

**AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
JUNE 11, 2008**

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**CALL THE MEETING TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

CALVIN CASS  
HERBERT JAMES  
DAVID LIEDERMAN, Chairman  
GEORGE LOWERY  
MICHAEL P. PALISCHAK, Vice Chairman  
LOUIS PARZANESE  
RAY SINGLETON  
ERNIE SMITH           ALTERNATE # 1  
MARTIN SANDER       ALTERNATE # 2

**OTHERS PRESENT:**

|                       |                        |
|-----------------------|------------------------|
| LAWRENCE LUONGO, ESQ. | ZONING BOARD SOLICITOR |
| GARY WHITE, P.E.      | ZONING BOARD ENGINEER  |
| DEBBIE WELLS          | RECORDER               |
| DARLENE DOUGHERTY     | SECRETARY              |
| EDWARD MCGLINCHEY     | ZONING OFFICER         |

**ANNOUNCEMENTS:**

This meeting is being conducted in full compliance with the "Open Public Meetings Law" and notices were sent to the Courier Post, Record Breeze and the Inquirer. In addition, due notice was provided on the Official Bulletin Board. In accordance with the Land Use Act of New Jersey, this meeting is being electronically recorded.

In accordance with Zoning Board Resolution ZR2008-10, all Zoning Board Meetings are to begin at 6:30 PM and no new application will be started after 10:00 PM, unless extended by majority vote by the Zoning Board Members during said meeting.

**EMERGENCY EXITS:**

Please be aware in the event of an Emergency, all persons in the Courtroom should exit the courtroom quickly and orderly, using the two main doors in the courtroom and then locate the nearest exit to safety. In addition, all cell phones shall be turned off or placed on vibrate during the Zoning Board Meeting.

**PUBLIC PARTICIPATION:**

Each application will be open for public participation. All citizens will be sworn in and allowed five minutes to be heard unless extended by the board.

**MINUTES:**

A Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the minutes of the May 14, 2008 Regular Meeting as submitted and dispense with reading of same.

Voice Vote: All in favor\_\_\_\_\_ Any oppose\_\_\_\_\_

**APPLICATIONS:**

**PRELIMINARY MAJOR SUBDIVISION W/BULK VARIANCES:**

Midlantic Development, LLC Block 1202, Lot 5  
Erial Road Zone: RM  
Sicklerville, NJ

75 age restricted single family dwellings

A letter was received from the applicant’s attorney, Michael Fralinger, Esq., requesting this matter to be postponed until the August 13, 2008 Zoning Board Meeting. The applicant respectfully requests no additional notice to the property owners or newspaper publication be required.

**BULK VARIANCE:**

George & Joyce Pedrick Block 201.01, Lot 57  
6 Wedgewood Court Zone: PC  
Berlin, NJ 08009

Request rear yard setback from the required 25’ to 14’ for the construction of a sunroom

**COMPLETENESS:**

Metro PCS Pennsylvania, LLC Block 602, Lot 1.01  
654 Cross Keys Road Zone: C  
Sicklerville, NJ

Co-location of antennas on an existing communication monopole

**USE VARIANCE & WAIVER OF FORMAL SITE PLAN W/BULK**

**VARIANCE:**

Metro PCS Pennsylvania, LLC Block 602, Lot 1.01  
654 Cross Keys Road Zone: C  
Sicklerville, NJ

Co-location of antennas on an existing communication monopole

**RESOLUTIONS:**

- ZR2008-25 RESOLUTION APPROVING BULK VARIANCE FOR JOSEPH AND PATRICIA SPILA AT BLOCK 101, LOT 36.**
- ZR2008-26 RESOLUTION APPROVING COMPLETENESS FOR CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS AT BLOCK 4301, LOT 2.**
- ZR2008-27 RESOLUTION APPROVING USE VARIANCE AND WAIVER OF FORMAL SITE PLAN FOR CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS AT BLOCK 4301, LOT 2.**
- ZR2008-28 RESOLUTION APPROVING COMPLETENESS FOR PIERSON DENTAL ASSOCIATES AT BLOCK 2203, LOT 10.05.**
- ZR2008-29 RESOLUTION APPROVING PRELIMINARY MAJOR SITE PLAN AND VARIANCES FOR PIERSON DENTAL ASSOCIATES AT BLOCK 2203, LOT 10.05.**
- ZR2008-30 RESOLUTION APPOINTING SPECIAL COUNSEL TO THE ZONING BOARD.**

**ADJOURNMENT:**

A Motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to adjourn the meeting. Voice Vote