



**Z.B. 15-6565 JAVED RIAZ** – Public hearing for a Bulk Variance to construct a 1622 sq. ft. sunroom addition to the rear of existing house and a 1,475 sq. ft. deck. Exceeds permitted lot coverage for principal and total building coverage, and accessory building coverage, located at 304 Bayview Dr., Block 153.01 Lot 5 in the LC Grandfathered to R-80 zone

Salvatore Santoro, AIA was sworn in and gave testimony. Mr. Santoro testified that the Applicant is proposing to construct an approximate 1,475 square foot deck along the rear of the dwelling, with an on-grade paver patio below. Mr. Santoro testified that the attached deck which would require the following variance relief: Section 220-140D(1) (Table 1) - The maximum permitted building coverage for an accessory structure shall be 1,000 square feet; approximately 1,475 square feet is proposed for the deck structure.

**PUBLIC** - *No one spoke on behalf of this application.*

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	5 (Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro Ms. DiGrande, Dr. Adler, Mr. Nappi)
		Recused:	1 (Mr. Solon)
		Nays:	0
Second:	Mr. Zwerin	Absent:	2 (Mr. Levin, Mr. Verdi)

**Z.B. 16-6573 KAMALPREET & IQLEEN VIRDI** – Continued Public Hearing for a Bulk Variance to construct an in-ground pool and hot tub, two covered pavilions, a gazebo, paver patios and walks, staircase and landing, and fencing in both front yards of a corner lot., located at 201 Walnut, Block 153.01, Lot 2 in the R-80/LC zone

The Applicants are proposing to construct an in-ground swimming pool in the rear of the property, with a paver patio as well as two covered pavilions, a gazebo and paver walkways. The Applicants also propose to install perimeter fencing (54 inch and 72 inch) around the entire property, including lot frontages, as well as enclosing the rear yard pool areas.

Peter Klausner, Esq. was sworn in and gave testimony. Mr. Klausner stated, the subject property was improved with a single family home and was located in the LC. Mr. Klausner testified, the house had been developed under the R-80 Standards and had previously received bulk variance relief in 2012.

Engineering testimony was originally provided by Christopher McDowell, P.E. Mr. McDowell explained that the Applicants were seeking to construct a 920 square foot pool, associated patios as well as two cabanas. Mr. McDowell testimony was then supplemented at the second hearing by Chester DiLorenzo P.E., P.P., P.L.S. Mr. DiLorenzo stated that the following revisions had been made to the plans: A 20 foot setback to the proposed 72 inch fence along Pleasant Valley Road. Landscaping between the 72 inch fence and Pleasant Valley Road. The setback from the covered pavilions to the pool was increased to 10 feet. The fence along the Walnut Drive frontage, and at the intersection with Pleasant Valley Road, has been decreased from 4.5 feet in height to 4 feet.

James Higgins, PP. was sworn in and gave testimony. Mr. Higgins stated that the proposed improvements would create an aesthetic upgrade to the property and would also foster better security on the site. Mr. Higgins noted that this was important as the Applicants' had reported several acts of vandalism. Mr. Higgins also stated that other houses in the area were similarly developed and that the proposed improvements would not be out of character with the neighborhood. Mr. Higgins testified that the proposed fencing would be decorative and attractive with a rod iron design.

**PUBLIC** - *No one spoke on behalf of this application.*

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes: 5 (Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro Ms. DiGrande, Dr. Adler, Mr. Nappi)
		Recused: 1 (Mr. Solon)
		Nays: 0
Second:	Mr. Zwerin	Absent: 2 (Mr. Levin, Mr. Verdi)



**Z.B. 16-6569 SFC ENTERPRISES, INC.** - Public Hearing for a Use Variance to Construct a one-story Medical Building 11,261 sq. ft. and a two-Story 24,000 sq. ft. Medical Building with associated parking, on a lot that has an existing two-story building that houses a spa business., located at 479 Route 520., Block 213, Lot 8.01 in the OPT II zone

Salvatore Alfieri, Esq. was sworn in and gave a brief synopsis of the application. Mr. Alfieri stated that the project had previously received use variance relief along with preliminary and final site plan approval for a single building which is now proposed to be split into two separate buildings.

The applicant was previously granted use variance relief along with preliminary and final site plan approval in a Resolution dated January 8, 2008 permitting retention of the existing spa, as well as the construction of a 35,261 square foot medical office building with associated two hundred-fifteen parking spaces. The Applicant is now seeking an amended use variance along with preliminary and final site plan approval to construct two (2) medical office buildings, one two-story building which will be 24,000 square feet (98 feet x 125 feet, with a 12,045 square foot footprint), as well as a one-story 11,261 square foot building (92 feet x 125 feet). The Applicant is also proposing to maintain the existing spa. The existing dwelling would still be razed. Access and parking are proposed to be shared by all buildings on-site with a paved drive along Route 520 providing a full movement entry and exit. The subject site will contain two hundred twelve (112) parking spaces. All proposed buildings are to be serviced by municipal water and sanitary sewer systems and a surface area infiltration basin is proposed along the rear of the site for stormwater management purposes. Two (2) generator units along the westerly side property line, refuse enclosures, site identification and building monument mounted signage, and landscape/lighting improvements are also proposed. The Applicant is further proposing phased construction whereby the one-story medical office building (11,261 square feet), associated parking for forty-one (41) vehicles and a refuse enclosure area are proposed as Phase 2 construction.

Jason Fichter, P.E., P.P. was sworn in and gave testimony. Mr. Fichter stated that the Applicant was proposing to retain the exact same square footage as had been previously approved but rather split it into two different buildings. Mr. Fichter further stated that spa would remain on-site. He stated that the medical office building identified as "Building 1" would be constructed on the first phase and that "Building 2" would be built only as needed. Mr. Fichter did note, however, that the split buildings would have a greater impervious coverage than is currently approved for the site. Mr. Fichter stated that the existing monument sign would remain and that directional signs would be placed on-site. He further testified that the proposed basin could accommodate the run-off increase from the additional impervious coverage. In response to questions from the Board, Mr. Fichter stated that the Applicant would comply with the Environmental Commission Report, as well as a report from John Borden from the Township Fire Bureau. Mr. Fichter also noted that all lease agreements would designate employee parking for the spots located furthest in the parking lot. Mr. Fichter noted that all deliveries would be performed by box sized trucks. Mr. Fichter stated that a path for emergency and sanitation vehicles would be depicted on the plan subject to review and approval by the Board Engineer.

Robert Adler, Jr., AIA. was sworn in and gave testimony. Mr. Adler stated that the proposed buildings be constructed using a synthetic stucco and that there would be façade signage on the building. Mr. Adler further stipulated that basements would be prohibited in the buildings.

**PUBLIC** - *No one spoke on behalf of this application.*

*A motion in the affirmative*

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, Mr. Nappi)
		Recused:	0
		Nays:	0
Second:	Mr. Zwerin	Absent:	2 (Mr. Levin, Mr. Verdi)

**RESOLUTIONS**

**Z.B. 16-6567 TRIANGLE BUSINESS PARK, LLC.** Memorialization of Resolution granting a Use Variance to allow an Adult Medical Day Care facility, not permitted in the zone, located at 165 Amboy Road, Block 178, Lots 293 & 294 in the IOR zone

Offered:	Chairman Shapiro	Ayes:	5 (Mr. Solon, Mr. Zwerin, Chairman Shapiro, Ms. DiGrande, Dr. Adler)
		Recused:	2 (Mr. Weilheimer, Mr. Nappi)
		Nays:	0
Second:	Ms. DiGrande	Absent:	2 (Mr. Levin, Mr. Verdi)

**Z.B. 16-6570 COLLIER SERVICES, INC.** - Memorialization of Resolution granting a Use Variance to Construct a 8,955 sq. ft., one story addition to existing School and Construct a one story 9,080 sq. ft. Arts Center, not permitted in the zone, located at 160 Conover Road, Block 153, Lots 38 & 47 in the LC zone

Offered: Chairman Shapiro

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

Recused: 1 (Mr. Nappi)

Nays: 0

Second: Dr. Adler

Absent: 2 (Mr. Levin, Mr. Verdi)

*A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Solon.*

Respectfully submitted

Jennifer Bajar