

PENNSAUKEN TOWNSHIP ZONING BOARD OF ADJUSTMENT

PROPOSED AGENDA

Wednesday – MAY 20, 2020

Salute to the Flag

Roll Call

Sunshine Law

HEARINGS:

AC PELLEGRINI, LLC-is requesting either site plan waiver approval or site plan approval associated with the approved full service used car dealership with automobile repair and sale of accessories at the property located at 5910 South Crescent Boulevard, Pennsauken, New Jersey, also known as Block 5845, Lot 1. The Applicant is proposing no changes to the existing footprint of the existing buildings and structures located on the subject property. The Applicant is proposing aesthetic improvements including the repainting of the buildings, repairs to existing masonry walls, all of which can be accomplished through Township issued Permits. Supplemental landscaping, site lighting and ADA parking spaces are proposed subject to review and approval by the Zoning Board Professionals. All other existing conditions shall remain unchanged. Pre-existing, non-conforming minimum side yard setback, minimum rear yard setback, maximum building coverage and lot coverage shall remain unchanged as existing, non-conforming conditions and as a result no variances are required for any and/or all pre-existing non-conformities. The Applicant is requesting approval of any and all variances, (including any variances that may be required for the pre-existing nonconforming minimum side yard and rear yard setbacks and maximum building and lot coverage), waivers and permits requested or required at the public hearing. Premises located 5910 S. Crescent Blvd. Known as Plate 58, Block 5845, Lot 1 on the Tax Map of the Township of Pennsauken. Zoning District: C-2 (Redevelopment)

MEGA PALACE INVESTMENTS, LP- seeking a use variance and /or an expansion of a previously granted use variance and/or a variance from provisions of Section 48-16 to extend the previously granted use variance an additional one (1) year from the date of publication of the current approval, a variance from the provisions of ordinance section 141-76.C(5)(b) to permit a lot coverage of 72% where a of 60% maximum is permitted, a submission waiver from Section 141-68.A requiring submission of Site Analysis, a submission waiver from Section 141-68.B requiring submission of an Environmental Impact Statement, a design waiver from Section 141-73 to allow for parking space which are 9' x 18' in size, conditional use approval to allow for a reduction in the parking space width to 9 feet, amended preliminary site plan approval and final site plan approval for property located at 5211 Route 38, Pennsauken, NJ, designated as Block 6001, Lot 73.04 on the Tax Map of the Township of Pennsauken, to permit the construction of an approximately 28,800 square foot retail and restaurant building, with accompanying parking, landscaping, lighting and storm water management. The applicant will seek all any and all other waivers, variances or other approvals required by the Pennsauken Zoning Board of Adjustment, by the Board's professionals, and /or otherwise required to permit the project in question. Zoning District: R-1.

RESOLUTIONS: (Granting/Denying a variance as set forth in the resolution)

Approval of the Minutes

Correspondence

Payment of Bills

Coordinator's Report

Adjournment

Alternate for Last Meeting –