

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
BOARD OF ADJUSTMENT

February 17, 2022

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

- Steve Philips, Chairman
- Christine Rampolla
- Amy Papi
- Ivan Wynter
- Deepak Arora
- Leon Gurevich
- Steve Pepe
- Chester Brandt
- Cathy Decker
- Bonnie Wilson
- Dana Winston

ALSO PRESENT:

- Jay Weiner, Esquire
- Aaron Blessing - Zoning Assistant
- Colleen McGurk - Planner
- Keith Kipp - Director of Planning/Engineering

MINUTES

February 3, 2022 - Motion to approve by Mr. Gurevich, second by Mr. Arora. Minutes approved.

February 3, 2022, Executive Session - Motion to approve by Mr. Pepe, second by Mr. Arora. Minutes approved.

NEW BUSINESS

Application #Z-21-34 - P & A Group, LLC - Proposed Quonset located at 69 Dunhams Corner Road, block 87.30, lot 17, in the OP zone. Mandatory date May

1 12, 2022. Adjourned to the March 17, 2022, virtual  
2 meeting with further notice.

3 OPEN PUBLIC MEETING ANNOUNCEMENT  
4

5 THE CHAIRMAN: At this point, instead  
6 of -- in lieu of the Pledge of Allegiance, I'm going  
7 to ask -- we're just approaching our 2-year  
8 anniversary, if you want to call it that, of the  
9 COVID event, which has taken over 930,000 American  
lives, and I'd like to ask -- look for a moment of  
silence to commemorate that hopefully this is going  
to be the light at the end of the tunnel. So if I  
can ask everybody.

(Moment of silence)

10 THE CHAIRMAN: Thank you. Okay. If you  
11 can call the roll, Aaron.

12 MR. BLESSING: Miss Winston.

13 MS. WINSTON: Here.

14 MR. BLESSING: Miss Wilson.

15 MS. WILSON: Here.

16 MR. BLESSING: Miss Decker.

17 MS. DECKER: Here.

18 MR. BLESSING: Mr. Brandt.

19 MR. BRANDT: Here.

20 MR. BLESSING: Mr. Pepe.

21 MR. PEPE: Here.

22 MR. BLESSING: Mr. Gurevich.

23 MR. GUREVICH: Here.

24 MR. BLESSING: Mr. Arora.

25 MR. ARORA: Here.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Here.

MR. BLESSING: Miss Papi.

MS. PAPI: Here. Sorry.

MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Here.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Here.

Okay. Next we have the minutes of  
February 3, 2022, which were sent out to you  
electronically. Among those -- well, we're all  
eligible -- are there any -- I'll listen for a  
motion to approve.

MR. GUREVICH: Motion for approve.

MR. ARORA: I second it.

THE CHAIRMAN: We have a motion and we

1 have a second. Are there any adjustments,  
2 corrections, changes, or deletions to those minutes  
as presented?

3 Hearing none, Aaron, could you please  
call the roll.

4 MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

5 MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

6 MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

7 MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

8 MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

9 MR. BLESSING: Miss Decker.

MS. DECKER: Yes.

10 MR. BLESSING: Miss Wilson.

MS. WILSON: Yes.

11 MR. BLESSING: Miss Winston.

MS. WINSTON: Yes.

12 MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

13 MR. BLESSING: Miss Rampolla.

MS. RAMPOLLA: Yes.

14 MR. BLESSING: Chairman Philips.

THE CHAIRMAN: Yes.

15 And the minutes of February 3, the  
executive session. Separate move on this. I'll  
listen for a motion.

16 MR. PEPE: I'll make the motion.

17 MS. PAPI: I'll second it.

18 THE CHAIRMAN: Okay, we have a motion  
and a second. Again, among those eligible, which is  
everyone, are there any additions, deletions,  
19 corrections, or changes to those executive session  
minutes as presented?

20 MR. BLESSING: Pardon me, Mr. Chair, as  
Amy had recused herself from the executive session,  
being it was the discussion of litigation, is she  
21 eligible to make the second?

22 MR. WEINER: No. Thank you, Aaron. Do  
we have a different second on that one?

23 MR. ARORA: I can second that.

24 THE CHAIRMAN: Okay, Deepak. Sorry,  
Amy.

25 MS. PAPI: No, that's okay. Thanks,  
Aaron, for keeping your ears open on me.

MR. WEINER: But thank you, Amy, for  
your zeal.

1 MS. PAPI: I know.  
MR. BLESSING: Mr. Pepe.  
2 MR. PEPE: Yes.  
MR. BLESSING: Mr. Gurevich.  
3 MR. GUREVICH: Yes.  
MR. BLESSING: Mr. Arora.  
4 MR. ARORA: Yes.  
MR. BLESSING: Mr. Wynter.  
5 MR. WYNTER: Yes.  
MR. BLESSING: Mr. Brandt.  
6 MR. BRANDT: Yes.  
MR. BLESSING: Miss Decker.  
7 MS. DECKER: Yes.  
MR. BLESSING: Miss Wilson.  
8 MS. WILSON: Yes.  
MR. BLESSING: Miss Winston.  
9 MS. WINSTON: Yes.  
MR. BLESSING: Miss Rampolla.  
10 MS. RAMPOLLA: Yes.  
MR. BLESSING: Chairman Philips.  
11 THE CHAIRMAN: Yes.  
Okay. Dispensing with that business, we  
12 now have new business, application Z-21-34, P & A  
Group, LLC, proposed Quonset located at 69 Dunhams  
13 Corner Road, block 87.30, lot 17, in the OP-2 zone.  
Mr. Pape, I see you're on, so if you  
14 could please allow us to have you join us and --  
MS. PAPI: Mr. Chairman, this is Amy.  
15 Prior to starting this application, I just have to  
let everyone know that -- and including you, Mr.  
16 Chairman -- that I'm going to be recusing myself  
from this application.  
17 THE CHAIRMAN: Thank you for that.  
MR. WEINER: Amy, I might just say that  
18 since this is the only application on the agenda,  
you can just log off at this point. If there were  
19 additional work matters, then I would say we would  
arrange it differently so you can come back and  
20 continue, but this is the only matter on the  
meeting.  
21 MS. PAPI: Thank you. Yes, I was  
planning to do that. So I wish everyone a good  
22 night.  
THE CHAIRMAN: Thank you, Amy.  
23 MR. WEINER: Mr. Chairman, if I could  
just address the jurisdictional issue before we  
24 begin.  
THE CHAIRMAN: Okay.  
25 MR. WEINER: Just want to place on the  
record I've had an opportunity to review all of the

1 proofs as to notices submitted by the applicant, and  
2 they are in order and satisfactory, and the board  
has jurisdiction to hear this application this  
evening.

3 THE CHAIRMAN: Okay. Thank you. With  
4 that presented to you, Mr. Pape, please, you're  
welcome to begin your presentation.

5 MR. PAPE: Thank you, and thank you for  
6 confirming the notices. I just want to make sure.  
Is my audio coming through clearly?

7 THE CHAIRMAN: Yes.

8 MR. PAPE: Very good. Thank you.

9 MR. WEINER: I was tempted to say, huh,  
10 what did you say?

11 MR. PAPE: Good evening to all. My name  
12 is Jared Pape. I'm an attorney with the law firm of  
13 Heilbrunn Pape, and I'm here appearing on behalf of  
14 the Applicant, P & A Group, LLC. This is an  
15 application for bulk variance relief in connection  
16 with a proposed garage on our applicant's personal  
17 residential property.

18 Want to give a quick overview of how we  
19 intend to do the presentation. We have two  
20 witnesses, Marc Leber, who is the applicant's  
21 engineer, and Allison Coffin, who is the applicant's  
22 planner. The applicant is on, as well. I don't  
23 intend to call him as a witness, but he is  
24 available. Allison Coffin is not available this  
25 evening. She did have a conflict. So we only  
intend on presenting engineering testimony only  
through Mr. Leber, essentially the nuts and bolts of  
the application with a description of the property  
and a description of what is being proposed. We  
would ask to return to the next available meeting  
with Miss Coffin to provide planning testimony. So  
that is how we intend to proceed. At the conclusion  
of Mr. Leber's comments or testimony, we certainly  
would be most interested in any input or feedback  
from the board or the public to the extent that  
there is public here at the meeting. So that is our  
proposed outline of the presentation. So unless  
there's any questions at this time from the board, I  
would ask that Marc Leber be sworn in to provide  
testimony.

23 THE CHAIRMAN: Mr. Pape, okay. Just  
24 wanted for clarification for the board, there will  
25 not be a vote on this application this evening, but  
I remind everyone that we don't know what schedules  
come in the future, so at any point, any of you  
could be asked to be voting on this application when

1 it would come back to us. So keep that in mind. So  
2 everybody would be possibly a member of a voting  
3 board at that time. So just to be that -- and also  
4 anybody from the public, it also means that we will  
5 not be voting on this tonight, but there will be an  
6 opportunity for you to call in and be heard should  
7 there be anybody from the public interested in this  
8 application. I just want to get that clarified, Mr.  
9 Pape.

10 MR. PAPE: I appreciate that. Thank  
11 you. So if acceptable, we would wish to have  
12 Mr. Leber sworn in at this time for testimony.

13 THE CHAIRMAN: Mr. Leber, I see you  
14 there. So do you solemnly swear the testimony  
15 you're about to give this evening regarding the  
16 application before us is the truth, the whole truth,  
17 and nothing but the truth, so help you God? With  
18 you not being muted, Mr. Leber.

19 MR. LEBER: Yes, I do.

20 THE CHAIRMAN: Okay. And even though it  
21 might be perfunctory, just go through your basic,  
22 you know, CV for us. We know you very well, but  
23 still go through it for the record.

24 MR. LEBER: Sure. Good evening. Nice  
25 to see everybody. I have a Bachelor of Science in  
civil engineering from Drexel University. After  
graduating Drexel, I went on to complete the MBA  
program at Rutgers Graduate School, and in 2004, I  
was licensed in New Jersey as an engineer, 2005 as a  
planner, and 2006 as a certified municipal engineer.  
Testified before this board and also the planning  
board numerous times, and I could tell you I'm quite  
familiar with tonight's application because I  
practically grew up across from this property.

THE CHAIRMAN: Okay. A motion to accept  
Mr. Leber.

MR. ARORA: Yeah, I do motion to accept  
Mr. Leber as an expert.

MS. RAMPOLLA: I'll second.

THE CHAIRMAN: Okay. All in favor. Any  
opposed? Hearing none, Mr. Leber you managed to  
pass again.

MR. LEBER: Thank you. Thank you very  
much.

MR. PAPE: Mr. Leber, if you could just  
for the board describe the property, the location of  
the property, a general description of the property,  
and then move on to what's being proposed both in  
terms of the structure that's being proposed as well  
as the drainage and landscaping aspects that are on

1 your plan.

2 MR. LEBER: Sure. We did submit a  
3 variance plan for this application. That was  
4 prepared by my office, and the date was September 9.  
5 I'd actually like to put that on the screen. Here  
6 it is. All right. So this is just a zoomed-in part  
7 of that plan that was submitted. And this property  
8 is known as block 87.30. It's lots 16.01 and 17.  
9 The mailing address is 69 Dunhams Corner Road, and  
10 the lot is a little unique in that it's classified  
11 as a through lot, and the through lot is a lot that  
12 has frontage on two different streets but it's not  
13 on a corner. So if you look at this plan, you have  
14 Dunhams Corner Road along the top, and then on the  
15 bottom you have Cranbury Road. So there's 112 feet  
16 of frontage along Dunhams Corner, and there's a  
17 hundred feet of frontage along Cranbury Road, and if  
18 you combine these two lots together, the total  
19 square footage is 15,045 square feet.

20 Now, presently there's a single-family  
21 dwelling on the property which is closer to Cranbury  
22 Road at the bottom of the drawing, and that dwelling  
23 does not have a garage, and it's only access is from  
24 Dunhams Corner Road. So you'll see that there's a  
25 blacktop driveway apron at the top of the screen  
here, and when you enter, there's a stone and paved  
driveway, and it comes in more or less to the back  
of the house. There is no access at all from  
Cranbury Road.

Now, the property is zoned OP-2, which  
is a professional office zone, and surrounding this  
lot, there's a variety of uses. So next door on  
this plan on the right here is a similar sized  
single-family dwelling. The lot beyond that one is  
vacant, and to the south of this property, which  
would be to the left on this plan, there is a field  
that is part of the Zielinski's farm. Now, across  
Dunhams Corner, there are numerous single-family  
dwellings, and that's in the R-3 zone. So the zone  
boundary is through Dunhams Corner. And the lots  
that are in proximity to this lot are located on  
Theodore Drive, which is a cul-de-sac that doesn't  
have access to Dunhams Corner. It's actually  
accessed off of Neal Drive.

Looking across Cranbury Road, there is  
land that's zoned Village Green-3, and it's also got  
a mix of uses. So the first is there's a vacant  
10-acre parcel, which is zoned by the Zielinski's  
where their farm stand is, and adjacent to that  
property heading toward the high school you have

1 Dunhams Corner Apartments, and in the other  
2 directions you have Fox Hollow, which is a townhouse  
community.

3 Now, getting back to this property,  
4 there are three existing nonconformities. The first  
5 is lot area. In the OP-2 zone, you're required to  
6 have 20,000 square feet, and this lot only has  
7 15,045 square feet.

8 The next nonconformity is lot width.  
9 The zone requires 120 feet, but the lot only has a  
10 hundred feet of width.

11 And lastly is the existing side yard  
12 setback to the house, which I'm moving my mouse over  
13 right here. The required side yard is 20 feet, but  
14 this existing setback's only 9.9, so that's another  
15 nonconformity.

16 Now, just going to zoom in here. What's  
17 proposed is this building in gray. This is an  
18 1,800-square-foot Quonset building with a total  
19 height of about 17 feet and 10 inches. Now, the  
20 building we situated along the Cranbury Road side of  
21 the property in order to match the front yard  
22 setback of the existing house. So the building is  
23 20 feet back from the front property line, and it's  
24 10 feet back from the side property line. That  
25 10-foot side yard setback does create a variance  
because the required side yard setback there is  
20 feet. When you calculate what's permitted with  
regard to total building coverage and total lot  
coverage, the plan complies.

Now, there was another item that was  
brought up in the zoning review, and that was that  
the building exceeds the allowable 1,200 square feet  
permitted for an accessory garage. So since this  
structure is 1,800 square feet, a variance is  
requested.

Now, I just want to talk about runoff  
and drainage for a minute, and if you look at this  
drawing, you'll see these lines with numbers, 140,  
139, 138. Those are ground contours. So the  
primary runoff pattern is from the farm lot on  
Cranbury Road heading north across this property  
towards Dunhams Corner Road. Now, because we're  
going to increase lot coverage with the building, we  
proposed a small stone trench system to capture that  
additional runoff, and this works well with the  
shape of this building because as the runoff comes  
off the roof, which is evenly split from left to  
right side because the building is shaped sort of  
like a half circle, we have the stone trenches on

1 this plan on each side of that building. So where  
2 the water would go is into the stone, and then it  
would percolate into the soil.

3 This building will need electric, but  
4 there's no other plans for utilities. It will not  
have a bathroom or any plumbing.

5 There's no access to the building  
6 proposed from Cranbury Road. The only access would  
be through a small additional gravel area at the end  
of his existing driveway towards the back of the  
structure.

7 Now, the last thing I want to point out  
8 is we are proposing landscaping as part of the  
9 application, and that's along both road frontages.  
10 So what we show is, along Dunhams Corner, we have a  
11 soil berm with a row of spruce trees on top to  
12 screen this, and then along Cranbury Road, we also  
13 have another berm with spruce trees. Along the  
14 common lot line with the Zielinski farm, we're  
15 showing a row of giant green arborvitae, which will  
16 also help break up the view. We're not showing any  
17 landscaping on the north side because I feel that  
18 the house is going to be obstructing the view of the  
19 structure.

20 There was a comment in the staff report  
21 about, you know, potentially merging the two tax  
22 lots into one, which is acceptable. That would not  
23 be an issue.

24 And I think there was another comment  
25 about a detail for the stone trench, which we would  
be happy to provide, and there were no comments from  
the construction official. There were no comments  
from the police.

There was a comment from zoning about  
some concrete slabs that were left on the property,  
and those were actually removed recently, so they're  
not there anymore.

And other than that, I mean, that's  
pretty much a summary of what's proposed here. If  
you have any questions.

MR. PAPE: Thank you. Thank you, Marc.

THE CHAIRMAN: Jared, I have several  
questions to start. There may be other members of  
the board that also have questions, okay. Let's  
start -- Marc, if you combine the two lots --

MR. LEBER: Yup.

THE CHAIRMAN: -- what would -- what  
would be stopping you from making a garage that  
actually is attached to the existing one-story  
building, keeping the same visible siding and so

1       forth, and making it part of a just a simple larger  
2       footprint that way. You'd get rid of your variance  
3       for the distance from the side yard, and you'd put  
4       in compliance with the visual acceptance of having a  
5       continuous look from your building on Cranbury Road.

6               MR. LEBER: That is a good question.  
7       You know, I know that the applicant is on the  
8       meeting tonight. I can tell you this is the product  
9       that they had selected, you know, for the amount of  
10      storage that they, you know, feel that they need to  
11      use it for. I don't have an answer to your question  
12      as far as architectural, but I would be happy to  
13      ask, you know, him and bring that to the next  
14      meeting if that's okay.

15              THE CHAIRMAN: Well, that's certainly  
16      one of the things we want to at least have you  
17      explore. You may want to also provide us with some  
18      idea why an option would have been if you would have  
19      gotten an approval to buy some additional land from  
20      Mr. Zielinski in order to make it comply in that  
21      regard, as well. So those are just two fast things  
22      that I thought about, and then I guess I would ask  
23      on a different level, why a Quonset hut; why not a  
24      regular structure?

25              MR. PAPE: I suppose that would be a  
26      better question for the Applicant. I can tell you  
27      that this is -- as Mr. Leber said, this is the  
28      product selected by the applicant. Certainly  
29      hearing your concerns, and it's something we can  
30      explore with the applicant after the meeting. I  
31      know that there are specific items that are being --  
32      that would be stored in the structure, which include  
33      a boat that I believe is about a 35-foot boat and a  
34      similarly sized camper, as well as a large oversized  
35      pickup truck and a couple of SUV's. So I think as  
36      to the size of the structure, that may answer the  
37      question as to why this particular structure was  
38      selected.

39              MR. WEINER: Mr. Pape, if I could just  
40      interject, if that's a representation as to what the  
41      intended use is of the structure, I think it might  
42      be beneficial to get that as sworn testimony from  
43      the applicant rather than a proffer from counsel.

44              MR. PAPE: That would be acceptable.

45              MR. WEINER: There may be more questions  
46      that the board has in relation to that use and  
47      otherwise connected to such testimony.

48              MR. PAPE: As I mentioned, Mr. Tarantini  
49      is available, and he should be able to unmute and  
50      answer that question as well.

1 Mr. Tarantini, could you --

2 THE CHAIRMAN: Well, we're going to have  
to swear him.

3 MR. WEINER: We're going to need to  
swear him in.

4 THE CHAIRMAN: Mr. Tarantini, if you're  
going to provide testimony for this application, I'm  
going to ask to have you sworn in; is that okay?

5 MR. TARANTINI: It's okay.

6 THE CHAIRMAN: Okay. Raise your right  
hand. Do you solemnly swear the testimony you're  
about to give this evening regarding the application  
7 before us is the truth, the whole truth, and nothing  
but the truth, so help you God?

8 MR. TARANTINI: Yes.

9 THE CHAIRMAN: Okay. State your name  
and address for the record.

10 MR. TARANTINI: My name is Daniel  
Tarantini. My address is 1031 -- 69 Dunhams Corner  
Road.

11 THE CHAIRMAN: What was that other  
address you just gave us?

12 MR. TARANTINI: That's just another work  
(inaudible) before.

13 THE CHAIRMAN: I can't hear your client,  
Mr. Pape.

14 MR. PAPE: Mr. Tarantini, perhaps you  
can speak a little closer to the microphone. It's a  
15 little hard to hear you.

16 MR. TARANTINI: Okay. My name is Daniel  
Tarantini. I'm living in 69 Dunhams Corner Road in  
East Brunswick, New Jersey.

17 MR. PAPE: The question was looking --  
they're looking for your response as to the specific  
18 items that would be stored in the structure. Could  
you please identify what you intend to store in the  
19 structure.

20 MR. WEINER: Mr. Pape, before Mr.  
Tarantini answers that, I just have a couple of  
quick questions to clarify. The applicant is P & A  
21 Group. Mr. Tarantini was introduced as the  
applicant. Can we just get some clarification as  
22 the relationship between, if any, between  
Mr. Tarantini and P & A Group, who is the named  
23 applicant on here. Kind of tidy that up first.

24 MR. PAPE: Mr. Tarantini.

MR. TARANTINI: I'm sorry?

25 MR. PAPE: I was going to say, Mr.  
Tarantini is the managing member of P & A Group,  
LLC.

1 MR. TARANTINI: Yes, correct.

2 MR. WEINER: What is P & A Group's  
address?

3 THE CHAIRMAN: They have an address  
someplace that's not this location --

4 MR. WEINER: Yeah.

5 THE CHAIRMAN: -- 1031 Highway 18. So  
what is that?

6 MR. PAPE: I look to you, Mr. Tarantini.  
Could you answer that question.

7 MR. TARANTINI: Could you repeat the  
question. I'm sorry.

8 THE CHAIRMAN: P & A Group is identified  
in some of the application materials as being 1031  
Highway 18, Suite 1. You're here telling us that  
you are principal of that group --

9 MR. TARANTINI: Yes.

10 THE CHAIRMAN: -- and live here. What  
is the relationship that you're part of this limited  
liability? How does this come about as being you  
coming before us when it's P & A Group, Limited.

11 MR. TARANTINI: Well, I just put the  
property under P & A Group, and my office is there  
in 1031.

12 MR. WEINER: Mr. Pape has said  
previously that you're the managing member of this  
limited liability company; is that correct?

13 MR. TARANTINI: Yes, that's correct,  
yes.

14 MR. WEINER: Thank you.

15 THE CHAIRMAN: And you purchased this  
recently?

16 MR. TARANTINI: I purchased the property  
some years ago. I just don't remember exactly, but  
maybe around 5 years ago, 4 or 5 years ago, yes.

17 THE CHAIRMAN: Okay, and, Mr. Tarantini,  
where is the 35-foot boat and the 30-foot or  
whatever it was trailer right now?

18 MR. TARANTINI: I got a 35 boat and the  
camper. I ask my friend just storage right now  
until I get -- until this meeting, you know. I need  
to store it in the property anyway, but I don't want  
to put it now because we have having a meeting. I  
don't want to put anything. I removed everything  
from the property.

19 MR. GUREVICH: Can I ask, is this your  
primary resident, or is this a property that you're  
using just for storage purposes?

20 MR. TARANTINI: No, actually I'm living  
there. This is my primary, yes, residence.

1 MR. GUREVICH: Okay. And just a simple  
point of clarification. When I drove by the  
2 property, familiar with the area, I don't live that  
far away, there are two buildings over there. If I  
3 look at it from -- if I look at it I guess -- I'm  
trying to remember exactly -- from Cranbury Road  
4 side, is it the building -- we're talking about the  
building that's closest to the farm, correct?

5 MR. TARANTINI: That's correct.

6 MR. GUREVICH: The building to the left.

7 MR. TARANTINI: Yes.

8 MR. GUREVICH: Okay, so there's a  
smaller building at that point, and then there's a  
9 slightly -- with a space in between. Okay.

10 MR. TARANTINI: Yes.

11 THE CHAIRMAN: That's two separate lots,  
Leon.

12 MR. GUREVICH: I understand. There was  
a comment that was made in terms of adding --  
13 familiar with just how that property looks, and I  
just wanted to visualize where we're thinking about  
14 that.

15 Can I also ask just one other question.  
With the dwelling that you're planning to put up  
16 over here that's proposed to be put up, the house  
that is there, what is the height, the maximum  
17 height of that proposed building compared to that  
house? Because it's a single story house and it's  
18 quite --

19 MR. TARANTINI: Yes.

20 MR. PAPE: Marc, do you have that  
information handy?

21 MR. LEBER: Yeah, so the new structure  
is about 17 feet, 10 inches tall. The existing  
22 house -- I could give you an estimate just by  
looking at it.

23 MR. GUREVICH: I mean, because if  
it's -- yeah.

24 MR. LEBER: I'm going to guess that that  
house is about maybe also 17 feet. I mean, it looks  
25 like there's a half story above, you know, assuming  
the 8-foot-high ceiling, it's probably about  
17 feet, as well, to the ridge.

MR. GUREVICH: That's what I was trying  
to understand, because if it's an 8-foot, you know,  
like just 8-foot ceiling, 1 foot for -- what's it  
called -- space and then a 4-foot to 5-foot top, it  
seems like this structure would actually be above  
the roofline. Is that -- would that be a fair  
assumption?

1 MR. LEBER: It's going to be close. I  
2 mean, I unfortunately don't have the exact  
measurement for that house.

3 MR. WEINER: Perhaps since the applicant  
4 intends on coming back for a second meeting, we can  
get that more refined and get a precise answer to  
that question.

5 MR. LEBER: Yes. I'm just jotting it  
down right now.

6 THE CHAIRMAN: So --

7 MS. MCGURK: Chairman, if I can just ask  
for the record, what is the mean height of the  
proposed structure?

8 MR. LEBER: Well, I have that plan with  
me. I don't know if it was submitted. Colleen, was  
an architectural plan submitted?

9 MS. MCGURK: Yes.

10 THE CHAIRMAN: Yeah, we have something,  
yes.

11 MS. MCGURK: I don't have my  
architectural scale with me, but I'm assuming it's  
15 feet or less.

12 MR. LEBER: So I'll show you what I  
have.

13 MR. GUREVICH: It also sits on a footer  
that's above ground, and 17, 9 is the height.

14 MR. LEBER: Right, so that's --

15 MS. MCGURK: I see that, yeah.

16 MR. LEBER: -- to this point, obviously,  
but, you know, I guess the mean height is somewhere  
in this area here.

17 MS. MCGURK: We're going to need that so  
we --

18 MR. LEBER: The top of the door.

19 MS. MCGURK: -- it's not exceeding.

20 MR. LEBER: Okay.

21 MS. MCGURK: So a little over 14 feet  
plus the footing.

22 MR. GUREVICH: But it seems also,  
Colleen, like to me that 17 foot, 9.375 is from the  
top of the footing, and the footing --

23 MS. MCGURK: Right.

24 MR. GUREVICH: -- I believe sits  
somewhat above the ground at -- above ground level.  
25 There's also an elevation slope to that ground so  
the footing might sit higher on one end than the  
other. That's why I'm trying to understand it  
relative to that house and whether or not it's, you  
know, it would extend above the top of the roof of  
the house in terms of scale.

1 MR. LEBER: Yeah, I'm going to get those  
measurements for you.

2 THE CHAIRMAN: I have a few more. Let's  
3 get some clarification as to whether or not this  
applicant made an effort to expand the size of his  
4 property in order to be able to be within -- without  
having any variances for this, okay. So if we can  
5 get some clarification on validating or verifying  
whether or not there was any opportunity for him to  
acquire more land. Okay?

6 MR. PAPE: Mr. Tarantini, I believe  
7 that's a question for you. Has there been -- have  
you explored the option of acquiring more land, as  
8 stated by the chairman?

9 MR. TARANTINI: Well, I have no plan to  
do that, but --

10 THE CHAIRMAN: Well, certainly, it would  
be something that we would need to understand. You  
11 always have an option of having to reduce the  
potential for having variances if you can make your  
12 application be within, you know, within limits. So  
that would be --

13 MR. WEINER: Just to clarify, as of this  
time, the applicant -- Mr. Pape, we can get an  
14 affirmative or a negative from your client -- as of  
tonight, the applicant has not sought or inquired of  
15 the adjacent property owners of the possibility of  
making any type of acquisition of the -- of any  
portion of the adjacent land to minimize, attenuate,  
or eliminate all or some of the variances requested.

16 MR. PAPE: I believe that is correct  
17 based on what Mr. Tarantini just stated, and we can  
certainly explore that between now and the next  
meeting.

18 THE CHAIRMAN: Mr. Pape, also, while Mr.  
19 Tarantini does seem to have a significant number of  
additional vehicles that he wants to put here, the  
20 size of what he's asking to put is only relative to  
the amount of additional equipment he wants to bring  
21 here. I don't know whether or not the size of a  
structure should be the criteria based on how many  
22 things he wants to put in there. If he had two  
boats, could he then make a 3,000-square-foot  
Quonset hut. I mean, I'm just trying to get an  
23 understanding as to what the motivation is. This  
place is over double the size of the house on a --  
24 as far as a footprint is concerned. This is  
1,800 square feet. The house without the deck is  
25 about 720 square feet. You know, the child has  
overwhelmed the father and mother. There may be

1 some alternative way you can make that amenable as  
2 you look to come back.

3 MR. PAPE: Again, duly noted. I hear  
4 the concern, and we can explore possible  
5 modifications between now and the next meeting.

6 MR. WEINER: Mr. Pape, also, with regard  
7 to the nature of the vehicles, equipment, items that  
8 the applicant intends to store there, are these  
9 personal in nature or commercial in nature?

10 MR. PAPE: They are not (inaudible) in  
11 nature. They are all personal.

12 MR. GUREVICH: That was actually in line  
13 with -- I had a couple of questions, but that was  
14 one of the questions. In terms of the business,  
15 this is not storage for items related to the  
16 business of Mr. Tarantini.

17 MR. PAPE: No, these are personal items.

18 MR. WEINER: And, Mr. Pape, if we can  
19 clarify through your client, who is the owner of the  
20 property? Is it P & A Group, or is it Mr.  
21 Tarantini.

22 MR. PAPE: Mr. Tarantini, could you  
23 confirm how the -- who has title to the property; is  
24 it P & A, you individually?

25 MR. TARANTINI: Yes, this is -- I'm the  
managing member, and I'm the owner of the P & A  
Group. That's why I own the property.

MR. PAPE: And is the property owned by  
P & A Group the entity?

MR. TARANTINI: Yes.

MR. PEPE: I have a question. Have you  
explored options that architecturally are more  
suited to the design in which that area, you know,  
utilization of that elevation is not used in that  
area at all. So there is, you know, gables and hips  
and different types roofs, and you're coming in with  
a totally different style of design into the area,  
introducing into an area that it's more of an  
industrial look. I've never seen this used in a  
residential. Have you explored maybe doing  
something that's more suitable, you know,  
architecturally and has a different elevation that's  
more suitable for the area? I don't know if I'm  
clear with that statement, but --

MR. PAPE: Before I turn that over to  
Mr. Tarantini, I'll just say that this is the  
product that he selected. If the board feels that  
it's not appropriate, certainly open to your input  
and suggestions as to what would be appropriate, but  
I'll pass that off to Mr. Tarantini if you'd like to

1 have any -- or respond with any additional comments.

2 MR. PEPE: Mr. Tarantini, what I'm  
3 asking is, from the street, in layman's terms, you  
4 have a look of the way that houses look, the roof  
5 styles, the way they look from the road, also known  
6 as an elevation in the construction industry. What  
7 you're proposing here does not look like the other  
8 structures in the area. So architecturally it  
9 doesn't fit in to what you have in the area. The  
10 look or what we refer to in construction as  
11 elevation does not fit into that area. Have you  
12 explored maybe looking at a product that would look  
13 more suitable in a residential area and less  
14 industrial?

15 MR. TARANTINI: Well, the question is,  
16 you know, is not a structure really is for  
17 (inaudible) I have a large boat, 35 feet. My camper  
18 is 36 feet. My 3,500 the big boat going to be fit  
19 inside and a good size. There is not exactly the  
20 architectural is having like a (inaudible) house.  
21 It's an efficient building, you know, for snow, and  
22 that's one other reason I choose those buildings.

23 MR. PEPE: Okay. Okay.

24 THE CHAIRMAN: Okay.

25 MR. GUREVICH: Can I also ask just a  
couple of brief questions. I'm assuming that this  
is a powered building. Will there be any other  
utilities? Can we assume that there's electricity  
in the building?

MR. TARANTINI: No --

THE CHAIRMAN: I think there was  
testimony that they were going to have electricity  
but nothing else, no water, no plumbing, nothing  
else.

MR. TARANTINI: No.

MR. GUREVICH: Okay.

MR. WEINER: Can we possibly get some  
testimony from Mr. Leber I guess as to how the  
electricity is going to be run. Is that above  
ground, below ground? Can you explain that? If  
it's indicated on the plans, perhaps show that,  
highlight that to the board.

MR. LEBER: Yeah, the electricity would  
originate from the house, and it would go  
underground into this building where there would  
probably be like a small subpanel, you know, to  
control whatever lights are in there and perhaps if  
the door was motorized, something like that.

MR. WEINER: And with regard to lights,  
is there any proposed lighting in connection with

1 this new structure, attached to it, around it,  
addition anywhere on the property?

2 MR. LEBER: It's a good question.  
Imagine there might be a light above the door, but  
3 it's not shown on that architect's plan so I'll have  
to look at that.

4 MR. GUREVICH: That was going down the  
path, as well, but there's never ever -- there's not  
5 an option in terms of utilizing this building other  
than for storage; is that correct?

6 MR. PAPE: It would be for storage only.

7 MR. GUREVICH: Okay. And the other  
question I had is, at the moment, the driveway  
coming in and the -- is a gravel driveway that's,  
8 you know, it's not defined by any sort of boundaries  
or edging or anything like that. When you're in the  
9 plan, it makes it look like there's the potential  
to actually excavate or to do some sort of  
10 development of that driveway. Is it a plan to  
actually create a defined driveway space? Will it  
11 remain as a gravel driveway or be elevated and  
something other than what it is today?

12 MR. LEBER: No, they just want to extend  
the gravel when you come down the driveway walk to  
13 the right side so that there is an approach to the  
overhead door.

14 MR. GUREVICH: So basically just adding  
additional gravel to the grass area over there and  
15 that's it.

16 MR. LEBER: Yeah, I mean, the pavement  
that's there is just really an apron at the  
entrance.

17 MR. GUREVICH: Right.

18 MR. LEBER: And then, you know, the rest  
of it is just gravel.

19 MR. GUREVICH: I know. I drove by.

20 MR. WEINER: Mr. Pape, I had another  
question, as well. Earlier there was some colloquy  
about the staff recommendation about merging the two  
lots, which you had indicated the applicant was not  
21 opposed to, and we're getting way ahead of ourselves  
because there's a lot of testimony still to come, as  
22 you've indicated, at another meeting, but should it  
come to that, would the applicant be opposed to an  
23 actual consolidation deed as opposed to just relying  
on the doctrine of merger?

24 MR. PAPE: I would have to confirm with  
Mr. Tarantini, but I believe the answer is that  
25 there would be no objection to that.

MR. WEINER: Thank you.

1 THE CHAIRMAN: Mr. Pape, it may make  
2 things a little easier for you if you're going to  
move the structure close to -- next to the house.

3 MR. PAPE: Duly noted. I'm assuming you  
mean to eliminate the side yard variance?

4 THE CHAIRMAN: Well, it certainly would,  
5 but also it might make it architecturally more  
6 pleasing to have it in some way merge in visuals, as  
7 Mr. Pepe was saying, with the existing house rather  
8 than having something that looked like the Army came  
9 in and put it in for 10 minutes as a World War II  
10 event.

11 MR. PAPE: Understood. And as I said at  
12 the outset, obviously, we do need to return to  
13 another meeting with Miss Coffin, our planner, and  
14 we are very appreciative of all the comments and  
15 input we're getting from the board, so we thank you,  
16 and if there's more, we would be pleased to hear it.

17 THE CHAIRMAN: Okay. Let's -- Mr. Pape,  
18 we have testimony from Mr. Leber, and we have your  
19 applicant, and you obviously have to come back  
20 anyway with your planner, and maybe some of the  
21 suggestions that you've heard this evening will be  
22 incorporated in whatever it is you present to us  
23 when we have you back again, but before -- I'm going  
24 to ask if the board has any other specific  
25 questions. Otherwise, I would ask if we have  
anybody calling in.

MR. KIPP: Steve, I have a comment,  
Keith Kipp.

THE CHAIRMAN: Yes, Keith.

MR. KIPP: Marc, real quick, the fence  
you're showing along the southerly side of the  
property, what material and what style of fence is  
that going to be?

MR. LEBER: Well, actually, that was --  
that was going to be the existing fence that was out  
there to be relocated. For some reason, the fence  
that I guess follows the farm had meandered onto  
this property at some time. Now, since this survey  
was done, that fence was taken down. In other  
words, when the survey was done, the fence was  
there, but if you go by today, the fence is gone.  
And that was just a wire fence, you know, with  
posts.

MR. KIPP: All right, so is the  
applicant planning on putting a fence, because the  
plan shows a fence.

MR. LEBER: Yeah, we would like to put a  
fence, you know, just to really monument where that

1 property line is, in fact, and it doesn't  
2 necessarily have to be a solid fence. I know, you  
3 know, perhaps people are used to looking across the  
4 farm field, you know, through the wire fence that  
5 was there. Maybe this could be a post and rail  
6 fence, which I think would be fine.

7 THE CHAIRMAN: Well, could you -- in  
8 your next meeting, could you get that clarified for  
9 both the board and for Mr. Kipp.

10 MR. LEBER: Sure.

11 MR. KIPP: Thanks, Marc.

12 MS. MCGURK: Chairman.

13 THE CHAIRMAN: Yes. Yes, Colleen.  
14 Sorry.

15 MS. MCGURK: I had a comment -- that's  
16 okay. I had a comment about the gravel driveway  
17 that's proposed because there is concern if anything  
18 were to be parked on there that there could be  
19 leakage into the soil. So if this were to be  
20 approved with the gravel driveway, I would not want  
21 anything being parked on that; it would just be for  
22 access to the proposed structure. Be a little hard  
23 to enforce, but I would recommend that as a  
24 condition.

25 THE CHAIRMAN: So noted.

MS. MCGURK: Or obviously pave it.

MR. LEBER: Okay.

THE CHAIRMAN: And once we determine the  
final size of the actual structure, then we can have  
that discussion, as well.

MS. MCGURK: Exactly.

MR. GUREVICH: I don't know exactly how  
this might even be enforced or whatever, but -- and  
again, I'll mention it just as a point of concern.  
This is a sizable building. I don't know the  
business that Mr. Tarantini is in. I see, you know,  
blueprints or something in the background over  
there. So I'm making an assumption of maybe  
potentially in some construction field. But I guess  
is there anything that we could state in terms of  
the use of this property for, you know, either  
non-personally used devices like the boat and the  
car that we've just heard versus equipment and other  
things like that. I think that is one of the things  
that I would be concerned about just for the land  
use and the use of that property with a building  
that, as was mentioned several times, is twice the  
size of the home that's there even if we were not to  
consider other things, aesthetics and other things  
that are coming in. It just seems like a very

1 industrial application for the area, and seems to me  
2 that it's potentially intended for uses other than  
for personal use.

MR. WEINER: If I can interject first --

MR. GUREVICH: Please.

MR. WEINER: -- just for the board's  
4 edification, the property is zoned in the OP zone,  
which is an office professional zone.

MR. GUREVICH: Okay.

MR. WEINER: So any use that the  
6 applicant would propose or intend to use it as would  
have to call within what the OP zone permits;  
7 otherwise, they would have to come back before this  
board for a use variance to allow for such  
8 non-permitted use. We did ask earlier in the  
testimony was that there was to store items of a  
9 personal nature and not commercial property, so --  
but beyond that, if you would also be, as you said,  
10 an enforcement issue, which is not really the  
purview of the board in considering the  
11 applications, we have to consider that the  
application being proposed is -- it's going to be  
12 used for what is represented. Obviously, not this  
applicant, but if any applicant decided after an  
13 approval was granted to use the property for a  
different use that's not permitted under the  
14 ordinance, they would be subject to violation if  
that was noted by the enforcement wing of the  
15 municipality.

THE CHAIRMAN: So that shouldn't be  
16 something we would have as a --

MR. WEINER: Exactly, yeah.

THE CHAIRMAN: As a re -- as something  
17 we put into any resolution.

MR. WEINER: Have to comply with the  
18 zone and what the use is, so it doesn't have to go  
into the resolution. They have to comply with the  
19 zoning ordinance.

THE CHAIRMAN: Okay.

MR. GUREVICH: I raise that more as a,  
21 you know, just simply by the fact that that building  
exists in the area sort of opens the potential door  
22 to that type of application and use, especially  
given the property structure. That's a  
23 consideration I think is worth discussing.

MR. WEINER: The applicant has  
24 represented that this is only for storage and it's  
not intended to be used in any residential --

MR. GUREVICH: Understand that.

MR. WEINER: -- capacity. That is

1 attorney that should the board ultimately consider  
2 this application could be a condition to state that  
3 because such a condition would prevent the applicant  
4 from coming back and revisiting the board again to  
5 say now we want to use it for something else because  
6 they've already agreed to that as a condition of the  
7 structure being approved if it were so approved.

8 THE CHAIRMAN: Okay. Well, that -- so  
9 noted, Jay. Put that -- you know, if we get to that  
10 point, then I think that's important to be added.

11 MR. WEINER: And, Colleen, I don't know  
12 if you have anything from a planning perspective  
13 that you may want to add for the board on that in  
14 addition to what I said. If so, please jump in.

15 MS. MCGURK: I'm going to reserve most  
16 of my comments until after the planning testimony is  
17 presented, but, yeah, as a condition if this were to  
18 be approved that the only things that can be stored  
19 in the accessory structure would be residential in  
20 nature, nothing commercial. Thank you.

21 THE CHAIRMAN: Okay. Aaron, is there  
22 anybody from the public that would like to speak?  
23 Not hearing you.

24 MS. MCGURK: On mute.

25 THE CHAIRMAN: Aaron.

MR. KIPP: Aaron, you have to unmute.

MR. BLESSING: Sorry. I lost the  
function. Shall we go into public portion then?

THE CHAIRMAN: Yes, please.

MR. BLESSING: Very good. We do have  
some members of the public who are joining us. For  
the remainder, I will remind you that to address the  
board, you have to use the Raise Your Hand function  
and we will promote you to panelist so you may  
freely speak and address the board and the  
applicant. Mr. Chair, I do have one hand raised  
already.

THE CHAIRMAN: Okay.

MR. BLESSING: Naturally, I'll leave to  
you to take the name and swear them in. It comes up  
under Zielinski, but I will promote them now.

THE CHAIRMAN: Okay. There you go.  
Okay. Can we have a confirmation. We're talking to  
Mr. and Mrs. Zielinski. You need to unmute  
yourself.

MR. ZIELINSKI: Yes, Robert Zielinski.

THE CHAIRMAN: Okay, Robert, I'm going  
to ask you to raise your right hand and tell --  
swear that the testimony you're about to give this  
evening regarding the application before us is the

1 truth, the whole truth, and nothing but the truth,  
2 so help you God.

3 MR. ZIELINSKI: It is.

4 THE CHAIRMAN: Okay, and then state your  
5 name and address and spell your last name for the  
6 record.

7 MR. ZIELINSKI: Robert Zielinski,  
8 Z-i-e-l-i-n-s-k-i. I live at 13 Terry Lane, East  
9 Brunswick, New Jersey, and I'm here. My parents own  
10 the farm, as well as I do, at adjacent this  
11 property.

12 THE CHAIRMAN: Okay. Thank you.

13 MR. ZIELINSKI: You're welcome. So the  
14 couple questions that we had, and I don't know if  
15 they can be answered tonight. The first question is  
16 the rain runoff and the ground capability of percing  
17 the rain runoff off this building since it's a  
18 Quonset style building that doesn't have a gutter  
19 system. That's one concern that, you know, us as a  
20 family collectively have.

21 The second one -- yeah, the second one  
22 would be the -- we're glad to see that there's some  
23 sort of arborvitaes planted to kind of shield and  
24 that they addressed this, but the initial height of  
25 these arborvitaes when they're planted. I don't  
26 know, it's a little unclear, and how tall would they  
27 be getting to shield a structure this size. You  
28 know, something along 10 to 12 foot when they're  
29 planted would, you know, be appropriate.

30 Also, I think you guys hit it also with  
31 the style of building, the architectural style of  
32 the building.

33 And then lastly is the setback of the  
34 10 feet off the property line, you know, reducing  
35 the size of the building or moving the building  
36 closer to his structure, if that could be addressed,  
37 as well.

38 THE CHAIRMAN: The applicant has  
39 recognized that he's going to be coming back, and  
40 Mr. Pape has been taking notes regarding the  
41 concerns of the board and you as the next door  
42 neighbor. He will also add that in, and hopefully,  
43 when they come back, they'll be doing something that  
44 will satisfy both your concerns and the board's  
45 concerns.

46 MR. ZIELINSKI: Okay. And it's hard to  
47 see. I know you discussed also about the fence.  
48 Would the fence go from Cranbury Road to Dunhams  
49 Corner Road if there is a proposed fence?

50 THE CHAIRMAN: I'm not going to speak

1 for the applicant, but I think that they just heard  
2 that and they'll make -- and hopefully they'll  
listen to what has been said and make their  
decisions.

3 MR. ZIELINSKI: Okay. Thank you.

4 THE CHAIRMAN: Any other questions,  
Mr. Zielinski?

5 MR. ZIELINSKI: No, that's it for now.

6 THE CHAIRMAN: Okay. If you stay on,  
you will be able to find out when we will be having  
this application back again so you'll know when you  
can, you know, join the application again.

7 MR. ZIELINSKI: Thank you.

8 THE CHAIRMAN: Okay. Aaron, anybody  
else?

9 MR. BLESSING: There are other  
attendees, but they're not indicating that they wish  
to address the board.

10 As a reminder, if you don't have the  
function visible to raise your hand, you could also  
11 enter it in by keying Alt Y if you're using windows  
or Option Y if you're using Mac. But to address the  
12 board, please raise your hand so we may promote you  
to panelist.

13 No change, Chairman.

14 THE CHAIRMAN: No change. Okay. So  
we -- we're going to -- I'm not going to officially  
close the public portion yet, Aaron, because  
15 somebody may find the way that they can't get to us  
that they want to, and that happens, then I'll leave  
16 it. So I'm not going to close the public portion.  
I think we're just going to go back in and have the  
17 conversation with Mr. Pape, and then maybe in 2 or 3  
more minutes we'll close the public portion.

18 MR. BLESSING: Very good.

19 THE CHAIRMAN: Okay. So, Mr. Pape,  
you've heard from the public. You've heard from the  
board and from our professionals. You've got a  
20 significant number of take-home items -- I'll call  
it homework -- that you need to work through with  
21 regard to this application and your client. Do you  
have any other questions of the board?

22 MR. PAPE: No other questions. I have  
lots of notes. I again appreciate all the comments  
23 from the board members and the public. Definitely  
will regroup between now and the next meeting, and I  
24 suppose before this meeting concludes, I would ask  
if we could be carried without the requirement for  
25 renoticing, and I would ask if you know if the next  
meeting will be virtual or in-person, a date. That

1 information would be great.

2 THE CHAIRMAN: Okay. That's -- first of  
3 all, unless you go beyond your notice date, you do  
4 not have to renotify, and I will make that statement  
5 at the end -- before we get to the end of the  
6 meeting that there's no additional notice required.

7 MR. WEINER: As long as we can agree  
8 upon a notice -- new date today so it can be  
9 announced, as the chair has indicated, as well as if  
10 it's going to go beyond the mandatory date, then you  
11 will need to represent an extension will be executed  
12 by the applicant, and then based on that  
13 representation, obviously follow up and submit that  
14 to our staff, and then there would be no further  
15 notice. An announcement would be made tonight. If  
16 we can't or if there is no definitive meeting agreed  
17 to tonight, then there would be a renotify  
18 requirement because there would be no way to alert  
19 the members of the public tonight as to when the  
20 next meeting will be. So before we leave, we'll  
21 discuss that with Mr. Blessing and we'll see if we  
22 can come up with a new date.

23 MR. PAPE: Got it. Thank you for  
24 clarification.

25 THE CHAIRMAN: Aaron, anything ?

MR. BLESSING: As far as our future  
1 dates?

2 THE CHAIRMAN: No, no, no, as far as the  
3 public.

4 MR. BLESSING: Oh, very good. No, no  
5 raised hands to address the board.

6 THE CHAIRMAN: Okay, then I will  
7 officially then close the public portion at this  
8 point.

9 So the applicant will be coming back. I  
10 guess if we can, we can decide on a date for that,  
11 Mr. Blessing, or in conjunction with Mr. Pape's  
12 schedule.

13 MR. BLESSING: Well, Mr. Chair, we are  
14 expecting some site plans through March. I don't  
15 know if we'll have time for this application.  
16 Colleen, if you may want to chime in. Otherwise, we  
17 do have meetings scheduled in April, which could be  
18 viable for the applicant.

19 MR. WEINER: I just want to interject  
20 one last thing regarding notice. As of now -- and  
21 Mr. Kipp, if I am -- if there's information I'm not  
22 aware of -- but as of now, the meetings are  
23 remaining virtual, and I don't believe we have a  
24 firm date of any change back to live meetings as of  
25

1 yet. That being the case --

2 MR. KIPP: Excuse me, Jay, we are  
planning any future meetings that are scheduled will  
be in person.

3 MR. WEINER: Oh, they will be. Okay.

4 MR. KIPP: Yes.

5 MR. WEINER: So that being the case --

6 MS. MCGURK: March --

7 MR. WEINER: We can make an announcement  
tonight as to the next meeting, and that would  
satisfy the notice requirements. My concern is that  
alternatively, which, Mr. Kipp, thank you for  
pointing that out, is that if it were -- right now  
we were intending on going virtual and then it  
changed to live, then there would have been a need  
for renoticing, but if right now whatever the next  
date is is going to be an in-person meeting, that  
can be announced now by the chair, and there would  
be no further notice.

10 MR. KIPP: No, Jay, just to clarify, the  
meetings that we have scheduled that have already  
noticed are all virtual, and we intend on having  
them virtual, but moving forward, anything beyond  
that that has already been scheduled we will be  
scheduling for live.

11 MR. WEINER: Okay, so if we agree on a  
date tonight that's not a set meeting already with  
other business that's been made virtual, then that  
meeting would be a live in-person meeting.

12 MS. MCGURK: Right, so the rest of March  
is virtual because they've already advertised.  
April we can start to have in-person meetings.

13 MR. WEINER: Okay.

14 MS. MCGURK: There's two meeting dates  
in March. March 17 would really be the next bulk  
night, but there is a large application preliminary  
and final site plan use variance for March 17.  
Obviously, this application would -- could go before  
that because they've already been heard so they  
should get priority. So there's March 17.  
Otherwise, April 21. April 21 would be in-person.  
March 17 would be in Zoom.

15 MR. WEINER: Mr. Pape, in light of the  
comments that you've heard tonight, do you think  
that you would be prepared to proceed on March 17,  
or would you prefer the April date?

16 MR. PAPE: I think we would be prepared  
for the March 17 date, but we'll defer to the  
board's schedule, whatever works best.

17 THE CHAIRMAN: Well, Jared, Mr. Pape, we

1 have to announce that tonight.

2 MR. LEBER: When would the plans be due  
for that next meeting?

3 THE CHAIRMAN: Colleen, how soon would  
you have to have any revised plans before that  
meeting?

4 MS. MCGURK: We'd want them 10 days  
before the meeting.

5 THE CHAIRMAN: So that would be the 7th  
of March.

6 MR. PAPE: Marc, I look to you. Do you  
think is that enough time for you to prepare what  
you need to prepare?

7 MR. LEBER: What's today, the 17th?  
8 Yeah, I think that's fine. Actually, I'm already at  
this meeting on the 17th. I just realized.

9 THE CHAIRMAN: So you won't have to go  
out again. Okay. So.

10 MR. WEINER: March 17 will work, Mr.  
Pape?

11 MR. PAPE: Yeah, it will work. I'll  
have to confirm with Miss Coffin, who again is not  
12 available, but I -- let's assume she's available.  
If not, I'll notify the board. So we'll take the  
13 March 17 date.

THE CHAIRMAN: Okay.

14 MR. WEINER: March 17, and that will be  
a Zoom meeting.

15 MR. PAPE: Excellent.

16 MS. MCGURK: Okay, if she isn't,  
somebody would have to appear at that meeting and  
ask for a new date.

17 MR. PAPE: Understood.

18 MR. WEINER: What is our mandatory date  
on that, Aaron? Are we good or do they need an  
extension?

19 MR. BLESSING: It's good. It's May 12.

20 MR. WEINER: Okay.

21 THE CHAIRMAN: Okay. So at this point  
then to make the announcement, this application,  
Z-21-34, is going to be continued. It will be  
continued to the 17th of March. This applicant will  
22 not be required to send out any further notice. The  
only notice being given about the continuance is  
23 being given now at this meeting this evening. So  
for the official, it will be March 17 at 7:30, and  
24 we will be on a Zoom meeting at that time. That  
clarify everything?

25 Okay. Any other board members have any  
other conversation or discussion questions? Seeing

1 none, I want to thank everybody again for  
2 participating. I think as we go each week and you  
3 go through each meeting, there's more and more you  
4 pick up, and I think that's an important part of  
5 growing with the zoning board. So I want to thank  
6 everybody again for their participation.

7 At this point, I will use the famous  
8 expression we all love. Motion to adjourn?

9 MR. GUREVICH: Motion to adjourn.

10 MR. WYNTER: I second.

11 THE CHAIRMAN: And we have a motion and  
12 a second. All in favor? So be it. We're closed.  
13 Thank you very much again, everybody.

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