1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 06/27/2022, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS
   A. **AB-2022-25, Armando Vuksilaj, 2005 Bald Mountain Rd., 09-24-100-007**
      The petitioner is seeking 5 variances from Zoning Ordinance #78 – Zoned R-1
      Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
      1. A 40-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 0-ft. from the road right-of-way line along Bald Mountain Road (west).
      2. A 37-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 3-ft. from the front property line along Starlight Trl (north).
      3. A 37-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 3-ft. from the front property line along Starlight Trl (east).
      4. A 7-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 3-ft. from the side property line (south).
      Article XXVII, Section 27.03(G)(2)
      5. Corner clearance requirement variances to erect a 6-ft. fence at the intersection of a driveway and a road right-of-way (north & south).

   B. **AB-2022-27, J.S. Brown Road, LLC (Mattress Firm Wall & Ground Sign), 851 Brown Rd., 09-33-351-036**
      The petitioner is seeking 2 variances from Sign Ordinance 153 – Zoned BIZ
      1. A variance for 1 additional wall sign above the 1 allowed for a total of 2 wall signs totaling 117.26-sq. ft.
      2. A 12-ft. road right-of-way setback variance from the required 30-ft. for a ground sign to be 18-ft. from the road right-of-way.
      and, 1 variance from Zoning Ordinance #78; Zoned BIZ
      3. A 22-ft. front yard setback variance from the required 40-ft. for a ground sign to be 18-ft. from the front property line (Brown Road).

   C. **AB-2022-28, Georgette Dib, 563 Oakland St., 09-11-316-023**
      The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-3
      Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
      1. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line to the east.
      2. A 10-ft. rear yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the rear property line south.
In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.