

Washington Hospitality Group

No. 21-11

Block 272.01, Lot 8
647 Route 15 South
Preliminary Major Site Plan &
Use Variance

Ms. Caldwell stated the applicant is seeking Preliminary and Final Site Plan and Use Variance approval to demolish all existing structures, including existing dwellings and an office building on the subject property, and construct a three-story self-storage facility with associated parking. The property is in the C-2 zone, where the proposed use is not permitted. Even though the applicant has requested some waivers, she feels that the application can be deemed complete.

Chairman Williams made a motion to deem the application complete. **Mr. Galfo** seconded the motion.

In Favor: All.

J-TWN Holdings

No. 21-15

Block 273.03, Lot 13
727 Route 15 North
Use Variance

Ms. Caldwell stated the applicant is seeking Amended Preliminary and Final Site Plan and Use Variance approval to relocate an existing billboard to a new location on the subject property and change the sign face to a digital billboard. The property is in the C-2 zone where the proposed digital billboard use is not permitted. Several waivers were requested, and she feels the Board may want to request more detailed information on the sign and lighting.

Mr. Hine made a motion to deem the application incomplete. **Mr. Galfo** seconded the motion.

In Favor: All.

Diversified Acquisitions

No. 22-01

Block 273.01, Lot 2.062
Block 273.02, Lots 1 & 2
Route 15 & Heller's Lane
Amended Site Plan

Ms. Caldwell stated that the applicant is seeking Amended Preliminary and Final Site Plan and Use Variance approval to construct a thirty-two-unit residential building with accessory garages, a free-standing pylon-type sign relative to the residential development, and adding identifier information on an existing freestanding sign presently identifying the Quick Chek facility. The subject property is located in the RA-3 Redevelopment Zone Overlay. She has no objection to the requested waivers, and recommends the application be deemed complete.

Chairman Williams made a motion to deem the application complete. **Mayor Wilsusen** seconded the motion.

In Favor: All.

Turek

No. 22-02

Block 174, Lot 2
125 Castle Rock Road
Use Variance

Ms. Caldwell stated the applicant is seeking Use Variance approval to remove one of the three residential structures currently existing on the property, construct one three-bedroom single family residence with a two-car attached garage and build an addition to one of the existing dwellings. A previously approved two-car garage is proposed to remain. The property previously consisted of five single family residences and a two-car garage. Two of the single-family residences were previously removed and a third is proposed to be removed with this application, leaving two single-family residences on the property. The property is in the R-30 zone where two primary structures on a single lot is not permitted. All required checklist items have been submitted, and the requested waivers can be granted. Therefore, she recommends the application be deemed complete.

Mr. DiFrisco voiced his concerns regarding the septic systems on the property, and that one of them may be over a neighboring property line. He feels this should be provided on the plans.

Mr. Kienz asked Ms. McCormack to make sure that Mott MacDonald has a chance to review the new plans when submitted.

Mr. Tyler Zeberl, the applicant's Attorney, stated that he will make sure there is a new submission showing the location of the septic systems.

Chairman Williams made a motion to deem the application complete. **Mr. Galfo** seconded the motion.

In Favor: All.

MS. JESSICA CALDWELL EXCUSED HERSELF FROM THE JENNINGS APPLICATION DUE TO A CONFLICT OF INTEREST. MAYOR WILSUSEN AND COUNCILWOMAN SENATORE STEPPED DOWN AS WELL.

REGULAR MEETING (IF DEEMED COMPLETE):

Jennings

No. 20-15

Block 155, Lot 27
211 Espanong Road
Use Variance

Mr. Walter Hanley, the applicant's Attorney, was present. He explained this is the continuation of a Use Variance application, converting three commercial structures into 1 two-bedroom and 2 one-bedroom units, with the fourth structure proposed for storage. Revised plans were submitted based on the Board's comments from the last meeting.

Mr. Daniel Davies, the Engineer for the applicant, was present. Based on the Board's feedback, the site plan was revised to address the Board's comments. He then presented Exhibit A-1, as submitted and Exhibit A-2, Sheet C-2, an expansion of the original plan. The revised plans show details for a demolition plan, site plan, lighting and landscaping plan, and truck circulation plan. The entrance/exit

onto Espanong Road will be closed, and an enclosed dumpster will be provided for tenant's garbage. Building D will be used for storage, and two of the proposed eight parking spaces have been eliminated for a total of six proposed parking spaces. Mr. Davies then addressed all of the professional reports.

Vice-Chairwoman Galfo asked if the other accessory structure will remain, and if the bathroom and heating would be removed from Building D.

Mr. Davies stated that the other accessory structure will remain, and the bathroom and heating will be removed from Building D.

Vice-Chairwoman Galfo stated that she would like to have the smaller shed structure removed to ensure Building D will not be used for anything but storage.

Mr. Jennings agreed.

Chief Castimore asked if the applicant plans to continue keeping his personal trucks on the property.

Mr. Jennings stated he does not plan on keeping his personal vehicles on the property.

Mr. Hine asked if the fence between the property in question and the neighboring property would be replaced in addition to a fence on the Espanong Road side.

Mr. Jennings stated that he would be willing to replace the fence on the neighboring property side of the property and also provide a fence on the Espanong Road side of the property.

Mr. Ray O'Brien, the applicant's Architect, was present. He updated the floor plans to show the proposed changes for converting the commercial structures into residential units. Building A will be a two-bedroom unit, Building B will be a one-bedroom unit, and Building C will be a one-bedroom unit. Building D will be used strictly for storage.

Mr. Kienz recommended that Mott MacDonald review the final architectural plans to ensure that they are essentially the same as what the Board discussed.

Mr. Jason Dunn, the applicant's Planner, was present. He stated that his testimony, for the most part, is the same as it was at the last hearing. The proposed conditions have essentially improved due to the changes made to the lighting, landscaping, closing of the Espanong entrance/exit, and the addition of an enclosed garbage container, as well as eliminating one of the residential units. Since they have proposed changing Building D from a residential unit to a storage unit, there is now an additional variance required for an accessory structure located in a front yard.

Mr. Kienz suggested the storage unit (Building D), due to its size, also be made available for storage use by the tenants.

Mr. Jennings agreed.

Mr. Galfo asked for clarification on whether or not any part of the property could be considered a historical landmark.

Mr. Dunn stated that to his knowledge, there is nothing on the property that could be considered a historical landmark.

Chairman Williams opened the meeting to the public.

The public portion was closed.

Mr. Deutsch made a motion to approve the application with the following conditions: the accessory shed must be taken down, Building D must only be used for storage for both the property owner and secure storage for the tenants, and a fence must be installed on both the Espanong Road side of the property and the neighboring property owner's side. **Mr. Galfo** seconded the motion.

Mr. Hine asked if there could also be a condition in the resolution about no commercial vehicles parked on the property overnight.

Mr. Kienz stated he will work it into the resolution as a condition that any vehicle with a GVW of over 19,000 lbs. will be prohibited.

In Favor: **Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.**

OTHER BUSINESS

Land Use Board By-Laws

Discussion

Mr. Kienz explained that he took the existing by-laws and updated them to reflect one Land Use Board, and also removed any reference to sexism. He then asked the Board Members to let him know if they feel anything needs to be changed, added, or deleted.

Mr. DiFrisco asked if more detailed information on voting should be added.

Mr. Kienz stated that there is no need to add anything, since he made reference to the MLUL.

RESOLUTIONS:

Lisa

No. 21-13

Block 89, Lots 5 & 6
80 N. Lakeside Ave.
Bulk Area Variance

Vice-Chairwoman Galfo made a motion to approve. **Chief Castimore** seconded.

In Favor: **Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.**

APPROVAL OF THE MINUTES DATED JANUARY 24, 2022:

Vice-Chairwoman Galfo made a motion to approve the minutes. Mr. Hine seconded the motion.

In Favor: All.

ADJOURNMENT:

Vice-Chairwoman Galfo moved to adjourn at 8:05 PM.
Mr. Deutsch seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board