



Tamara Leigh, 1071 Buckingham Drive - Applicant spoke on behalf of herself. After testimony, the board was able to ask questions and receive satisfactory response by the applicant. Applicant desired to build a deck within the pre-existing fence. She explained that the lot size of her townhome would create a hardship in construction in order to comply with the township ordinance. It was also stated that there are other properties that were granted the same variance that is being requested.

Public Comment open, when no one from the public stepped forward public comment was closed.

Motion to approve application was made by Chairman Nichols with a second by Vice-Chair Welsh, roll call vote 6-approved, 0-opposed. Motion passes, application approved.

2. **Application #22-ZB-0003 (Restaurant Ventilation Design)**  
**Restaurant Ventilation Design Tax Map Block 3 Lot 11,12.03**  
**281 Lawnton Drive Residence (R-2) Zone**

**Requested Relief:** *Use variance approval for commercial use in an R-3 zone, to utilize existing non-conforming garages as a sheet metal fabrication shop*

David Thatcher – Thatcher Passarella Law Firm Turnersville, NJ  
Glen Armstrong – Restaurant Ventilation Design, Principal Member  
Tiffany Morrissey – Applicant's Planner, Galloway NJ

Mr. Thatcher presented before the board the application of Restaurant Ventilation Design. He continued to state the construction, previous use and future use of the site. Mr. Thatcher allowed his witnesses to provide testimony in front of the board, with the opportunity for the board to ask questions and receive answers to satisfaction. Mr. Armstrong gave an extensive testimony regarding the operations of his business as it pertains to the product that is produced. Mr. Armstrong stated that much of the work is done at the customer's job site. Stated that 80% of the work is at the client's job site. Further description of the applicant's site and the surrounding properties along with the suspected use of the house that is included with the property. Applicant stated that the house will not be used as a residence. Applicant gave further testimony on the use of the various structures on the property, he further stated that there would be no production of material outside any of the structures. The company currently employs 15 personnel, which includes himself, his son and sales staff. Only two offices will be onsite, sales will have no office onsite, at any given time the remaining 12 employees will mainly be on the job site with an occasional 1 or 2 employees at the location for production purposes. Vehicles will be housed in the garages, with the hours of operation currently 7am – 3:30pm Mon-Fri. Deliveries will be accepted at this property, mainly via a box truck, there will be no tractor trailers. The property does not have a loading dock. No retail or customers will be at the site as Mr. Armstrong preferably deals with vendors and not contractors. Applicant confirms an understanding that a site plan review will need to occur if the board approves this variance.

Board and Board Professionals were given the opportunity to ask the applicant questions and receive responses to satisfaction. Board questioned the noise level of the business activities, applicant stated that it depends on the actual needs of their clients, however increased noise levels will be approximately a couple hours per day.

Applicant's Planner Tiffany Morrissey gave testimony in reference to the application. Ms. Morrissey restated the intended use of the buildings on the property with the rear most building being used for storage only, the second building closest to the house structure will be used for fabrication and the house structure for office space. Gave further explanation in reference to the zoning of the property where she referenced the 1994 Master Plan and noted that the property is noted as an M1 zone but on the map is an R3 zone, which is inconsistent with the note. As she further explained, referencing the 1994 Master Plan Reexam, the lines and notes were consistent at that time. Stated that if this property were to be in the M1 zone then what is being proposed would be a permitted use. Ms. Morrissey gave testimony pertaining to the use of the facility and further testified that this application satisfies that the positive criteria are advanced given the historical value of the location being that it was in use since the 1960s as an auto repair shop mixed with the residence in the front. Ms. Morrissey further stated that Mr. Armstrong is intending to enhance the current condition of the property and make improvements being that it has been previously vacant, an example was given to run gas lines to the rear buildings so there are not above ground oil tanks.

Board members and professionals were given an opportunity to ask questions. When no questions were asked the Chair opened the application up for public comment.

**Ed Citrone, 1024 Milton Ave** – Stated that his concern was the effect of the business to his property and appreciated the questions from the board to the applicant. Applicant commended the board by stating “I feel that you have my back”. When no other public came forth to comment, public comment was closed.

Motion to approve phase 1 with contingencies of the driveway resolution and that the house is restricted to office use only, can be addressed by site plan by John Barna, seconded by Charles Fentress. Roll Call Vote – 6-approved, 0-opposed. Motion passes, application approved.

NOTE: The question of setbacks by Mr. Thatcher will be addressed during site plan review.

## **CORRESPONDENCE**

– Resignation of Maureen Concordia – acknowledged by Board Chair

## **REPORTS**

1. **Zoning Board of Adjustment Solicitor** (Malamut & Associates) - none
2. **Zoning Board of Adjustment Engineer** (Bryson and Yates) - none
3. **Zoning Board of Adjustment Planner** (CME Associates) - none

## **RESOLUTIONS FOR MEMORIALIZATION**

– Resolution 2022-2: Daniel Gottshall – Roll Call vote – 6-approved, 0-opposed, application approved

**OPEN MEETING TO THE PUBLIC** - none

**ADJOURNMENT** - Motion to adjourn by Charles Fentress, seconded by Rick Nichols, Voice Call all in favor "AYE", Meeting adjourned at 8:00pm.

Respectfully Submitted,

*Bernadette Davis Green*

Bernadette Davis Green  
Executive Secretary

ADOPTED ON: 03/08/2022