DELANCO TOWNSHIP
JOINT LAND USE BOARD
2018 ANNUAL REPORT OF VARIANCES

1. APPLICANT – BOISE CASCADE BUILDING MATERIALS DISTRIBUTION, LLC

Property Designation – Block 1900, Lot 1, I-2 Zone, 700 Coopertown Road

The board granted amended preliminary and final major site plan approval, a site plan waiver and a design exception approving a project modifying the interior of an existing building to increase office space and decrease warehouse space and to use a portion of the adjacent property for outside storage and for the loading and unloading of trucks. Front yard setback, side yard setback and maximum impervious coverage variances that were sought by the applicant in application 2018-01 were all pre-existing non-conforming conditions. In fact the site plan that was submitted showed a *de minimus* decrease in impervious coverage.

2. APPLICANT – JENKINS, PHILIP & ALEXANDRA

Property Designation – Block 1205, Lot 16, R-4 Zone, 411 Third Street

The Board denied bulk variances to construct an oversized detached garage. Originally the applicant proposed a 30 foot x 40 foot, 1,200 square foot garage that would have required variances for height, width, depth and area. The applicant later revised his proposal to a 24 foot x 32 foot, 768 square foot garage that required one variance – to exceed the 650 square foot maximum area permitted by ordinance. The board found that approval of the variance would not result in the removal of an eyesore, that it was questionable that the proposed pole barn would blend in with its surroundings, and because of a lack of testimony and evidence, that the proposed garage would do anything to reduce the number of cars parked in the neighborhood. The applicant did not provide any physical evidence that the grant of the variance would promote a desirable visual environment and presented insufficient evidence to support a finding that the proposed variance would advance any purpose of the MLUL.

The Delanco Township Joint Land Use Board does not recommend any zoning ordinance changes based on the information contained in this report.