

**MINUTES  
TOWNSHIP OF WEST ORANGE  
ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING  
January 28, 2016**

The West Orange Zoning Board of Adjustment held a special meeting on January 28, 2016 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk and posted on the Township Bulletin Board in accordance with the "Open Public Meetings Act."

Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

**PRESENT:** C. Darconte, D. Gabry, D. Nash, P. Neuer, B. Quentzel,  
I. Schwarzbaum, W. Steinhart, M. Sussman

**ABSENT:** Bruce Buechler (excused absence)  
Alice Weiss (recused)

**ALSO PRESENT:** Paul Grygiel, Acting Consulting Planner  
Eric Keller, Consulting Engineer  
Alice Beirne, Esq., Board Attorney  
Rose DeSena, Board Secretary  
H. Grossman, Esq., Public Advocate

**ANNOUNCEMENTS**

**Future Meetings:** February 18, 2016 (regular meeting)  
February 25, 2016 (special meeting)  
March 17, 2016 (regular meeting)  
April 21, 2016 (regular meeting)

Chairman Neuer stated for the record that Ms. Denise C. Clark will be the official transcriber for these proceedings and that the meeting is also being recorded on the Township's audio recording system.

### **SWEARING IN**

Paul Grygiel, consulting Planner for the Township and Eric Keller, consulting Engineer for the Township were sworn under oath.

### **APPLICATION(S)**

- 1. ZB-15-12/Executive West, LLC** **Carried from 1/21/16**  
Block: 80.03; Lots: 10 & 21; Zone: R-1  
Ridge Road  
Seeking preliminary and final site plan approval with a "d" variance and bulk variances for the construction of a 36 unit townhouse development.
- 2. ZB-15-13/Executive West, LLC** **Carried from 1/21/16**  
Block: 82.03; Lot: 17; Zone: R-1  
Ridge Road  
Seeking preliminary major subdivision approval with variances for the creation of two residential lots with an abutting road for egress and ingress.

### **EXHIBITS**

A-7 – Aerial map taken from DEP records

A-8 – Major subdivision plans – sheets 1-8 with a revision date of 1/13/16

A-9 – Colored rendering of townhomes

A-10 – Usable lot area for lots 17.02 & 17.01 without the road dedication – dated 1/13/16

Chairman Neuer stated that this is a special Zoning Board meeting for one consolidated application. He advised any members of the public that were present at this meeting that this is the only application that will be heard.

Robert Williams, Esq., attorney for the applicant, approached the podium.

Chairman Neuer stated for the record that Ms. Gabry, Mr. DarConte and he were not present at the December 17, 2016 meeting when this application was last heard. He said that they all signed affidavits certifying that they read the transcripts from that meeting and those affidavits have been filed with the Board Secretary.

Mr. Williams stated that at the last meeting they left off with testimony given by their engineer, Michael Lanzafama. He said that he would like to recall Mr. Lanzafama so that he can address concerns that the Board Members and Mr. Keller had. Mr. Williams stated that their landscape architect, architect and traffic engineer are also prepared to testify at this meeting.

Chairman Neuer asked Mr. Williams what the present status and proposal is for Ridge Road. He said that if the road is going to be dedicated as a public road then the application will have to be presented differently.

Mr. Williams asked Chairman Neuer which part of Ridge Road he was referring to; he said the entire Ridge Road.

Chairman Neuer said that there has been no information submitted to the Board Members regarding Ridge Road. He said it is currently a private road but if it becomes a public road then the residents have to approve what they are doing.

Mr. Williams stated that Ridge Road is a private road but not totally because the Township has provided some services to the road.

Chairman Neuer asked Mr. Williams what are the legal rights of the property owners if the Board approves this; Mr. Williams said that he does not know what their rights are now because they could not find any paperwork for the Ridge Road Association or any agreements with the residents.

Chairman Neuer asked Mr. Williams if the Board should treat Ridge Road as a private road in analyzing this application; he replied yes.

Chairman Neuer asked Mr. Keller if he spoke to the Township Engineer about what the Township would like to do with Ridge Road; he said that at the Site Plan Review Advisory Board (SPRAB) meeting he discussed this with the Township Engineer and he suggested that it could be dedicated as a public road.

Michael Lanzafama, engineer for the applicant, approached the podium.

Mr. Williams stated that Mr. Lanzafama is still under oath from the last meeting.

Mr. Lanzafama stated that perhaps the new section of Ridge Road from Mt. Pleasant Avenue to the new proposed road could be public; he said that would be in the town's best interest. Mr. Lanzafama said that the Township Engineer never said that they could not proceed if Ridge Road was not dedicated as a public road.

Chairman Neuer asked Mr. Lanzafama what improvements would have to be made to make Ridge Road a public road; he said they would have to widen the road and provide curbing. Mr. Lanzafama said other than that, there is really nothing else they would have to do because there are existing utilities that require upgrading that have to be done anyway.

Mr. Keller stated that if the Township took it over he would recommend that they would do core samples of the pavement or test the pavement to make sure it is suitable and would not have to be repaved. He said that the road must meet the Township standards.

Mr. Lanzafama stated that a major part of the existing road would have to be dug up anyway to install the sanitary sewer and will have to be reconstructed according to Township standards.

Chairman Neuer asked Mr. Lanzafama if his client owns all of the properties on both sides of Ridge Road from Mt. Pleasant Avenue to the new proposed road; he said no.

Mr. Lanzafama presented an aerial map and stated that it has been pre-marked as Exhibit A-7 for identification.

Mr. Lanzafama referred to Exhibit A-7 and pointed out what properties are owned by the current property owner from whom the applicant is under contract to purchase the land.

Mr. Lanzafama also pointed out on Exhibit A-7 the property owned by the senior housing facility on the westerly side of Ridge Road and stated that there is a 25' wide easement that was part of their approval that would be used for future roadway purposes.

Chairman Neuer stated that it would be helpful to see a copy of the easement and what it says; Mr. Lanzafama stated that he does not have a copy of the easement with him.

Mr. Lanzafama presented the revised major subdivision plans with a revision date of January 13, 2016 that were pre-marked as Exhibit A-8 for identification.

Mr. Lanzafama referred to Exhibit A-8, detailing the properties that front Ridge Road up to the proposed new road, and there was some discussion as to who owns and does not own each of the properties.

Chairman Neuer asked Mr. Williams who Mountain Resources Corp. is; he said that is the current property owner from whom the applicant is purchasing the land.

Mr. Lanzafama stated that the properties on Ridge Road that would be affected by the dedication are owned by the current owner of the properties that are the subject of this application except for the senior housing facility.

Chairman Neuer asked Mr. Williams to have someone speak to the Township Engineer and let the Board Members know what the Township wants to do with Ridge Road; will it be dedicated or remain private.

Chairman Neuer also advised Mr. Williams to submit a copy of the easement to the Board Secretary that Mr. Lanzafama described in his testimony.

Chairman Neuer asked if there were any other attorneys at the meeting representing interested parties and if so, place their appearances on the record by identifying themselves and the identities of the parties they are representing.

Frederick C. Biehl, III approached the podium and stated that he is representing Michele Cestone who resides at 37 Ridge Road.

Mr. Lanzafama referred to Exhibit A-7 of the aerial map and detailed the surrounding area.

Mr. Williams stated that Mr. Buechler requested the aerial map at the last meeting.

Mr. Lanzafama stated at the last meeting there was a question regarding whether there was ever a septic system on the property. He said that they filed an OPRA request and the Building Department provided information that there was never a septic system or a septic tank on the property.

Mr. Lanzafama referred to sheet two (2) of Exhibit A-8. He stated that he spoke to the Township Engineer and there was no recorded easement for the sanitary sewer line. Mr. Lanzafama said that it is a municipal sewer and the town maintains it but they cannot find the recorded document for the easement.

Chairman Neuer asked Mr. Lanzafama what property the easement runs through; he said the senior housing property.

Chairman Neuer asked Mr. Lanzafama if the sewer line services the senior housing; he replied yes.

Mr. Lanzafama stated that the Township Engineer said that they could extend that sewer.

Chairman Neuer asked Mr. Keller to speak to the Township Engineer to see what steps the Township is taking to have the owner of the senior housing property execute a formal document so that the Township can continue to utilize the sewer line and the applicant can tie into it.

Mr. Lanzafama stated that the question arose at the last meeting about the existence of the Ridge Road Association. He said that they looked into it and could not find any formal document that such an association exists.

Mr. Lanzafama referred to sheet 4 of Exhibit A-8 and noted that they changed the grading of the new proposed road.

Mr. Lanzafama referred to sheet 6 of Exhibit A-8 and detailed the site line profiles.

Chairman Neuer asked Mr. Lanzafama if Exhibit A-8 deals strictly with the subdivision; he replied yes.

Mr. Lanzafama presented the usable lot area for lots 17.02 & 17.01 without the proposed road dedication.

Chairman Neuer asked to have the usable lot area for lots 17.01 & 17.02 dated January 13, 2016 marked as exhibit A-10 for identification.

Mr. Lanzafama referred to Exhibit A-10 and stated that they could create two conforming lots if the proposed road was not dedicated per Township Ordinance.

There were no further questions for Mr. Lanzafama from the Board Members regarding the subdivision.

Mr. Lanzafama referred to Exhibit A-1 and noted the test pit locations for the detention basins. He said that Mr. Keller said that they did not provide enough test data and would like them to provide him with that information as soon as possible.

Chairman Neuer asked Mr. Lanzafama when they could do the testing; he said that if it remains 40 degrees outside they can do it before the next meeting. Mr. Lanzafama said that if it freezes then they cannot do the testing.

Chairman Neuer advised Mr. Lanzafama that the Board professionals require more time to read any materials that are required to be resubmitted. He asked Mr. Lanzafama to send all submissions directly to Mr. Keller and Mr. Grygiel.

Mr. Lanzafama said that they will be testing the detention basin pits for both the townhouse site and the subdivision site.

There was some discussion regarding the visitor parking spaces that are being proposed and Mr. Lanzafama stated that Mr. Keller would like the applicant to add five (5) more visitor parking spaces than as presently depicted.

Chairman Neuer asked Mr. Grygiel if the Township Ordinance gives credit for tandem parking spaces; he said that the ordinance does not have that calculation. Mr. Grygiel said that the Township Ordinance is consistent with the State standards

Chairman Neuer asked Mr. Grygiel if he agrees with Mr. Keller and that they are five (5) parking spaces shy; he said yes.

Mr. Keller stated that only Ridge Road would be dedicated; not the interior circular roadway. He said that it would be up to the Township to determine whether to allow parking on Ridge Road.

Mr. Schwarzbaum asked Mr. Lanzafama how wide the circular roadway is; he replied 24 feet wide.

Mr. Schwarzbaum asked Mr. Lanzafama if a visitor parked on the circular roadway could two cars get by; he said it would be tight but yes they could get by.

Mr. Schwarzbaum asked Mr. Keller if the 24 foot wide circular roadway is sufficient; he replied yes.

Mr. Sussman asked Mr. Keller if cars will be allowed to park on the loop road; he replied no.

Chairman Neuer asked Mr. Lanzafama if this will have an impact on the impervious coverage; he replied yes, slightly.

Mr. Lanzafama said that at the last meeting there was a question regarding specific standards for street lighting. He said that there is nothing in the residential site improvement plan that has specific standards for street lighting.

Mr. Keller stated that there are no standards in the Township Ordinance for lighting in an R-1 zone.

Mr. Lanzafama said he would like to address the comments in Mr. Keller's memo dated January 28, 2016.

Mr. Lanzafama stated that they will provide additional test pit results as soon as possible; weather permitting.

Mr. Lanzafama said they will provide the additional five (5) parking spaces.

Mr. Lanzafama said they will comply with Item #4 regarding the tree removal plan being shown on the drawings. Mr. Keller stated that any trees on steep slopes that are going to be removed will need a variance.

Mr. Lanzafama addressed item #5 regarding preserving a portion of the site within a conservation easement. He said that they will do whatever the Board wants them to do.

Mr. Keller stated that the conservation easement protects the land and it should remain in its natural state.

Chairman Neuer asked Mr. Keller if this would be an area for recreational use for the public; he said no. Mr. Keller said it would remain private for the homeowners association and they could use it for passive recreation.

Mr. Lanzafama stated that item #6 regarding off tract utility installation/replacement within Ridge Road will be resolved before a vote is taken.

Mr. Keller stated that in regards to item #7, he will have a discussion with the Township Engineer as to whether the Township would like the portion of Ridge Road from Mt. Pleasant Avenue to the proposed road dedicated as a public road.

Chairman Neuer stated that the Township Engineer has to let the Board Members know what they would like to do with the road.

Mr. Lanzafama addressed item #8 regarding the sizing of the water supply system and said that they would like to defer until the Board votes.

Chairman Neuer stated they should try to resolve this before the vote.

Mr. Lanzafama addressed item #9 and said that they will meet with the Township Fire Department to discuss placement of the fire hydrants.

Chairman Neuer said to make sure that they show the placement of the fire hydrants on the revised plans.

Mr. Lanzafama addressed item #10 and said that the site triangle easements are subject to Essex County approval because Mt. Pleasant Avenue is a county road.

Mr. Lanzafama said that their traffic expert will address item #11.

Mr. Lanzafama addressed item #13 regarding the assessment of the condition of the existing walls that are to be remained. He said that they will comply as a condition of approval.

Mr. Keller stated that no final plans will be signed until all conditions are satisfied.

Mr. Lanzafama addressed item #14 regarding the consolidation of the lots and said that they will do that when the Board approves the application.

Mr. Lanzafama addressed item #15 regarding the de minimus exception request for installing sidewalks on both sides of the loop road. Mr. Keller stated that there is not enough pedestrian traffic on the loop road for sidewalks on both sides.

Mr. Lanzafama addressed item #16 regarding an existing low spot that is required to be filled in as part of the site grading. He said they will take another look at that and submit a revised plan.

Mr. Lanzafama addressed item #17 regarding the placement of any required fire zones on the property. He said that he has not had that discussion with the Fire Official yet.

Mr. Lanzafama addressed item #18 regarding the HVAC unit screening and said that the units will not be visible. He said that the only unit that will be visible is the end unit on the bend and the landscape architect will discuss the screening for it.

Mr. Lanzafama addressed item #19 and said that they will submit the stormwater management systems report to the Essex County Engineer's office for their approval because it will connect to the Essex County storm water system within Mt. Pleasant Avenue.

Mr. Lanzafama addressed item #20 and said that they will provide additional test pit results as soon as possible

Mr. Lanzafama addressed item #21 and said that they provided supplemental information to Mr. Keller's office regarding the stormwater management system design.

Mr. Lanzafama said that the landscape architect will address item #22 regarding the LED light fixtures.

Mr. Lanzafama addressed item #23 and stated that an as built of the lot and constructed improvements will be provided as a condition of approval.

Mr. Lanzafama addressed item #24 and said that an engineer's estimate of probable construction costs will be submitted if the application is approved.

Mr. Lanzafama addressed item #25 and said that they will obtain all outside agency approvals that are required if the application is approved.

Chairman Neuer asked Mr. Lanzafama if they are going to contact any of these agencies before approval; he said no.

Chairman Neuer declared the meeting in recess at 9:26 pm.

Chairman Neuer called the meeting back to order at 9:39 pm.

Mr. Lanzafama said he would like to address all of the comments in Mr. Keller's memo dated January 27, 2016 in regards to the subdivision.

Mr. Lanzafama addressed item #1 and said that they will provide information regarding the stormwater management basin cross sections.

Mr. Lanzafama addressed item #2 and said that all imported and exported soils from the sites will be tested.

Mr. Lanzafama addressed item #3 and said that they will enter into a developer's agreement with the Township that is required for the proposed work.

Mr. Lanzafama addressed item #4 and said that they will provide the appropriate sight triangle easement descriptions to be reviewed by Mr. Keller as a condition of approval.

Mr. Lanzafama addressed item #5 and said that they will extend the site lines out to 600'.

Mr. Lanzafama addressed item #6 and stated that the sanitary sewer line is a municipality utility.

Mr. Lanzafama addressed item #7 and stated that the retention facility on lot 17.02 is within an easement and that the townhouse Homeowners Association will maintain it.

Chairman Neuer stated that the property owners would be responsible for the maintenance of the retention basin on lot 17.02 because it is on their property.

Mr. Lanzafama addressed item #8 and stated that the Planner will address the variance for the disturbance of the steep slopes.

Mr. Lanzafama addressed item #9 regarding the storm and sanitary sewers and said that they will be sending a camera down the pipes to see if there are any voids and where the lines end. He said it was also confirmed by the Township that there are no existing septic systems on the site.

Mr. Lanzafama said that item #10 regarding the title issues has already been discussed.

Mr. Lanzafama said that they will address item #11 and stated that they provided Mr. Keller with full size drainage area maps as requested and he is continuing his review.

Chairman Neuer stated that hopefully by the next meeting they could reach some resolution regarding this.

Mr. Lanzafama addressed items #12 and #13 and said that they will get all permits that are required from Essex County and provide an as-built of the constructed improvements if the application is approved.

Mr. Lanzafama address item #14 and said that they will provide an engineer's estimate of construction costs if the application is approved.

Mr. Lanzafama addressed item #15 and said that they will file a final plat with the Hudson Essex Passaic Soil Conservation District, Essex County Planning Board and Essex County Road Opening as required.

Chairman Neuer asked if any Board Members had any questions for Mr. Lanzafama.

Mr. Schwarzbaum asked Mr. Lanzafama if they would consider extending the sidewalk on the loop road going to Ridge Road. He said that a pedestrian would have to cross twice to walk to

the bus stop and that it looked dangerous; Mr. Lanzafama said that they would take a look at that again.

Mr. Schwarzbaum asked Mr. Lanzafama who would maintain the sidewalk on Ridge Road; he said if Ridge Road was dedicated then the Township would maintain it. Mr. Lanzafama said that if the road remains private then that would have to be determined.

Mr. Schwarzbaum said that the Township does not maintain sidewalks.

Chairman Neuer said that the applicant is installing the sidewalk and it would become the obligation of the property owner to maintain.

Mr. Lanzafama stated that this is a discussion to be had.

Mr. Keller said that they should extend the sidewalk to the south side of the intersection.

Mr. Williams said that they will extend the sidewalk and resolve the issue regarding who will maintain the sidewalk.

Mr. Steinhart asked Mr. Lanzafama how the camera system works that is used for the sanitary sewer to see where the line ends; he said they can remotely tell where the camera is within the pipe.

There were no further questions for Mr. Lanzafama from the Board Members or the Board Professionals.

Chairman Neuer asked if any members of the public had any questions for Mr. Lanzafama.

Frederick C. Biehl, III approached the podium and stated that he is representing Michele Cestone who resides at 37 Ridge Road.

Mr. Biehl asked Mr. Lanzafama if they are asking for preliminary and final site plan approval; he replied yes.

Mr. Biehl stated that there seems to be a lot of information missing from the application and asked Mr. Lanzafama if they would consider making it just a preliminary site plan application until all of the information is provided; Mr. Lanzafama said that they will have all of that information to the Board by the next meeting provided the weather holds up and they can meet with the proper Officials.

Mr. Biehl asked Mr. Lanzafama if all of that information will be provided before a decision is made; he said yes except for any information regarding outside agencies will be deferred.

Chairman Neuer reminded Mr. Biehl that these questions deal with the engineering aspect of the application only.

Mr. Biehl stated that many items have been deferred and asked Chairman Neuer when they would receive the deferred items so that they can comment on them.

Chairman Neuer stated that this Board requires all submissions at least ten (10) days before the next meeting so that everyone can review the information.

Mr. Biehl asked Mr. Lanzafama if there is a pipe going from lot 14 to lot 17; he said yes a 4" PVC pipe.

Mr. Biehl asked if the 4" PVC pipe is from a septic tank; he said no, it is a sanitary sewer.

Mr. Biehl asked Mr. Lanzafama if any testing has been done on the pipe coming from lot 14 to lot 17 and if he knows whether any pipes are leaking; he said he does not know and that is why they are getting a camera to go into the pipes.

Mr. Biehl asked Mr. Lanzafama if he knows if there is only one pipe or two pipes from lot 14; said he only saw one pipe on lot 14.

Mr. Biehl asked Mr. Lanzafama if a school bus stop for school children is being considered; he said it was mentioned that there could possibly be a school bus stop.

Mr. Biehl had no further questions.

Kevin Malanga approached the podium and stated that he lives at 57 Ridge Road.

Mr. Malanga asked Mr. Lanzafama why the detention basin on the townhouse site was relocated; he said it was due to the soil conditions resulting from shallow rock.

Mr. Malanga asked Mr. Lanzafama if there was any reason they cannot put a detention basin in that area with shallow rock; he said to avoid blasting. Mr. Lanzafama said that there are other areas on the site where they can install the detention basin without having to blast.

Mr. Malanga asked Mr. Lanzafama who performed the title search on the properties; he said a title company that was referred to his company.

Mr. Malanga asked Mr. Lanzafama if it was a sixty (60) year search or did they go back further than that; he said that he did not know but they typically go back sixty (60) years. Mr. Lanzafama said the title company will go back one hundred (100) years if asked to do so.

Mr. Malanga asked Mr. Lanzafama if his intention was to ask them to go back further than sixty (60) years; he said no but he will do everything he can to find out if there are encumbrances on right-of-way.

Mr. Malanga asked Mr. Lanzafama if the proposed road is not approved can the applicant still construct the townhouse site; he said yes.

Mr. Malanga asked Mr. Lanzafama what is the reason for the proposed road; he said it would be a better access to Prospect Avenue as opposed to making a left turn from Ridge Road on to Mt. Pleasant Avenue and then going to Prospect Avenue.

Mr. Malanga asked Mr. Lanzafama if the construction of the proposed road has anything to do with the site improvement standards; he replied no but would defer that to their traffic expert.

Mr. Malanga asked Mr. Lanzafama how wide the sidewalk along Ridge Road will be; he said 4' wide.

Mr. Malanga asked Mr. Lanzafama if the width of Ridge Road from the opening of one stone wall to the other stone wall at the entrance is thirty (30) feet wide; he replied yes.

Mr. Schwarzbaum asked Mr. Lanzafama how wide proposed Ridge Road will be; he said twenty four (24) feet from curb to curb. He said with the sidewalk going south to north it would be another four (4) feet.

There were no further questions for Mr. Lanzafama.

Mr. Williams called his next witness.

Marc Marion approached the podium and detailed his educational and professional experience as a licensed architect in the State of New Jersey.

Chairman Neuer asked Mr. Marion if his license has been suspended; he replied no.

Chairman Neuer asked Mr. Marion if he has worked on projects of similar size and scope; he replied yes.

Chairman Neuer accepted Mr. Marion as an expert in Architecture.

Mr. Marion presented a colored rendering of the townhouses, which was pre-marked as Exhibit A-9 for identification, and stated that this rendering is what they are proposing to build.

Mr. Marion referred to Exhibit A-9 and detailed the roofing and siding materials being proposed. He said that they will have shutters and masonry elements at the base.

Mr. Marion said there are four (4) units per building and each building has a slightly different flair. He said that the two (2) middle units will be entered from the front and parking in the front and the two (2) end units will be entered on the side and the parking is also on the side.

Mr. Marion said that there will be two and three bedrooms units with basements, he detailed the square footage of the individual units and said that they have two levels with an open floor plan on the first level.

Mr. Marion referred to sheet A-1 of Exhibit A-4 and detailed the elevations and the interiors of all of the units.

Mr. Quentzel asked Mr. Marion where the walk outs are shown on the plans; Mr. Lanzafama stated that they are shown on the Exhibit and pointed them out.

Chairman Neuer stated that the Board Members would like to see the walk outs shown on the architectural plans.

Chairman Neuer asked Mr. Marion what the ceiling heights are in the basement; he replied typically eight (8) to nine (9) feet high.

Chairman Neuer asked Mr. Marion if there were going to be any four (4) bedroom units; he replied no.

Chairman Neuer asked Mr. Marion how many two (2) bedroom units there will be; he replied nine (9).

Chairman Neuer asked Mr. Marion how many three bedroom units there will be; he replied twenty seven (27).

Mr. Marion stated that the ceiling heights on the first and second floor will be nine (9) feet high.

Chairman Neuer asked Mr. Williams if they would consider a deed restriction that there will be no bedroom in the basement; he replied yes.

Chairman Neuer asked Mr. Marion what the ceiling height of the attic will be; he replied six (6) to seven (7) feet high.

Chairman Neuer stated that there will be no converting attic space into a bedroom also.

Mr. Keller stated that if four (4) of the units have walk out basements, they will need to check the grading.

Chairman Neuer stated that the drawings have to depict what they are building.

Mr. Keller questioned the fact that the studies have walk in closets.

Mr. Schwarzbaum questioned the fact that all of the units have rooms that could potentially be turned into a bedroom.

Mr. Grygiel stated that the lower level is considered a cellar and not a basement. He said that they are half buried under ground and are considered cellars per the Township ordinance.

Chairman Neuer stated that he wants to see an elevation of the basement to see exactly what it is.

There were no further questions for Mr. Marion from the Board Members or the Board Professionals.

Chairman Neuer asked if any members of the public had any questions for Mr. Marion.

Frederick C. Biehl, III approached the podium and asked Mr. Marion if there is a basement in each unit; he replied no.

Mr. Biehl asked Mr. Marion what the height of the basement ceiling is; he replied nine (9) feet.

Mr. Malanga approached the podium and asked Mr. Marion if there will be a dog park on the site; he replied no.

Mr. Malanga asked Mr. Marion if the façade will have vinyl siding; he replied yes

Mr. Malanga asked Mr. Marion if the brick on the façade will be real brick; he said yes.

There were no further questions for Mr. Marion.

Chairman Neuer noted the time and stated that the meetings end promptly at 11:00 pm.

Mr. Williams stated that his other client, Stratford Manor, was approved at their last meeting on January 21, 2016 for a special meeting on February 25, 2016 but they advised him that they will not be ready for that meeting.

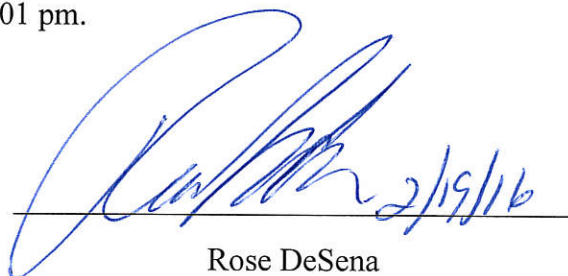
Mr. Williams stated for the record that Stratford Manor is requesting to be carried over to the regular Zoning Board meeting on March 17, 2016 and said that he will re-notice for that meeting.

Mr. Williams said that the applicant this evening would like to be carried over to the special meeting date of February 25, 2016 if that was alright with the Board.

Chairman Neuer stated for the record that the applicant this evening will be carried over to a special Zoning Board meeting on February 25, 2016 and that no further notice will be necessary.

The meeting was adjourned by Chairman Neuer 11:01 pm.

Adopted: February 18, 2016



Rose DeSena

Zoning Board Secretary