary and Final Site Plan approval to reconstruct the existing one story office building, and a storage building, located at 52 Tennent Road block 120 lot 18 within the C-2 zone.

Z.B.24-6845 Hindu American Temple and Cultural Center-Public Hearing seeking Preliminary and Final Major Site Plan with Use and Bulk Variance approval to construct a 10,903 sf community center to include paver walkways, concrete handicap ramp, pavement striping, and an ADA compliant parking space with 3 underground stormwater basins located at Texas Road and Wooleytown Road block 147, lot 17.01 within the LC zone.

7. Resolution:

Z.B. 21-6729 405 Route 9, LLC-Memorialization granting a one year extension of the Conditional Use Variance and Preliminary and Final Site Plan Approval to construct two one story retail buildings located at 405 Route 9 block 288 lots 370 & 371 within the C-3 zone.

Z.B. 22-6793 Mallboro Dream Development- Memorialization denying a Bi-Furcated Use Variance approval to remove all existing structures and construct a 44 unit townhouse development. The project will have 36 market rate units and 8 affordable units with 116 parking site through stalls, driveways and garages, located 356 Texas Road Block 111, Lot 2 within the R-60 Zone.

Z.B. 24-6844 Cezary and Locja Gawel-Memorialization granting a Bulk Variance to relocate and reconstruct a portion of the existing driveway, with additional retaining walls and grading of property, located at 120 Nolan Road block 132 lot 42 within the LC zone.

Z.B. 24-6841 Alex Moshkovych-Memorialization granting Bulk Variance to construct a 6 foot high white vinyl fence to enclose the front yard located at 2 Bluebird Lane block 412.06 lot 2 within the PAC-II zone.

ZB 23-6821 V Arc Builders-Memorialization granting a Use Variance approval to construct a 99, 440 sf 2 story self-storage building located at 446 Route 79 block 132 lot 9 located within the CS zone.

Motion to adjourn: