

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
BOARD OF ADJUSTMENT  
April 1, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Christine Rampolla, Chair  
Steve Philips  
Amy Papi  
Ivan Wynter  
Chester Brandt  
Leon Gurevich

ABSENT:

Robert Zuckerman  
Cathleen Decker  
Steve Pepe  
Deepak Arora

ALSO PRESENT:

Jay Weiner, Esquire  
Aaron Blessing, Zoning Assistant

MINUTES

March 4, 2021 and March 18, 2021 - Motion to approve by Mr. Philips, second by Ms. Papi. Minutes approved.

RESOLUTIONS

Application #Z-21-02 - Gulberg Builders, LLC - Proposed new single-family dwelling located at 23 Pine Street, block 140, lot 10.04, in the HR zone. Motion to adopt resolution by Ms. Papi, second by Mr. Wynter. Resolution adopted.

Application #Z-21-06 - Schramm - Proposed 264-square-foot carport accessory structure at existing single-family residence located at 5 Judith Court, block 131.04, lot 15, in the R-3 zone. Motion to adopt resolution by Mr. Wynter, second by Ms. Papi. Resolution adopted.

Application #Z-21-08 - Bebars - Proposed 6-foot-tall fencing in front-yard setback of existing single-family residence located at 27 Lincoln Avenue, block 162, lots 53, 55, and 56, in the R-4 zone.

#### ADJOURNMENT

Motion to adjourn by Mr. Wynter, second by Mr. Philips. Meeting adjourned at 7:41 p.m.

THE CHAIRWOMAN: The township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19 as part of the township's ongoing effort to slow the rate --

MR. PAGLIUCO: Let me stop you real quick. Give me another 30 seconds. Let me fix something.

THE CHAIRWOMAN: Okay.

MR. PHILIPS: Don't we get -- if we're having technical difficulties something shows up on the screen? Please disregard this little interruption as we take care of some personal difficulties here.

MR. PAGLIUCO: Okay, now we're good.

THE CHAIRWOMAN: We're good. Okay. The township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19 as part of the township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. The dial-in information and agenda have been posted on the township web site and are posted on EBTV for members of the public. Members of the public can call in with the number provided if they have any questions for the zoning board members. You will have 3 minutes to speak. Should you have any further comments or questions, the planning and engineering office is always available by e-mail and phone. Each member of the public shall have only one opportunity to speak during the public portion. Thank you in advance for your patience as we implement this new technology to continue to move to township forward during this health emergency.

This is the April 1, 2021, East Brunswick Township Zoning Board of Adjustment meeting. In accordance with the Open Public Meeting

Law, on December 22, 2020, notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting.

The zoning board will not hear any case beyond 10 p.m. with the exception of any hearing in progress at that time and will terminate all testimony at 10:30 p.m. The chair reserves the right to call any application in an order different from that appearing on the agenda.

Aaron, can -- do we have the flag to --  
MR. BLESSING: Yes. One second.

THE CHAIRWOMAN: We'll stand for the pledge of allegiance in just a second. We're just -- we're looking for an emblem of a flag. There we go. Thanks, Aaron. Okay, if we can all stand.

(Flag salute)

THE CHAIRWOMAN: Thanks, Aaron, for the quick thinking.

MR. BLESSING: That wasn't so quick.

THE CHAIRWOMAN: It's okay. All right. Can you call the roll for us.

MR. BLESSING: Yes, Madam Chair. Miss Decker. Mr. Brandt.

MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe. Mr. Gurevich. Mr. Arora. Mr. Wynter.

MR. WYNTER: Present.

MR. BLESSING: Mr. Zuckerman. Miss Papi.

MS. PAPI: Here.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Here.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Here. Okay. Thank you, Aaron.

We just have a few items of business, but I appreciate everyone meeting so that we can move forward on the -- have these applications completed for the applicants. We have two sets of minutes. Unless anyone wants to separate them, I think we can have a -- we can hear a motion to approve both sets of minutes for March 4, 2021, and March 18, 2021.

MR. PHILIPS: I'll move that.

MS. PAPI: I'll second it.

THE CHAIRWOMAN: Okay, thank you, Mr.

Philips and Miss Papi.

Mr. Blessing, can you call the roll on those sets of minutes.

MR. BLESSING: Yes. Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Okay. Thank you, Mr. Blessing.

All right. We have three resolutions. The first one that we can take a motion on is application Z-21-02, Gulberg Builders, LLC, a proposed new single-family dwelling located at 23 Pine Street, block 140, lot 10.04, in the HR zone. Can I hear a motion on Z-21-02. Miss Papi.

MS. PAPI: Yes, I'll make a motion to adopt resolution Z-21-02, Gulberg.

THE CHAIRWOMAN: Thank you. Okay. A second?

MR. WYNTER: I'll second it.

THE CHAIRWOMAN: Thank you, Mr. Wynter.

Mr. Blessing, can you call the roll.

MR. BLESSING: Okay. Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Okay. Thank you, Mr. Blessing.

All right. We have a second resolution. This resolution is on application Z-21-06, Schramm, a proposed 264-square-foot carport accessory structure at existing single-family residence located at 5 Judith Court, block 131.04, lot 15, in the R-3 zone. Would any of the members of the board like to make a motion on Z-21-06.

MR. WYNTER: Motion to approve Z-21-06.

MS. PAPI: I'll second it.

THE CHAIRWOMAN: Okay, thank you, Mr. Wynter and Miss Papi.

Aaron, I see that Mr. Gurevich joined

us.

MR. BLESSING: Yes.

THE CHAIRWOMAN: Mr. Weiner, how does that work?

MR. WEINER: Well, right now, the -- it's been recognized by the chair that Mr. Gurevich is entered the meeting, and in the minutes it will reflect that at this time Mr. Gurevich joined the meeting.

THE CHAIRWOMAN: Okay. I just didn't know since there was a motion and a second should he -- would he vote?

MR. WEINER: He popped in after that so he can pick up if there's another matter afterwards.

THE CHAIRWOMAN: Okay.

MR. GUREVICH: Apologize. I was actually on the line. I could hear the motion, and -- but I was relegated to the --

MR. WEINER: Did you hear the motion, Leon?

MR. GUREVICH: I did. I was on full --

MR. WEINER: You can participate in the vote.

THE CHAIRWOMAN: Okay. Thank you.  
Mr. Blessing --

MR. WEINER: If he's eligible, Aaron.

MR. BLESSING: He is.

THE CHAIRWOMAN: Thank you. Okay.  
Mr. Blessing.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Okay. Thank you,  
Mr. Blessing.

And we have a -- our third and final resolution this evening, resolution for application Z-21-08, Bebars, a proposed 6-foot-tall fencing in front yard setback of existing single-family residence located at 27 Lincoln Avenue, block 162, lots 53, 55, and 56, in the R-4 zone. Would any of the members of the board like to make a motion on Z-21-08?

MR. WYNTER: I also like to make the motion to adopt Z-21-08.

THE CHAIRWOMAN: Thank you, Mr. Wynter.

MR. GUREVICH: Second that.

THE CHAIRWOMAN: Thank you, Mr. Gurevich.

Mr. Blessing, can you call the roll.

MR. BLESSING: Yes. Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Okay. Thank you, Mr. Blessing.

And, Mr. Weiner, just -- can you just confirm that we do not need to have a public portion this evening because all of -- none of the -- we've heard already feedback from the public on each of the applications that were --

MR. WEINER: That is correct, Madam Chairwoman; however, I would ask I guess from our EBTV person whether or not there's even anyone there joining us from the public for the record if maybe we can ascertain that, or, Aaron, if you could let us know.

MR. BLESSING: There are no public attendees is in the meeting.

THE CHAIRWOMAN: Okay.

MR. WEINER: Then I would say -- you know what, Madam Chairwoman, for the sake of just open -- full openness, although it's not mandatory, you want to open the meeting up for public portion, let's give it 10 seconds. If no one joins us, then you can close it, and this way there was one done.

THE CHAIRWOMAN: Okay. All right, so we would open up the meeting to the public at this time.

Mr. Blessing, are you seeing anyone trying to make comment to the board?

MR. BLESSING: There are still no attendees.

THE CHAIRWOMAN: Okay. All right. Then we'll close the public portion, and that's all of the business we have on the agenda, so if anyone

would like to make a motion to adjourn.

MR. WYNTER: Motion to adjourn this meeting.

MR. PHILIPS: Before we finish, Aaron, do we have anything for the 15th.

MR. BLESSING: We do indeed. We have -- unless I'm mistaken, we have at least two applications I believe. One of them I believe is a bulk; one of them is a use or at least a site plan at the least, but there are two.

MR. PHILIPS: There are two. Okay. And they're in the process of getting their paperwork in order, yes?

MR. BLESSING: Yes, those -- they haven't been distributed, but I think they are still in agency review. There might be some other outstanding comments we're waiting to receive back from other departments.

MR. PHILIPS: Okay. Thank you. Sorry to have curtailed an early, early --

MR. WEINER: Mr. Wynter's motion is still pending if there's a second.

MR. PHILIPS: I'll second it then.

THE CHAIRWOMAN: Thank you, Mr. Philips. Okay. All in favor to adjourn -- we don't need a roll call, right?

MR. WEINER: You can do it by voice.

THE CHAIRWOMAN: Say aye.