



**Z.B. 15-6561 SCHECHTER FAMILY, LLC.** - Continued Public Hearing to keep a newly constructed single family residence that was constructed without permits on a lot that already has an existing non-conforming use of a junkyard and a single family home. This additional house represents an expansion of a non-conforming use, located at 158 Tennent Road, Block 147, Lot 34 in the C-2 zone

*Application was withdrawn. If Applicant requests a hearing in the future, they must notice property owners.*

**Z.B. 16-6589 Alexandra Luski** - Continued Public Hearing for a Bulk variance to approve an existing 42” aluminum fence with 50” stone pillars built in the front yard and to approve an existing driveway that was built up to the property line, located at 215 Doe Trail, Block 154, Lot 1.19 in the LC zone

*Application to be carried to September 27, 2016 without further notice to property owners.*

**Z.B. 16-6594 Graffia** - Public Hearing to keep garage and driveway constructed without permits, on an undersized lot, in the front yard, exceeding permitted lot coverage, located at 467 Texas Road, Block 147, Lot 3 in the LC zone

Peter Klouser, Esq. was sworn in and gave testimony. Mr. Klouser stated that the Applicant was a tenant on the site and also a contract purchaser who realized the non-compliant structures on the site while going through the Certificate of Occupancy process.

Chester DiLorenzo, P.E., P.P. was sworn in and gave testimony. Mr. DiLorenzo stated that the subject site contained approximately 1.7 acres and was located in a zone that requires five acres. Mr. DiLorenzo further stated that the existing non-conformities are present on the site:

Section 220-35C(4) – No paved terrace shall be permitted closer than 5 feet to any side or rear property line; an existing concrete pad is depicted with an approximate 2 foot setback along the easterly side property line. Section 220-47C (Table D)- The minimum front yard setback for an accessory building shall be 100 feet; 15.2 feet is provided to the existing detached garage. There are setbacks of 46.1 feet provided to an accessory shed, as well as 92.7 feet to the existing one-story accessory building. A second accessory shed structure also provides an approximate 93 feet front yard setback.

Section 220-47C (Table D)- The maximum total lot coverage permitted is 5%; 9.8% is provided.

Section 220-47C (Table D)- The minimum lot area required is 5 acres; 1.7 acres is provided.

Section 220-47C (Table I)- The minimum lot depth required is 400 feet; approximately 278 feet is provided. Section 220-47C (Table I)- The minimum front yard setback required is 75 feet; 34.6 feet is provided to the dwelling. Section 220-47C (Table I)- The minimum side yard setback required is 75 feet; 51.1 feet is provided to the dwelling. Section 220-47C (Table I)- The minimum side yard setback required for an accessory structure shall be 40 feet; 3.3 feet, 6.5 feet and 7.2 feet are indicated as provided to accessory structures along the easterly side property line as well as 5.2 feet and 28.2 feet indicated to accessory structures along the westerly side property line. Section 220-140D (Table I)- The maximum total building coverage permitted is 2%; approximately 3.0% appears provided. Section 220-140D(1) (Table I)- The maximum total building coverage for accessory structures shall be 1,089 square feet; approximately 1,190 square feet appears provided for all accessory buildings and structures. Section 220-140E(2)(d) – Not more than one (1) shed shall be permitted to be placed on a property; five (5) accessory shed structures are indicated on-site. An additional coop structure also exists on-site. Section 220-140C- The minimum distance between an accessory building or structure and any other building(s) on the same lot shall be 20 feet; an accessory shed structure is within 20 feet of the existing dwelling and two (2) accessory shed structures along the easterly side property line are within 20 feet of each other. Section 220-165C – Each lot must front upon an approved public street at least 50 feet in width; the submitted Survey of Property for the site indicates a 33 foot wide right-of-way width provided along the site frontage. Section 220-169A- No carports are permitted in the Township; a carport structure is indicted adjacent to the detached garage.

Mr. DiLorenzo further stated that the subject site had previously been granted variance relief by the Zoning Board in a Resolution dated March 13, 1996 which permitted the utilization of an accessory building as a “Recreational Playhouse”. That Resolution also granted variance relief regarding minimum lot area, minimum lot depth, minimum front yard setback to the principal structure, minimum front yard setback to the accessory structure, and a minimum rear/ side yard setback to the principal structure which will remain pertinent to the site as outlined above. The 1996 Resolution further granted a design waiver regarding the paving of the driveway over 75 feet in length within the LC Zone. That driveway, however, he stated was now completely paved and was not consistent with the prior approval.

Mr. DiLorenzo stated that all utilities to the Playhouse had been cut-off. Mr. DiLorenzo further stated that all three concrete pads located on the site would be removed prior to the issuance of a Continued Certificate of Occupancy.

**PUBLIC** - *There were no members of the public expressing an interest in this application.*

***A motion in the affirmative***

Offered: Mr. Weilheimer

Ayes: 6 (Mr. Solon, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Nappi)

Recused: 0  
Nays: 0  
Second: Ms. DiGrande  
Absent: 3 (Mr. Levin, Mr. Weilheimer, & Mr. Virdi)

Abstain: 0

**Z.B. 16-6585 Amboy Avenue Partners, LLC.** - Continued Public Hearing for a Bulk Variance to construct an outdoor sports field with an inflatable dome and a 20' x 30' storage shed, and a Use Variance for an expansion of a non-conforming use, located at 185 Amboy Road, Block 178, Lot 291 in the IOR zone

Salvatore Alfieri Esq. was sworn in and gave a brief synopsis of the application to the Board. Mr. Alfieri stated that the hours of operation will be 8:00am to 10:00pm when the Dome is up, and when the Dome is down, 8:00am to dusk. Mr. Alfieri also stated that there will be no external lighting.

Richard Schommer, Jr. P.E. was sworn in and gave testimony. Mr. Schommer stated that he corresponded with John Borden Fire Sub-Code Official and revised the site plan according to Mr. Borden's comments. Mr. Schommer entered a color rendering of the revised site plan into evidence, it was marked A-29. C stated that the key changes were done to the north side of the proposed dome building. A 20' wide paved emergency access driveway that comes off the circulation driveway. Mr. Schommer reviewed John Borden's comments, and agrees to accommodate the changes, No Parking and Fire Lane signs will be installed in front of the dome. Mr. Schommer stated the revised plan now shows a total of 69 parking spaces with additional landscaping. Laura Neumann P.E. stated that Mr. Schommer has addressed all the technical comments in the CME review.

Matthew Rizzuto was sworn in and gave testimony. Mr. Rizzuto handles all the day to day operations. Mr. Rizzuto stated that drop off and pick up will occur near the front door of the dome. Mr. Rizzuto stated that they will have ten to twelve kids per team, twenty-four kids on the field maximum per game, each game is a one hour session. Mr. Rizzuto stated that the games will have a waiting period of thirty minutes in-between games. Mr. Rizzuto testified that the bathroom facilities

will be available in the Tennis building. Mr. Rizzuto stated that staff members will be outside directing the parents as to the proper pick-up and drop off procedure, in order to keep the traffic flowing. Chairman Shapiro stated that the fence that borders the residential development next door must be repaired and or replaced. Mr. Rizzuto stated that the fence was repaired. Mr. Cucchiaro asked if alcohol would be served or brought in by a caterer, Mr. Rizzuto replied, “no”. Chairman Shapiro asked if outdoor lighting will ever be installed. Mr. Rizzuto replied “no”.

Corey Chase P.E. of Atlantic Traffic Engineers was sworn in and gave testimony. Mr. Chase stated that he used a facility in Gillette , NJ also owned and operated by the Applicant, to conduct his study. Mr. Chase stated that both facilities would be doing similar activities. Mr. Chase stated that he doesn't feel that this application would have a negative impact on the neighborhood. Mr. Angelastro P.E. (Zoning Board Traffic Engineer) stated that he's looking for more signage within the existing facility and to the proposed dome area, otherwise Mr. Angelastro doesn't have any traffic concerns with this application.

Kevin Costello Director of the facility stated that he would be agreeable to limit the tournaments to five per year. Mr. Costello also stated that he agrees to the additional parking if the Board request.

Chairman Shapiro suggested that the Applicant come back to the Board with revised plans to indicate the changes testified at tonight's hearing. The Applicant agreed to carry the application, and come back with revised plan.

*Application to be carried to November 1, 2016 without further notice to property owners.*

## **RESOLUTIONS**

**Z.B. 16-6586 Friendship Circle** – Memorialization of Resolution granting of a Preliminary and Final Site Plan to create a center for special needs individuals to provide recreational and social opportunities and learn life skills in a zone that only permits residential uses, located on Texas Road, Block 172, Lots 27 & 29 in the LC zone.

### *A motion in the affirmative*

Offered: Chairman Shapiro

Ayes: 4 (Mr. Zwerin, Chairman Shapiro,  
Ms. DiGrande, Dr. Adler)

Second: Ms. DiGrande  
Recused: 1 (Mr. Solon)  
Nays: 0  
Absent: 3 (Mr. Levin, Mr. Weilheimer, & Mr. Viridi)

Abstain: 0

**Z.B. 16-6590 Kenneth Klawunn** – Memorialization of Resolution granting of a Bulk Variance to construct a 1,666 sq. ft. garage by adding back 952 sq. ft. to existing 714 sq. ft. garage that was damaged in Hurricane Sandy, located at 3 Syngle Way, Block 299, Lot 144 in the R-80 zone.

*A motion in the affirmative*

Offered: Chairman Shapiro  
Ayes: 3 (Mr. Zwerin, Ms. DiGrande, Dr. Adler)  
Recused: 0  
Nays: 0  
Second: Mr. Zwerin  
Absent: 4 (Mr. Solon, Mr. Levin, Chairman Shapiro, & Mr. Viridi)  
Abstain: 0

*A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.*

Respectfully submitted

Jennifer Bajar