

facility designed to accommodate individuals with special needs. Ms. Wolosow explained that the proposed facility, while neither a strictly educational facility nor a therapeutic facility, is intended to promote the social development of persons with special needs as such as those diagnosed with Autism Spectrum Disorder. Ms. Wolosow's program provides various recreational and social opportunities within an environment geared to nurture such development and in which life skills are promoted. She further stated that the proposed building will be divided into a number of unit purpose rooms which help to promote social development of persons of all ages with special needs. The proposed facility includes, but may not be limited to, rooms devoted to the following purposes: music and dance, water, "snoozin" (a place for children to relax with dimmed lights, carpeted floors with bean bag chairs, etc.), art, gross motor skills, "mommy & me," cooking, crafts, jungle gym, theater/multi-purpose room, kitchen, vending and a volunteer/parent room. The first floor shall include a gymnasium to be used for basketball and other sports as well as a "bike camp" to teach children how to ride a two-wheel bicycle. Ms. Wolosow stated that the Applicant was particularly proud to have what they refer to as the "Life Town." Ms. Wolosow stated that Life Town is intended to promote practical skills and it involves simulated stores, offices and other public facilities, such as a post office. Ms. Wolosow further noted that exterior activities, which will include a sensory playground, is also planned. Ms. Wolosow further testified that the program involves two hour sessions that take place throughout the day, every day, but will predominantly take place on the weekends, as well as during weekday afterschool hours. She further noted that many of the staff are actually what they refer to as "buddies", who are teenagers from throughout the community and the region who volunteer to help serve the children.

Lorali Totten, P.E., P.P., Engineer and Planner for the Applicant was sworn in and gave testimony. Ms. Totten testified that the Applicant had previously received bi-furcated use variance relief and that the Applicant was now only seeking preliminary and final site plan approval. Ms. Totten confirmed that the Applicant was seeking to construct approximately 44,000 square foot building with parking proposed for sixty vehicles. Ms. Totten stated that three of those spaces will be handicapped parking spaces and a 80 foot x 10 foot loading zone will be constructed. Ms. Totten further noted that access would be provided through a paved driveway along Texas Road. Ms. Totten also noted that storm water management would accomplished through use of a wet pond basin which would be discharged to an existing drainage swale on-site. Ms. Totten added that the drainage swale area encroaches upon the adjacent Lot 28 property and that the Applicant will secure a drainage easement from the owner of Lot 28. Ms. Totten also noted that the site would be served by a 6 foot by 3 foot monument style site identification sign.

Doug Polyniak, P.E. Applicant's Traffic Expert was sworn in and gave testimony. Mr. Polyniak testified that he conducted a traffic impact assessment for the proposed use. Mr. Polyniak stated that levels of impact range from "A through F" with "A" being the level of least impact. Mr. Polyniak stated the traffic impact levels for the site driveway are acceptable. He added that site levels range from "A" on Sunday during the day; "B" for Monday through Saturday; and "C" for Sunday evening. Mr. Polyniak stated that the traffic generated by the site on Sunday evening is acceptable because the traffic in the area is at its weekly lows on Sunday evening. Mr. Polyniak testified that a dedicated left turn lane into the site is not necessary because of the infrequent traffic to be generated by the site. Mr. Polyniak added that a standard-sized bus should be able to access the site.

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

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes:	7 (Mr. Levin, Mr. Zwerin, Mr. Weilheimer Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Verdi)
		Recused:	1 (Mr. Solon)
		Nays:	0
Second:	Ms. DiGrande	Absent:	0
		Abstain:	0

Z.B. 15-6561 SCHECHTER FAMILY, LLC. - 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

Salvatore Alfieri Esq. was sworn in and introduced the application to the board.

Adam Schechter was sworn in and gave testimony. Mr. Schechter gave a brief description of the structures that exist on the property and their uses. Mr. Schechter listed the main house, where his mother, his wife and children, along with himself reside. Mr. Schechter testified there is a second house and a pole barn all on subject property. Mr. Alfieri asked Mr. Schechter to describe the uses that exist on the property. Mr. Schechter testified that they have a licensed Junkyard. Mr. Alfieri asked if improvements were made on the main house. Mr. Schechter testified that the house was expanded upon over the years, by his now deceased father. Mr. Alfieri asked if the structure in question, has been located on the property for as long as he could remember, Mr. Schechter answered yes. Mr. Alfieri asked if renovations were made to that stricter, Mr. Schechter answered “yes”. Mr. Alfieri asked Mr. Schechter to describe in general what they did to the structure. Mr. Schechter stated that they remodeled the interior, resided the exterior, replaced doors and windows. Mr. Alfieri asked if permits were taken out for the work that was performed, Mr. Schechter answered “no”. Mr. Alfieri asked why permits were not obtained. Mr. Schechter stated that he

didn't think he needed permits if you were doing the work yourself. Mr. Schechter stated that the structure always has utilities. Mr. Schechter listed electric, plumbing, a bathroom and a small kitchen. Mr. Schechter stated that he and his brothers, as well as employees, would stay in the structure from time to time. Mr. Schechter stated that he allowed his employees to stay in the renovated structure at no cost, after they lost their homes to Hurricane Sandy. Mr. Alfieri asked if anyone is residing in the structure now, Mr. Schechter answered "yes". Mr. Alfieri asked Mr. Schechter the purpose of the gravel covered areas in the front of the property. Mr. Schechter replied that gravel areas are to park their personal vehicles, as well as storage of junkyard vehicles.

Ronald Cucchiaro, Esq., the Boards Attorney asked Sarah Paris, Zoning Officer, what the process was when goats are on a subject property. Ms. Paris stated that a variance is required when the property is not a legal farm. Mr. Alfieri asked Mr. Schechter to tell the board a little bit about the goats. Mr. Schechter stated that he's had them for years and they are the family's pets.

Matthew Weilheimer asked if the property is connected to sewer or septic. Mr. Schechter answered "septic". Ms. Neumann asked where the septic is located. Mr. Schechter stated that there are two located on the property. One is located by the main house in the front and the other is located between the pole barn and the subject house. Ms. Neumann asked if they have Board of Health approval for the septic systems. Mr. Schechter stated that they have been on the property his entire life. Ms. Neumann has concerns that the septic systems meet regulations.

Christine Nazzaro-Cofone P.P. was sworn in and gave testimony. Mr. Alfieri asked Ms. Cofone if she inspected the structure. Ms. Cofone stated that she did inspect the little house. Ms. Cofone stated that the house was renovated and built for residential purposes. Ms. Cofone stated that she was told by the Applicant, that the subject dwelling was always a residential use and was always on the property. Ms. Cofone stated that she was told by the Applicant, that the property was acquired by the Schechter family in the mid 50's and the subject dwelling existed on the property at that time, Ms. Cofone stated that it would predate the zoning ordinance. Ms. Cofone stated due to the dwelling predating the ordinance, it would render it a lawful non-conforming use. Ms. Cofone doesn't feel that the dwelling has any negative impact on the property or neighboring properties.

Mr. Cucchiaro recommended that the application be carried so that the Board can better define what the issues are.

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

Application to be carried to September 13, 2016 without further notice to property owners.

RESOLUTIONS

Z.B. 16-6580 Min Cheung – Memorialization of Resolution granting a Bulk Variance to construct a 20’ x 65’ (1300 sq. ft.) addition of a family/recreation room, Exceeds Permitted Lot Coverage for Principal and Total Building Coverage, located 25 Stevenson Drive, Block 214.01, Lot 20 in the SCPR zone

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 7 (Mr. Solon, Mr. Zwerin, Mr. Weilheimer
Chairman Shapiro, Ms. DiGrande,
Dr. Adler, Mr. Verdi)

Recused: 0

Nays: 0

Second: Mr. Zwerin

Absent: 1 (Mr. Levin,)

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

Respectfully submitted

Jennifer Bajar