



**New Appeals:**

**#8-14 Elks Lodge #2845**

120 S. New York Rd.

B. 1260.01 L. 20

Zoning District: CC-2

Minor Site Plan Approval

Proposed: The applicant is requesting a site plan approval to address the expanding of the parking areas and site improvements at the property.

The applicant is represented by Timothy Patrick Maguire, Esquire.

Robert Bruce and Mr. Thomas were sworn in.

Mr. Maguire addressed the board. He explained that the Elks Lodge came before the Zoning Board in March of 2014 and was granted a Use Variance and "C" Variances. They are now here for their Site Plan Approval.

Mr. Bruce was accepted as an expert. He then explained what is at the site and what is being proposed. He addressed the parking and the overflow parking. The applicant thinks it would be better to have Tiffany CuvIELLO, Township Planner, come to the sight and discuss the landscaping. They have an existing septic system and the applicant will be sure to contact the County Health Department for any requirements they may have. The waivers being requested are for the Environmental Impact Statement, Community Impact Statement, and the Stormwater Management Impact Statement. There is an existing irrigation system there already. The trash enclosure will be on the North Side of the property.

The applicant has agreed to work with the professionals with what they requested.

Tiffany CuvIELLO, Township Planner, read from her report dated June 5, 2014.

Mike stated that the Elks Lodges busiest time is on their meeting night. They would have approximately 16 people there. That meeting is held every other Tuesday. On any given day there would be a rotation of about 10 people. Other organizations use the lodge for meetings also the number of cars would be about the same for those meetings. The Elks Lodge has been at this location for about 4 years.

Tiffany CuvIELLO stated that her primary concern would be parking and landscaping. She then stated for the record that the Fire Department is requiring a non-combustible trash enclosure.

Charles Endicott, Zoning Board Engineer, read from his report dated June 4, 2014.

The applicant testified that the School is available to use for overflow parking.

**Board Questions:**

Board member Clute asked, if the waiver for asphalt in the parking lot was granted would it leave them open to future applicants?

**Mr. Rosenberger explained it would not.**

**Mr. Endicott, board engineer, stated that in his professional opinion the stone parking area is justified.**

Board member Greb asked Mr. Endicott if the handicapped isle could be either on the left or right of the spot.

**Mr. Endicott stated it could be on either side.**

Board member McColgan asked what the hours of operation are.

**Mr. Thomas stated they are open on Monday thru Thursday 2pm – 8pm and Friday thru Sunday 12pm – 8pm. It's the bartenders discretion if they stay past 8pm.**

How many seats do you have at the bar?

**12 at the lounge.**

How many people can be accommodated in the meeting room?

**By the fire code they can only accommodate 38 people.**

How legal is the letter regarding the parking agreement between the Charter School and The Elks Lodge?

**Mr. Rosenberger stated that this letter is not a binding contract. If it should develop that the Galloway Community Charter School does not permit the applicant to use their lot for overflow parking the applicant will have to come back to this board for a sight plan approval with relation to special event parking overflow. If there is no approved overflow parking plan in place there can be no special events.**

**There will be a condition that if a special event permit is requested they will have to show proof of available parking with the application for the Police Department. Mr. Maguire stated that would be fine.**

Board member DiPietro asked how many special events they have per year.

**Mr. Thomas stated that 3 is the usual.**

**Public Comments**

Joseph Aurelio, wanted to say Thank You to the board.

## **Findings and Facts**

Board member Huber stated that the application is adequate and comprehensive and the applicant is very cooperative to meet all the requirements. He does not see where the application will cause any negative detriment to the area. He would approve this minor site plan.

Board member McColgan stated he understands the applicants' inability to accommodate all the board needs because of the setbacks and the situation that this lot presents. It is not a real industrial lot that you can just drop all the things you need on there. It is an existing building; so, at some point the zoning board and the planning board agreed that the building was ok for that situation. He still has reservations about this agreement with parking; all the great events you can have can be tragically made to look bad if should a traffic accident happens out in front of that. Coming from the law enforcement side it's a very hairy line between good for the public and a detriment to the public. With that being said he thinks the application serves its purpose and that everything that is in there will be in accordance with what this board needs to do for that lot.

Board member Coleman would like to commend the applicant and their professionals for a clear and concise application and for an inherently beneficial use to the Township. They cleared the hurdle of being more than reasonable to work with and willing to go above and beyond the minimum requirements in order for us to; in good faith, permit the variance and this fills a need that we have in the Township.

Board member DiPietro thanked the applicant for their willingness and cooperation to comply with the requirements and doing a wonderful job and the great service they supply.

Board member Greb stated that the changes from the preliminary site plan to this is great. The location of the trash enclosure is in a great location. The application looks great.

Board member Clute thanked the applicant for complying with everything that was requested in the March meeting and for working with the professionals and for fixing any problems when they do their walk around. He also thanked them for everything they have done for the community and is glad they are doing improvements to stay.

Chairman Sykes agrees with the fellow board members. The Elks are well known. He is in agreement with it.

Motion to approve application #8-14 Elks Lodge #2845 with the following items of relief.

- Site Plan Approval
- Check list waivers #18 & #25
- Design waivers are for stall sizes of 162 sq. feet vs. 180 sq. feet, a stone surface parking lot rather than blacktop and no loading area.

The site plan approval will be subject to the following conditions of approval

- Designated wheel stops noted on the plan.
- Parking with the adjoining Charter School will remain in full force and effect the applicant will show proof of continuing approval for the offsite parking at the Charter School in connection with all permit applications for special events.
- The applicant will comply with the technical comments of the reports of Mrs. Cuviallo and Mr. Endicott.
- The applicant will meet with Mrs. Cuviallo in connection with additional lighting and landscaping and will comply with her suggestions and requests.
- The applicant will meet and discuss with the board engineer in connection with the asphalt driveway aprons.

There are also two variance being granted for

- Landscape buffering of 1-4.8 feet where 7 feet are required.
- A parking space in the front yard setback area.

The motion was made by Huber and seconded by McColgan.

Those in favor: Coleman, Clute, Dipietro, Huber, McColgan, Greb, and Sykes

Meeting adjourned at 7:47 p.m.

Submitted by Heather Butler, Administrator