

Offered: Mr. Weilheimer Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Mr. Zwerin Absent: 0

A motion to appoint Mr. Weilheimer as Board Vice Chairman:

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Dr. Adler Absent: 0

A motion to appoint Mr. Zwerin as Board Secretary:

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Dr. Adler Absent: 0

A motion to appoint Ronald Cucchiaro from Weiner, Lesniak Associates as Board Attorney:

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Mr. Weilheimer Absent: 0

A motion to appoint Laura Neumann, P.E., of CME Associates as the Board Engineer:

Offered: Chairman Shapiro Ayes: 8 (Mr. Solon, Mr. Virdi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)

Second: Mr. Zwerin
Nays: 0
Absent: 0

A motion to appoint Laura Neumann, P.E., of CME Associates as the Board Planner:

Offered: Chairman Shapiro
Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Dr. Adler
Absent: 0

A motion to appoint Michael Angelastro, P.E., of Remington & Vernick as the Board Traffic Engineer:

Offered: Chairman Shapiro
Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Mr. Zwerin
Absent: 0

A motion to appoint Sarah Paris as Administrative Officer for the Board:

Offered: Chairman Shapiro
Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Dr. Adler
Absent: 0

A motion to use the Asbury Park Press and Star Ledger as the newspaper for advertising:

Offered: Chairman Shapiro
Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin,
Mr. Weilheimer, Chairman Shapiro,
Ms. DiGrande, Dr. Adler, & Mr. Powers)
Nays: 0
Second: Mr. Zwerin
Absent: 0

A motion to adopt the meeting dates:

Offered:	Chairman Shapiro	Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Dr. Adler, & Mr. Powers)
		Nays: 0
Second:	Ms. DiGrande	Absent: 0

REGULAR MEETING

RESOLUTIONS

Z.B. 16-6596 Amerco Real Estate Company d/b/a U-Haul – Memorialization of Resolution granting to Amend Site Plan to construct a canopy to one of the existing buildings, and to construct a loading dock, located at 409 Route 9 South, Block 288, Lots 372 & 373 in the C-3 zone.

Offered:	Chairman Shapiro	Ayes: 5 (Mr. Solon, Mr. Viridi, Chairman Shapiro, Ms. DiGrande, & Mr. Powers)
		Nays: 0
Second:	Ms. DiGrande	Absent: 3 (Mr. Zwerin, Mr. Weilheimer & Dr. Adler)

Z.B. 16-6606 David Stone – Memorialization of Resolution granting a Bulk variance to approve an existing 6' (six foot) aluminum fence constructed in the front yard, located at 212 Walnut Drive, Block 153, Lots 62.11 in the R-80 zone.

Offered:	Chairman Shapiro	Ayes: 4 (Mr. Solon, Chairman Shapiro, Ms. DiGrande, & Mr. Powers)
		Nays: 0
Second:	Ms. DiGrande	Absent: 4 (Mr. Viridi, Mr. Zwerin, Mr. Weilheimer & Dr. Adler)

Z.B. 16-6597 Gary & Debra Riker – Continued Public Hearing for a Use Variance for Expansion of a non-conforming use, and a Minor Subdivision with Insufficient lot frontage, width and front yard setback, located at 157 Ticetown Road, Block 119, Lots 11 & 11QFARM in the LC zone.

Application to be carried to February 28, 2017 without further notice to property owners.

Z.B. 16-6584 Tuhap Holdings, LLC. - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as office and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

Application to be carried to January 24, 2017 without further notice to property owners.

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

Application to be carried to January 24, 2017 without further notice to property owners.

Z.B. 16-6592 Champagne Smiles – Continued Public Hearing for a Use Variance to permit a 13 foot high x 5 feet x 7 feet Inflatable tooth in the front yard, located at 480 Route 79, Block 126, Lot 33 in the R30/20 zone.

Application to be carried to March 14, 2017 without further notice to property owners.

PUBLIC SESSION – *No one from the public signed up to speak.*

Z.B. 16-6602 Exotic & Classic Car Investment Group, Inc. – Continued Hearing for a Use Variance for classic car storage business to hold up to 60 vehicles, 30 on the ground and 30 on lifts in a 7,676 sq. ft. warehouse space, located at 234 Boundary Road, Block 360, Lots 5 in the LI zone.

Salvatore Alfieri, Esq. gave a brief synopsis of the application along with testimony. Mr. Alfieri stated that the Applicant is seeking use variance relief in order to permit storage of classic automobiles on-site in units 103 and 104. There are no site improvements proposed with the application. Mr. Alfieri noted that such a use is not permitted in the zone and therefore, requires use variance relief.

Christine Nazzaro Cofone, P.P., was sworn in and gave testimony. Ms. Cofone reiterated that the Applicant was seeking use variance relief. She noted that the LI District provides for a variety of more intense uses than is being proposed. Ms. Cofone further stated that the Master Plan permits outside storage of landscape equipment in the area and that the proposed use was one which was not as common at the time the Master Plan was adopted and was likely not contemplated by the Planning Board or the Governing Body in its Ordinance. Ms. Cofone further stated that several goals of planning were being advanced by virtue of the application. Ms. Cofone specifically testified that N.J.S.A. 40:55D-2i which promotes a desirable visual environment through creative development techniques and good civic design and arrangement was being advanced as the restrictions on the use variance would result in a less cluttered site than is permitted by Ordinance. Ms. Cofone further noted that Section “g” was being advanced which provides sufficient space in appropriate locations for a variety of commercial uses. Ms. Cofone testified that the subject use would not even be perceptible in the much more intensely zoned industrial park. Ms. Cofone therefore, opined that the positive criteria had been satisfied. Ms. Cofone further stated that the negative criteria had been satisfied in that the use was less intense than permitted and would not be particularly perceptible to any members of the public as all operations would be contained indoors.

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

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes: 8 (Mr. Solon, Mr. Viridi, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, & Dr. Adler)
Second:	Ms. DiGrande	Nays: 0 Absent: 0

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

Respectfully submitted

Jennifer Bajar