

Meeting advertised in accordance with the NJ Sunshine Law.

Roll call: attending: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Gross
Mr. Ingber, Mr. Gonzalez,
Absent: Mr. Halvorsen, Mr. Naftali, Mr. Halberstam
Attorney: Jerry Dasti
Engineer: Terry Vogt
Secretary: Fran Siegel

Salute to the flag.

Motion to approve minutes of February 5, 2018 – Mr. Lankry

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gonzalez,

Request from Adam Pfeffer, Esq to carry **Appeal # 4058 – E. 7th Street Developers** to the April 9, 2018 zoning board meeting to work with the neighbors.

Motion to carry – Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

No further notice and agreed to a waiver of time.

Request from Brian Flannery to carry **Appeal # 4049, Shasnis, LLC**, Henry Street, Block 778 Lots 1, 2, 3 & 77.

Motion to carry to April 9, 2018–Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

No further notice and agreed to a waiver of time.

Letter requesting a 90 day extension to file the subdivision map for **Appeal # 4030, Shmuel Zeffren**, Stirling Avenue, Block 189.05 Lot 149, R-10 zone.

Motion to carry – Mr. Ingber

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

Mr. Gonzalez announced that there were only 6 members here tonight.

Appeal #2969A – Joseph Brecher – 15 Tori Drive, Block 2 Lot 139, R-40 zone. Requesting modification to the tree conservation easement.

Mr. Dasti - This application was on last month and he felt that an application needed to be filed so the neighbors could to be noticed.

Brian Flannery, sworn. All neighbors were noticed. Trying to put in a pool house. Neighbor to the north is the Country Club.

A-1 tax map

A-2 aerial

A-3 map submitted

Mr. Flannery – No trees are coming down for the pool house. Just changing the lines. They are arbitrary lines. This is a 40,000 square foot lot.

Open to Public – Closed to Public

Motion to approve - Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

Appeal # 4061 – Yakov Spero, 18 Irene Court, Block 11 Lot 1.28 R-15 zone. Variance to construct a 12 x 20 shed in the rear yard setback, required 5 feet – proposed 3.

Secretary read report.

From: Terry Vogt – Engineer/Planner – January 16, 2018

The applicant is requesting bulk variance relief for side yard setback for shed and size of shed 200 square feet area allowed per UDO and 240 square feet proposed.

Yakov Spero, affirmed. Shed is constructed in the side yard setback. He hired a person for the shed. He testified that there is water issues and concrete was poured.

A-1 letter from neighbor in favor of the shed.

Open to Public. Closed to Public.

Motion to approve size of shed and 2 feet from property line – Mr. Ingber

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

Appeal # 4066 – Marcel Rottenberg, Gudz Road, Block 11.30 Lot 15, R-12 zone. Single family home with bulk variances requested.

Secretary read report.

From: Terry Vogt, Engineer/Planner – February 19, 2018

The applicant is seeking new bulk variance relief including side yard setback, rear yard setback and building coverage to conduct a new 3,124 square foot single family house.

Brian Flannery, engineer/planner sworn. Asking for bulk variance on an existing lot.

A-1 tax map

A-2 subdivision map creating Oasis Court

A-3 subdivision map creating Jule Court

A-4 plot plan

Mr. Flannery – this is an existing lot on Gudz Road. One side of the property is open space and the other side is an access easement so there is limited impact. This lot was created by subdivision.

Mr. Flannery reviewed Terry Vogts report. Rear yard setback variance requested is only for the deck. The house is not in the setback. There is no connection from the ground floor to the attic. First floor is 2,617 square feet; second floor is 2,546 square feet for a total of 5,163 square feet without the garage.

Mr. Ribiat suggested that the house be made smaller so there would be no need for setback variances.

Mr. Flannery – the neighbors were notified. There is a 25 foot access easement along the property. The neighbors lot has the access easement. The house will be 10 feet from the property line and then the access easement. There is a utility easement between lot 4.04 and 4.05. There is enough room for 9 parking spaces.

Mr. Lankry – does not have a problem with this.

Marcel Rottenberg, affirmed. He will actually be using the garage for his car. Back entrance to the house is from the deck.

Open to Public.

Nathan Schlesinger, 21 Oasis Court, affirmed. He is in full support of this application. It will have no impact at all on the neighbors.

Shloime Klein, affirmed. Said that the mike is not working and the public cannot hear.

Hershel Friedman, affirmed, 531 Stirling Avenue, owner of 60 Gudz Road and has no objection to this application.

Closed to Public.

Motion to approve – Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

Appeal # 4056 -River Ave Development LLC, River Avenue, Block 420.01 Lots 12 & 23
Construction of a single story bank with associated drive thru, on site parking and site improvements.

Secretary read report.

From: Terry Vogt, Engineer/Planner – February 20, 2018

The applicant is currently seeking preliminary and final major site plan approval with bulk variance. This site plan approval is to construct a one story 3,660 square foot bank and a 3 lane drive thru (ATM) canopy in the Hospital Support zone.

Miriam Weinstein represented applicant. This site is currently owned by Kimball Medical Center. There have been approvals on this property to construct a medical office building at 500 river, also a bank was approved. Another approval was to create lot 16.02 and to construct a Wawa which has not been built yet. CVS Pharmacy is on the corner of Prospect Street and Route 9. Asking for site plan approval for a bank with a drive-thru. Lot will remain a single family home and is not part of this application.

Brian Flannery, engineer/planner, sworn.

- A-1 aerial showing the development of the site
- A-2 color rendering showing proposed bank and drive thru
- A-3 proposed development with the approved development and Wawa
- A-4 tax map

Mr. Flannery – described the exhibits. Lot 23 is where the drive-thru is going. They will obtain easements for parking. They are taking 6 feet off Lot 23 and adding it onto lot 12. Lot 23 will have the drive thru with parking. Explained the in and out parking for the new bank. There are 12 parking spaces. There is also access to go through and go out onto Prospect Street. Lakeland bank is on lot 23 with an existing driveway. Lot 23 will also have an Ocean First bank. They will obtain an easement from lot 18 for parking spaces. Front yard setback is 87 feet. They would have room to widen Route 9. No parking variances will be required. Need height sign variance for the cupola for the drive-thru. By ordinance they are only allowed to have one sign. They are requesting more than one sign. They are only asking for one sign on Route 9.

A-6 east elevation - drive through with the sign on top.

Mr. Flannery – The ordinance allows 35 square feet and the sign is almost 40 square feet. Sign will be setback 24 feet from the property line. Also 6 feet high is required and the have 6.7 feet. Asking for a design waiver for street trees. They will do whatever the township requires with respect to fixing the roads. The parking is shared with 500 River Avenue. The hospital owns adjoining lot 18. There will be a cross access easement and will run with the land.

William Vogt, Jr. L2 A Land Design, engineer, sworn. WaWa has 50 parking spaces and is self-contained. You cannot get from 500 River to WaWa. 215 spaces on Lot 23. You can get out on Route 9 or go through the back and get out on Prospect Street.

Nick Verderese, Dynamic Traffic, sworn.
Board accepted credentials.

Mr. Verderese – the peak hours were 8 – 9 a.m. and in the evening 4:45 – 5:45. Banks are usually low generators of traffic.

Open to Public.

Shloime Klein, affirmed. Asked for sidewalks from Route 9 to the building.

Closed to Public.

Mr. Flannery – there will be a sidewalk from Route 9 to 500 River approximately 83 feet. There will also be cross walks across the driveway.

Motion to approve with sidewalks and striping, with sign variances etc, – Mr. Gross
Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

Mr. Lankry had to leave and so there were only 5 members present.

Adam Pfeffer, Esq. requested that **Appeal # 4059 – Arlington National LLC**, John Street, Block 758 Lots 19 & 24. R-7.5. Use variance for partial office use, be carried until April 9, 2018

Motion to carry – Mr. Ribiat

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,
Mr. Gonzalez

No further notice – agreed to a waiver of time.

There are only 5 members available to vote. This is a use variance and they need 5 affirmative votes.

Mr. Pfeffer asked to have **Appeal # 4063 – Avigdor Ziemba**, Lincoln Street, Block 769 Lot 19.14, R-7.5 zone. Use variance for duplex. Lot width required 60 – proposed 54. Carried to the April 9th meeting.

There were objectors in the audience and they asked to have it carried until the May 7th meeting.

Mr. Pfeffer agreed to carry until May 7, 2018

No further notice and agreed to waive time.

Motion to table to May 7, 2018 - Mr. Gelley

Second – Mr. Ingber

Roll call vote: Mr. Gelley, Mr. Ribiat, Mr. Ingber, Mr. Gross, Mr. Gonzalez.

Resolutions

Appeal # 3974 – Greenes, Block 2 Lot 23.01, Clearstream Road – Resolution to approve the construction of a different house plan than was approved by the Zoning Board.

All in favor of adoption of this resolution.

Appeal # 4015 – Jodi Gelb – 302 & 306 Dewey Avenue, Block 247 Lot 17 & 18 – Resolution to grant a 90 day extension to file map.

All in favor of adoption of this resolution.

Appeal # 4053 – Sarah Ziskind, 58 Birch Street, Block 417 Lot 8, R-10 zone. Resolution to approve bulk variances for the construction of a single family home.

All in favor of adoption of this resolution.

Appeal # 4054 – Avraham Teichman, 9 Forsgate Way, Block 189.17 Lot 111, R-20 zone.

Resolution to approve the construction of a 12 x 22 deck in the rear yard setback – required 20 feet – approved 8 feet.

All in favor of adoption of this resolution.

Appeal # 4055 - Lakewood Affordable Housing, LLC – Dr. Martin Luther King Drive, Block 765 Lot 4, RM Zone. Resolution to approve a use variance for duplexes.

All in favor of adoption of this resolution.

Appeal # 4057 – K-Lakewood Associates, LLC, Route 70, Block 1077 Lot 21 – Approved a use variance for 3 self storage buildings
All in favor of adoption of this resolution.

Motion to pay bills.
All in favor.

Motion to adjourn.
All in favor.
Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Fran Siegel
Secretary