

improvements proposed but they do need to show more information on the site plan. There will be 10 parking spaces located in the front of the property, 8 parking spaces in the rear and 2 spaces for car sales. A use variance is needed because the Township ordinance does not allow used car sales in the zone but it does allow new car sales. The positive and negative criteria were then discussed.

Mrs. Heller asked where the cars would be parked in the front. Mr. Nassar stated they will be behind the set back and that he would mark it on the plan. Mrs. Heller also stated that the property right now looks un-kept. Recycling and trash was discussed and a note is to be made to the plan referring to it.

The board attorney questioned where the test driving would take place. The applicant stated most likely on the White Horse Pike.

The parking was then discussed further.

Public Comment

None.

Board Questions/Comments

Board member Coleman asked if 2 employee spaces would be sufficient.

Board Chairman McColgan asked if they have other dealerships in the County.

No.

What will they be parking on?

There is a gravel area.

Mrs. Heller stated that this is an existing site so storm water management is not being done.

Mr. Nassar stated that the parking will be shown on the plan. Mrs. Heller stated that the minimum setback from the White Horse Pike is 50 feet.

Mrs. Heller stated that this property had administrative approval for the use of the garage and that there is ample parking. As a condition of approval the applicant needs to submit a plan that shows everything.

County and State approvals must be granted.

Board attorney gave a summary of the application.

A motion to approve application #4-20, MBM Holdings, LLC was made by Bancheri and seconded by Sperling.

All in favor: Babin, Bancheri, Coleman, Kern, Sperling, McColgan

Meeting adjourned 6:57 pm.