

days. Mr. Hernandez said most of their business takes place through internet sales. He also explained that only finish detailing would be done on site and no delivery of vehicles would occur on the Pike. Ms. Dodds asked about employee parking.

Mr. Jefferis then addressed the encroachment by Kid Rip's onto the east side of their property. It was agreed that Toyota would allow a six foot easement for use by Kid Rip's.

Mr. Wozunk stated that there was a utility easement needed since a sewer pipe runs through the Toyota property.

Architect Steven Schwartz presented proposed interior changes.

Teal Jefferis, Engineer, presented reasons why this property was suitable for the requested use variance-used car lot. Teal then presented the bulk variances requested-6 in total-one for impervious coverage and the rest for parking setbacks.

Vice-Chairman Aupperle asked the board members if they had any more questions. He then opened the floor to the public for questions: Kandy Klehamer, 104 S. Oakland Avenue: Ms. Klehamer stated she thought the used car business was well suited for the area but did not approve of used cars being stored on the strip of railroad property. She was concerned about leaking fluids and alarms. A discussion ensued among the members regarding allowing new or used cars on the railroad property.

Mike Ripa, 105 S. Black Horse Pike: Mr. Ripa stated he had a good working relationship with Toyota. Mr. Jefferis reported that drainage issues will not impact Kid Rip's property.

See no one else wishing to speak a motion was made by Venella, seconded by Goushian to close the public portion. The motion carried and Vice-Chairman Aupperle declared the public portion closed.

A discussion ensued as to whether a vote should be taken on the entire application as one or to bifurcate it into two separate requests. It was decided to bifurcate the application.

Solicitor Rowan presented the terms of the first resolution to approve allowing used cars to park on the strip of land referred to as the "railroad property". A motion was made by Goushian, seconded by Venella to approve this use. Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: None. Nays: Goushian, Wozunk, Farmer, Dodds, Aupperle & Venella; Absent: White Vice-Chairman Aupperle declared the request to park used cars on the railroad property denied.

Solicitor Rowan presented the terms of the second resolution to approve the site plan, bulk variances, lot consolidation, sewer easement, Kid Rip's easement, gates and terms presented in Mr. Bach's review letter. A motion was made by Venella, seconded by Goushian to approve this portion of the application. Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Goushian, Wozunk, Farmer, Dodds, Aupperle & Venella; Absent: White Nays: None. Vice-Chairman Aupperle declared the application approved.

#### **GOOD & WELFARE:**

Seeing no one else wishing to speak, a motion was made by Aupperle, seconded by Dodds to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 9:06 PM.

**Approved by:**

  
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**Kandy Klehamer, Chairwoman**

**Attest:**

  
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**Joyce Pinto, Secretary**