

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
BOARD OF ADJUSTMENT

June 3, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

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

ABSENT:

Cathy Decker
Rob Zuckerman
Deepak Arora

ALSO PRESENT:

Jay Weiner, Esquire
Colleen McGurk, Planner
Aaron Blessing, Zoning Assistant

MINUTES

May 6, 2021 - Motion to approve by Ms. Papi, second by Mr. Gurevich. Minutes approved.

RESOLUTIONS

Application #Z-21-10 - Krill - Proposed addition to existing single-family dwelling located at 12 Rogers Circle, block 87.08, lot 2, in the VG-1 zone. Motion to adopt by Ms. Papi, second by Mr. Pepe. Resolution adopted.

Application #Z-21-13 - Antonowicz - Proposed addition to existing single-family dwelling located at 84 Farms Road Circle, block 777, lot 14, in the R-3 zone. Motion to adopt by Mr. Wynter, second by Mr. Gurevich. Resolution adopted.

NEW BUSINESS

Application #Z-21-11 - Old Forge at Fern Road - Proposed four-lot subdivision with density variance located at 15 Fern Road, block 321.18, lot 39.01, in the R-1 zone. Adjourned to July 1, 2021, without further notice.

Application #Z-21-12 - Piazza - Proposed fencing within front yard setback of existing single-family residence located at 2 McKinley Avenue, block 171, lot 5.01, in the R-4 zone. Mandatory date July 29, 2021. Motion to approve with conditions by Ms. Papi, second by Mr. Wynter. Application approved with conditions.

ADJOURNMENT

Motion to adjourn by Mr. Gurevich, second by Mr. Philips. Meeting adjourned.

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 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 would 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 only have 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 the township forward during this health emergency.

This is the June 3, 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.

If everyone would please rise, we can have the pledge of allegiance.

(Flag salute)

THE CHAIRWOMAN: Mr. Blessing, if you would -- if you could call the roll for us.

MR. BLESSING: Miss Decker. Mr. Brandt.

MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Here.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Here.

MR. BLESSING: Mr. Arora. Mr. Wynter.

Mr. Wynter.

MS. PAPI: I saw him.

MR. PHILIPS: Okay, he's waving.

THE CHAIRWOMAN: He's waving for the record.

MR. BLESSING: Very good.

Mr. Zuckerman. Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Here.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Here. Thank you,

Mr. Blessing.

Mr. Wynter, can you hear -- can you hear us or -- yeah, you're shaking -- okay, yes, he's shaking his head yes, but we can't hear you. I don't know if that's -- if there's anything on your end that you're able to fix.

All right. The first item on our agenda are the minutes from May 6, 2021, meeting. Does anyone have any comments or corrections on those minutes? Miss Papi, did you raise your hand?

MS. PAPI: I was just going to make a motion.

THE CHAIRWOMAN: Okay. All right. Well, I don't see anyone raising their hand to make any comments or bring up any questions, so do you want to go ahead with that.

MS. PAPI: Yeah, Madam Chair, I make a

motion that we approve the minutes of May 6, 2021, meeting.

THE CHAIRWOMAN: Thank you. Is there a --

MR. GUREVICH: Second that.

THE CHAIRWOMAN: Go ahead. Was that you, Mr. Gurevich?

MR. GUREVICH: I'll second that.

THE CHAIRWOMAN: Okay. Thank you, Mr. Gurevich.

Mr. Blessing, if you can call the roll on that vote.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Agreed.

MR. BLESSING: Mr. Wynter. Oh, I see he's raising his hand.

Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes.

Mr. Weiner, are you comfortable with that, that we can't hear Mr. Wynter, but that he's --

MR. WYNTER: Can you hear me now? Can you hear me now?

THE CHAIRWOMAN: Yes, we can. Okay.

MR. WEINER: Miss Chairwoman, if I can maybe just make a general statement. Any members of the board, should they lose audio, but video is on, if you hear the chair or Mr. Blessing and there's a roll call or a vote going on, raise your hand up if you are voting so this way it can be recorded at that time, and there won't -- no vote will be recorded unless you raise your hand up.

THE CHAIRWOMAN: Okay. Thank you for clarifying that. Okay.

Mr. Wynter, now that you have audio, you were voting yes.

MR. WYNTER: Yes, I vote yes.

THE CHAIRWOMAN: Great. Okay. Thank you. All right. So the minutes are approved.

Next on the agenda we have two resolutions. The first is application Z-21-10, Krill, a proposed addition to existing single-family dwelling located at 12 Rogers Circle, block 8708, lot 2, in the VG-1 zone. Would anyone like -- any

of the members of the board like to make a motion regarding that application? Miss Papi.

MS. PAPI: I make a motion to adopt resolution Z-21-10.

THE CHAIRWOMAN: Thank you. Is there a second?

MR. PEPE: I'll second it.

THE CHAIRWOMAN: Okay. Thank you, Mr. Pepe.

Mr. Blessing, if you could call a vote on that resolution.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE WITNESS: Yes. Thank you, Aaron.

The next application is Z-21-13, Antonowicz, a proposed addition to an existing single-family dwelling located at 84 Farms Circle Road, block 777, lot 14, in the R-3 zone. Would any members of the board like to make a motion on that resolution?

MR. WYNTER: Motion to adopt Z-21-13.

THE CHAIRWOMAN: Okay, thank you, Mr. Wynter. Is there a second?

MR. GUREVICH: I'll second that.

THE CHAIRWOMAN: Thank you, Mr. Gurevich.

Mr. Blessing, you could call the roll on that resolution.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Okay, that resolution passes, also. Thank you, Mr. Blessing.

We have two applications under new business. I'm just going to go slightly out of order. Application Z-21-11, Old Forge at Fern Road, a proposed four-lot subdivision with density variance located at 15 Fern Road, block 321.18, lot 39.01 in the R-1 zone.

Mr. Weiner, I think this --

MR. WEINER: Your honor -- Madam Chairwoman; however, I can call you your honor anyway. If I can, I reviewed the notices for this meeting, and they are in order, and the board can accept jurisdiction now by opening up the meeting, which you have just done. So the application is now open before the board, and my understanding is that the applicant has requested an adjournment.

Aaron, is that correct?

MR. BLESSING: That is, to July 1.

MR. WEINER: And that's within the -- obviously within the time frame so no extension is needed for that, correct?

MR. BLESSING: Correct, and that is a regularly scheduled meeting.

MR. WEINER: Is Mr. Pape with us tonight, or did he just leave it to us?

MR. BLESSING: He is not with us tonight, no. He sent that in a letter with his --

MR. WEINER: Yes.

MR. BLESSING: Notices to us.

MR. WEINER: -- which he's acknowledged, so the board can accept jurisdiction and open up the application, which has been done, and now the motion -- the motion -- the application will be carried to July -- I'm sorry?

MR. BLESSING: First, July 1.

MR. WEINER: To July 1, 2021, meeting. Madam Chairwoman, if we can make an announcement just for any members of the public who are here for tonight to know that that's the new meeting and there will be no further notice required.

THE CHAIRWOMAN: Okay. Thank you. So I think you just made that announcement for us.

MR. WEINER: I'll say a little clearer. Any members of the public who are present and participating in this meeting who wanted to participate, listen in, speak, or otherwise be involved with that application, the application Z-21-11, Old Forge at Fern Road, that matter has been carried to July 1, 7:30 meeting. It's a regularly scheduled meeting on the calendar, and there will be no further notice. This is the only

notice that you will be hearing, so please guide yourself accordingly, and if you're interested, please feel free to join in at that time. Thank you.

MR. PHILIPS: Aaron, is there anybody calling in who's on the wait list from the public?

MR. BLESSING: I do have one public attendee. I don't know if you'd want to -- if it's necessary to open a public portion. They're not raising their hand to indicate that they'd like to speak.

MR. PHILIPS: And we don't know if they're for that application anyway.

MR. BLESSING: We do not.

MR. PHILIPS: I just --

MR. BLESSING: But there's no indication otherwise.

THE CHAIRWOMAN: Mr. Weiner, there's no -- we wouldn't open it up to the public at this time.

MR. WEINER: Why don't we do that anyway. Let's open the meeting up to the public.

THE CHAIRWOMAN: Okay.

MR. WEINER: Anyone here, that one person or anyone else pops in in the next 10 seconds, 15 seconds. If not, then we can close the public portion and there will be no prejudice.

THE CHAIRWOMAN: Okay. So if anyone from the public is -- was here, there's no business being taken on that application, Z-21-11, but if you wish to address the board or have a question about this application, if you could raise your hand and let Mr. Blessing know that you're trying to speak with us.

Mr. Blessing, are you seeing anything from anyone from the public?

MR. BLESSING: No change, no.

THE CHAIRWOMAN: No. Okay. All right. Then we'll close the public portion, and we will move on from this application Z-21-11 until the July meeting.

Okay. The next application under new business is application Z-21-12, Piazza, a proposed fencing within front yard setback of an existing single-family residence located at 2 McKinley Avenue, block 171, lot 5.01, in the R-4 zone.

Mr. Weiner, do we have jurisdiction on this application and are the notices okay?

MR. WEINER: I'm sorry. I spoke too soon. I did not -- and I apologize for speaking at

the same time. I have reviewed the notice proofs on this matter. Everything is satisfactory, and the board has jurisdiction to proceed and hear the application.

THE CHAIRWOMAN: Okay. Thank you. All right. I see there's a Michael Piazza with us.

MR. PIAZZA: Yes.

THE CHAIRWOMAN: Okay. Hello. Good evening, Mr. Piazza. If you could start by stating and spelling your name for us, and then we will -- and then I'll swear you in so that you can give testimony to the board on this application.

MR. PIAZZA: Okay. Michael Piazza, M-i-c-h-a-e-l P-i-a-z-z-a.

THE CHAIRWOMAN: Okay, and you -- you are the homeowner at this -- I'm sorry -- 2 McKinley Avenue; is that correct?

MR. PIAZZA: Yes.

THE CHAIRWOMAN: Okay. All right. If you could raise your right hand for us, I'm going to ask you to swear to tell the truth, the whole truth, and nothing but the truth regarding this application this evening. You can just say yes, you do.

MR. PIAZZA: Yes.

THE CHAIRWOMAN: Okay. Thank you. Okay. So can you just tell us a little bit about what you are -- what your project is that you're looking here to ask for a variance on.

MR. PIAZZA: Yes. I'm planning on putting a white privacy fence on the property line there, which would be Old Stage Road and McKinley. I'm on the corner lot, so -- and I'm going to connect it coming across to seal it up for security, so I guess it would be sort of an L-shaped 6-foot fence high.

THE CHAIRWOMAN: Okay.

MR. PIAZZA: Basically, you know, for privacy and, you know, hopefully to cut down on some noise reduction. My neighbor also has one up next to it there at 34 Garfield so I was just going to continue sort of kind of like what they did there when they put that new house on the same lines there. I think it's 10 feet in from the curblin. You have to measure it out. I have it kind of laid out there, but -- I have a few questions about -- yeah, go ahead. Sorry.

THE CHAIRWOMAN: When you say that you're looking to put it on the property line, the property line is -- do you know -- happen to know offhand how far in from Old Stage Road -- or, no,

I'm sorry -- I guess it's --

MR. PHILIPS: It's Old Stage Road.

MR. GUREVICH: It is Old Stage Road.

MR. PIAZZA: Old Stage Road, yeah. My property is kind of unique because it's the side, but my side is my front. I have two fronts actually.

THE CHAIRWOMAN: Okay, so when you say the property line, though, I'm trying to understand how -- just by -- so part of your application you included a survey, and it looks that this -- okay, so the survey that was submitted is from --

MR. GUREVICH: Control Layouts.

THE CHAIRWOMAN: Control Layouts. When was -- this survey was conducted in 2004; is that right?

MR. PIAZZA: I believe so. I don't know where there was a date on there.

MR. PHILIPS: Lower right-hand corner.

THE CHAIRWOMAN: Yeah, I'm looking at the lower left-hand corner that's dated September --

MS. PAPI: 9-7-04.

MR. PIAZZA: Yeah.

THE CHAIRWOMAN: Okay, so there's -- I went out to look at the house, and I -- it wasn't clear to me exactly where the property line was, and it looks like there's just some differences I think from this survey. That planter is no longer there, correct, that's in the survey?

MR. PIAZZA: Correct, that's not there anymore, no. A lot of stuff isn't there. Those wood ties that you asked about, they're gone, too. They just rotted away, but there's a fence there I started taking down in the back and on the side, but my question was, as far as the 19 feet, like, that would be the property line. So I was wondering where I measure from, the corner of the foundation or from the corner of the house, you know, like where the siding is, because there's a 3-inch difference there where the siding sticks out. So I wasn't sure like, you know, when laying out the measurements for the property line, you know, it's only 3 inches, but, you know, where do I measure off, the foundation, or do I measure off the corner of the house where the siding is to get the 19 feet. That's what I was wondering.

MS. MCGURK: It would be the foundation.

MR. PIAZZA: The foundation, okay.

THE CHAIRWOMAN: Okay.

MR. PIAZZA: And then that goes out

another 10 feet to the curbline. That's Old Stage Road. So there's almost 29 to 30 feet there.

MR. GUREVICH: I guess I had a similar question. Looking at the survey plan, I couldn't understand where it states proposed fence on property line. Is that also the curb to Old Stage Road, or is that within the property line, and, like you just said, where does the road start; how far from that fence to the road? Because you mentioned tying in or -- not tying in but being in line with the fence of the neighbor, the white fence that I see.

MR. PIAZZA: Yeah. I have the survey here. I mean, I don't -- do you have the drawing there? Aaron has it.

MR. BLESSING: Madam Chair, if it be at all helpful, I can share my screen to show the document that was submitted to the township to -- and distributed to the zoning board members.

THE CHAIRWOMAN: That would be helpful. Thank you, Aaron.

MR. PIAZZA: It's an odd shaped lot, so it is kind of, you know, because it's kind of --

THE CHAIRWOMAN: So do you -- so you don't -- do you happen to know that the distance from Old Stage Road that -- where the property line is?

MR. PIAZZA: Yes, it's 10 feet in from the curb.

THE CHAIRWOMAN: Oh, I'm sorry, okay, 10 feet. Okay.

MR. WEINER: Madam Chairwoman, if I can just quickly interject.

Aaron, is this document that's being presented, is this part of the application, or is this something new?

MR. BLESSING: It is part of the application, that is correct.

MR. WEINER: Okay, we don't need to mark this as an exhibit. This is already part of the packet for the benefit of the record and for the board members.

MS. PAPI: Madam Chair, this is Amy. I have a question.

THE CHAIRWOMAN: Yes.

MS. PAPI: I'm looking at the diagram on my desk here. It's the same one that's being shown on the screen. And I'm just trying to understand because I know Old Stage Road. Does the fence in any way obstruct the view of traffic if you're on

the corner, and being it's 6-foot-high, would it have any effect at all when someone's turning, not being able to see oncoming -- I'm just trying to see because --

MS. MCGURK: Madam Chair.

THE CHAIRWOMAN: Yes.

MS. MCGURK: Yeah, as I stated in my memo, I had the director of planning and engineering check that for the sight triangle, and he said no, it would not obstruct the --

MS. PAPI: Thank you. That's all I needed to know. Okay. Thank you.

MR. GUREVICH: I think as Aaron is showing by the hand that is moving over there, that is the proposed -- what's it called -- line of the fence, and I think that's where I'm trying to understand is at that spot where it says Old Stage Road is how far from that line is it to Old -- exactly. Where does the road start from there to there, and can we -- that I think is what is missing. It also seems like the fence then wraps around kind of behind where that planter is -- exactly -- from there where the red part goes down towards the driveway, and I found it unclear if it stops at the driveway or cuts through the driveway to the house and cuts that driveway in half, but I just was curious because I saw the sign over there that said fence so wasn't sure how that looks relative to the property.

THE CHAIRWOMAN: I think Mr. Piazza's testimony was that it's 10 feet from Old Stage Road. That line, that property line is 10 feet from Old Stage Road.

MR. PIAZZA: Right.

THE CHAIRWOMAN: And then, so I think the question about where the fence cuts off the driveway, the driveway as it's shown in the survey doesn't have the extension on the driveway; is that right, Mr. Piazza?

MR. PIAZZA: What do you mean, extension? The fence would go right up and butt to the corner of the house, you know, to seal it. So that's going to be a gate there so I can, you know, pull a car back.

THE CHAIRWOMAN: So in the survey then, the driveway is a long rectangular shaped driveway, but --

MR. PIAZZA: Yes, right.

THE CHAIRWOMAN: -- it looked as though it had been widened, not the entire length of the

driveway, right? From the street, it's wider than it is in the back, right? It looks different than it is on the survey here.

MR. PIAZZA: It's a little wider up front because when they put the curbs in, you know, they made an apron there. So, yeah, it's like a half a driveway you would say next to the one that's there.

MR. PHILIPS: So you widened the driveway from what is on this plan to what it is now.

MR. PIAZZA: What do you mean -- I can't show it, but right --

MR. PHILIPS: Well, what the chairwoman is saying is is that the driveway is wider at the street than it is after it goes past the front of your house. When it goes past where you might be -- where you're intending to put the fence, it narrows down to what we're looking at here.

MR. PIAZZA: No, it goes straight across right to the -- this is the proposed fence. It goes straight across. There is a piece here, a little piece here, and then this is all grass all around.

THE CHAIRWOMAN: Right. So, Mr. Piazza, what I think what we're trying to ask is, the driveway is different now than it was in the survey; is that correct? It's -- it was widened, at least a portion of it?

MR. PIAZZA: Yeah, the front, right, in the front.

THE CHAIRWOMAN: Okay, and so where this fence cuts across, that widened portion, is not behind the fence; is that correct?

MR. PIAZZA: No, it's not behind the fence. No, this is all grass. The part that's widened is like here. I don't know if you can see my arrow.

THE CHAIRWOMAN: No. Can you describe it for us.

MR. PHILIPS: We can't see you.

MR. PIAZZA: Okay. Where I have -- let's see. You see where the planter is? But it's not there anymore, but -- how do you describe it. Let me see. Can I show you. Can you see mine?

MR. PEPE: Yeah.

MR. PIAZZA: Okay. So where is the driveway? So right here -- let me get this right here. So right here is the -- so you're looking at -- here's the fence. It's going to be -- this is the fence. There's a little piece here that's

macadam I guess. It's like a half, you know, of what you're talking about driveway, and then they put the apron in there. So it's going to go straight --

THE CHAIRWOMAN: What you're pointing to, what you're describing is if you're looking at the house, it's to the right of the existing driveway in the survey.

MR. PIAZZA: Yes, correct, correct.

THE CHAIRWOMAN: It was widened to the northeast; is that -- that's what you're describing to us.

MR. PIAZZA: Yeah, if you're looking at the house, to the right.

THE CHAIRWOMAN: Okay. So I guess I have a question. My question for Miss McGurk is, so if a portion of the driveway is behind the fence, does -- would the applicant still have enough off-street parking, or are there any requirements about that?

MS. MCGURK: Right. That's why I had my hand raised.

THE CHAIRWOMAN: Okay, and if there are requirements about that, does the portion that was widened help alleviate that concern?

MS. MCGURK: It depends how wide it is now. I didn't bring it up because it said possibly gate, so I thought the applicant might be proposing a gate. They do --

MR. PIAZZA: I have a --

MS. MCGURK: They do require two off-street parking stalls, and a parking stall is 9-by-18, so if that's -- if that driveway isn't wide enough, then he would not have the two off-street parking stalls if the driveway doesn't continue and there's no gate. The existing driveway is large enough, the portion that continues beyond the gate, to provide two off-street parking stalls, but if that's blocked off and it's no longer going to be a driveway, he might not have enough room for two cars.

THE CHAIRWOMAN: Okay, and so --

MS. MCGURK: It would have to be 36 feet wide, the driveway.

THE CHAIRWOMAN: And how wide is the driveway?

MS. MCGURK: Right now? Well, on the drawing it's about 10 feet. I don't know how much -- I don't have any evidence of it being widened. Yeah, it's 10 feet on the plan. I don't

know if the applicant has anything to provide to show how wide it is now.

MR. PIAZZA: No, I have to measure it. I mean, it's not -- I think it's maybe another 10 feet.

MR. PHILIPS: Mr. Piazza, look, do you ever park two cars on that driveway next to each other?

MR. PIAZZA: No, I usually park one -- well, I only have one car actually. I don't have two cars. I'm by myself.

MS. MCGURK: There are two off-street parking stall requirement.

MR. PIAZZA: Yeah, you can have two cars there. I mean, there is enough driveway there, yes, even with the -- even if I do put the fence, because this -- the back part -- the back part of that driveway only goes as it's drawn. There's nothing -- where the proposed fence is, there's nothing in back of it. The driveway's in front of it. I think it --

MS. MCGURK: Is the driveway 10 feet wide?

MR. PIAZZA: I don't know exactly what it is. I'd have to measure it.

MS. MCGURK: That's what we would need to know.

MR. PIAZZA: Okay. I mean, I could run out there and measure it if you want.

MS. MCGURK: No, we would need something on paper. Did you apply for an impervious coverage permit ?

MR. PIAZZA: Did I apply for what?

MS. MCGURK: An impervious coverage permit.

MR. PIAZZA: No. For what? I don't -- I'm not following you.

MS. MCGURK: To widen your driveway.

MR. PIAZZA: No.

MR. WEINER: When you're applying for -- like when you're widening the driveway and you're doing an improvement to the property, there's a permit requirement where you need to apply to the municipality so this way they can verify when they issue it whether or not it complies with the township ordinance governing things like impervious coverage or other items, and it gets reviewed.

MR. PIAZZA: No, that has been a while. They were doing that a lot when the -- I mean, I did a lot of it myself because it was really high there

with the grass at one time. When they were redoing the curbs and the street, they were working out there, and, you know, they put the apron and kind of dug it away when they put the curbs in, so I kind of added to it myself and, you know, fixed it up.

MS. MCGURK: Okay. Well, a requirement is that you have to apply for an impervious coverage permit, so you would still need to do that.

MR. WEINER: Miss McGurk, would you be okay with that being an express condition of any approval should the board consider approving the application?

MS. MCGURK: Yes.

MR. GUREVICH: I have one other question that might help the process maybe. Mr. Piazza, you mentioned there is a -- when I drove past the property briefly, there is an existing fence there that's in poor condition. Is the proposed fence planning to follow the same route as the fence that is currently there?

MR. PIAZZA: Pretty close. I mean, I started taking some of it down and making some measurements, but --

MR. GUREVICH: So when you say it's --

MR. PIAZZA: It's not exactly, but it's pretty close.

MR. GUREVICH: Could you point out on the diagram what the difference is from the existing fence.

MR. PIAZZA: It's sort of more towards the house. I guess we would be -- again, it's only -- it doesn't go all the way out. It's like only a half -- it's kind of a makeshift fence that's over where these wood ties were, but it's in kind of like -- I don't know if you can see -- I would say in this area, and it's blocked off because there's another fence for the other house, so basically goes from maybe the corner up to -- up to here. I'm going to say maybe it's two sections, maybe three at the most.

MR. GUREVICH: So are you saying that this fence is going to sit closer to Old Stage Road than the original fence, the current fence that's there, or closer to the house?

MR. PIAZZA: The new fence, yeah, the new fence would be right on -- the new fence would be right on the property line is what I want to do. The old --

MR. GUREVICH: I understand, but I don't think we know where the property line is, you know,

just visually looking at it. I'm just wondering relative to the existing fence, for me to visually put it in perspective, is it closer to Old Stage Road on that section, or is it now closer to the house, or it's in the same area as the current fence?

MR. PIAZZA: No, it's closer to the house, maybe by I'm going to say 6 inches, maybe a foot.

MR. GUREVICH: Okay.

MR. PIAZZA: It's closer to the house in more. It's not on the property line. It's in. And the whole thing is shaking, so I started taking it down because it's not safe. You know, the posts are loose, and it's all rotted, like I said. Because there was a fence in the back here. There used to be a fence in the back here I took down when they were building the other house. You could see there was a stockade fence there. So that's all taken down now.

MR. GUREVICH: Right.

MR. PIAZZA: And then it went up this way, but it only went about halfway.

MR. GUREVICH: So the white fence that is there for the property that's next door to you that is in this diagram would be considered lot number 4, you're putting --

MR. PIAZZA: Yes, correct.

MR. GUREVICH: -- with that property.

MR. PIAZZA: Yeah, correct.

MR. GUREVICH: Going to start from the same point, continue from the same point.

MR. PIAZZA: Right.

MR. GUREVICH: I'm trying to be helpful to you. With the same --

MR. PIAZZA: No, I understand what you're saying. You're right. That's a good -- that's exactly right. So I'm going to keep -- was going to keep it in line with exactly what they did. I went out there, you know, so I could match my neighbor's fence. He has the 6-foot one there. And I remember when they did the variance for that, it was 10 foot in from the curb. Actually, it's a little bit more, but, you know, it's 10 foot in actually where the grass starts, not the curb. So I was just going to continue that out to, you know, the front of the house and then lock it in, you know, like I said, like an L shaped. But this angle of the 19 feet is going to be kind of hard to get. That's why I was asking about measuring off the

foundation or the corner of the house.

MR. PHILIPS: Mr. Piazza.

MR. PIAZZA: Yeah.

MR. PHILIPS: I was on the board when we granted the approval to your -- I guess your side neighbor, back neighbor, whatever that would technically be there, and I remember a discussion with them about that fence. So I kind of understand how that was set up, and if you're going to follow that line, I'm going to make a recommendation if the board should go forward with your approval that you have a surveyor go out and validate that you're not putting that fence on town property or the right-of-way, because we're looking at an almost 18-year-old survey here. Much has changed by your own admission, and it's in your best interest to make sure that we're -- where you put this fence is, in fact, on your property.

MR. PIAZZA: Okay, but isn't that what this survey is showing, the 19 -- this is the property line right here, right?

MR. PHILIPS: That's the property line. You've got wood ties that go across it. You're making comments about a 6-foot fence that fell apart that's -- that may be 6 inches in. It's difficult for the board to tell you it's okay to put it on the property line when the property line seems to -- you said it's going to be the same as the guy next to you, who you said was 6 inches in.

MR. PIAZZA: No, no, no. Let me clarify that. It's not 6 inches in. Well, the wood ties I said weren't there anymore, so they're not here. They're rotted. They're gone. What's there now -- I said there used to be -- there was a stockade fence here, okay. It's not there anymore. It's not there anymore. And it continued up. It's closer to my house. It's not there. I'm taking it down. I started taking it down. So it's really not even going to be there anymore.

MR. PHILIPS: Mr. Piazza, I'm only saying to you that there are enough discrepancies or anomalies in what we're looking at to make sure for your protection that should the board grant this that you make sure with a survey that you're putting it either on the property line or on your property.

MR. WEINER: Mr. Piazza, the date on this survey when it was drawn was 9-7-2004, okay. We are now in June of 2021, so we are only about a couple of days shy -- a couple of days and 3 months shy of 15 years on the age of this survey. So I'm

gathering -- and it's up to the board, but what Mr. Philips is asking for is as a condition of, should the board grant -- decide to grant favorably on your application, would you be willing to make as a condition of that that you will get a new survey, so this way -- and the new survey would need to confirm that the fence would be constructed on your property, not on township property or right-of-way or anyone else's property.

MR. PIAZZA: Yeah, I understand what you're saying, but I thought, you know, that's why I submitted the paperwork and everything was approved. Even though it's --

MR. WEINER: Submitted as --

MR. PIAZZA: I didn't, you know, anticipate having the expense of going and getting another survey. I don't know how long that's going to take, but I was sticking to what, you know, like I said, what's here. Nothing has changed as far as the dimensions of the 19 feet.

MR. WEINER: The board understands that; however, even though you submitted as part of your application, the board has within its power when hearing this to ask for more information as a condition should the board want to move favorably on it. Otherwise, ultimately, the burden of proof to receive the variance and get the relief that you're looking for is on the applicant, not on the board. So without the condition, I mean, maybe the board -- I can't tell you what the board is going to do. Maybe the board still grants your application, but it's also possible that the board might feel that you haven't provided enough for their satisfaction to grant the variance. So that's why Mr. Philips was proposing that as a condition so perhaps it could be done if it was granted post approval rather than potentially be an issue where maybe members of the board would not feel comfortable voting in favor of your application without having a more recent survey. I don't want to speak for Mr. Philips, and he can tell me if I'm wrong, but I think that's what he was trying to express.

MR. PHILIPS: I'm trying to help Mr. Piazza and at the same time protect the town and Mr. Piazza from a chance that this fence, looking at a 17-year-old survey, cannot hold what is really on the property anymore. In fact, Miss McGurk has said that he may have to worry about his coverage, and you (audio disruption) that without another survey --

THE CHAIRWOMAN: Miss McGurk's hand's been raised for a while.

MS. MCGURK: Yes. Yeah, the issue with the impervious coverage, I did a quick calculation, and he's at about 38 percent, so if the driveway -- it depends on how much wider the driveway is. I didn't even include the wood porch or any additional things that could be out there since 2004 that have been done. The max impervious coverage is 40 percent unless he does some type of engineering on the property for drainage. So that issue could be resolved with a new survey. Also, the other thing, to put a fence right on the front yard property line can be an issue, especially if you're not a hundred percent sure where the property line is. Normally, what I ask for is that the fence be 4 feet in from the front yard property line for that very reason, 1, for aesthetics, and, 2, so that it doesn't go over the property line into the right-of-way.

MS. PAPI: May I ask a question, Madam Chair.

THE CHAIRWOMAN: Yes, go ahead, Miss Papi.

MS. PAPI: I'm reading the description. It says the fence is proposed to be directly on the property line but would not be within the sight triangle. My question is do you have any markings on your property that shows where your line -- your property, you know, your stakes? Like, sometimes you have -- when you're creating -- building something, especially the fence, that you would have the property show the stake where it ends, and then from there you could make decision as to how far within, you know what I'm saying? Do you have that on your property?

MR. PIAZZA: You mean physical wood stakes in the ground; is that what you're saying?

MS. PAPI: Yeah, anything that shows where your property ends and where --

MR. PIAZZA: I don't -- I know the front -- there's some kind of metal I think buried back in here, but up in the front here, I'm not -- I don't think -- I know there's not wood stakes, but, no, I never had any there, but I thought the code enforcer came out and said it was -- it wasn't within the 25, you know, feet -- 25-foot, you know, sight line. That's what --

MR. WEINER: For the benefit of the board and for the applicant to clarify, as well,

that runs back to the request of the condition of a new survey because normally on a property, as Miss Papi raised a question about stakes, that's an option that's done when the survey is performed. I don't think the board is asking or our staff and Ms. McGurk didn't ask staked out, but it could be drawn by a licensed surveyor, and if it's an updated item, then normal course with a licensed contractor would be installing the fence would in all likelihood want to see the survey before they build a fence, and it would be up to them to follow the survey lines of the property lines to make sure that you're not encroaching anywhere. So it all runs back to getting a new survey, as the board has indicated, as well as the staff, professional staff, that they would like that as an additional condition to any possible approval. So is that something again -- the question was asked -- should the board be favorable on your application with that condition, will you agree to it?

MR. PIAZZA: Well, you said something about keeping it 4 foot in from the property line, a fence, and then I don't have to get a new survey or go for a variance, or I still would have to go for the variance?

MR. WEINER: Ms. McGurk.

MS. MCGURK: A variance would still be required. I'm not suggesting anything about needing a survey or not needing a survey for the 4 feet in, but certainly, if it were on the front yard property line, that would increase the need for the survey. A surveyor would put normally metal rods a few inches down to measure exactly and show exactly where the property line is.

My other concern still is the off-street parking, also. Not sure how we're going to address that.

THE CHAIRWOMAN: Mr. Piazza, when you were talking about a possible gate in this driveway, are you talking about a -- like a pedestrian gate, or are you talking about a type of sliding gate where you could still --

MR. PIAZZA: No, a gate we can pull the car back on the single side of the driveway, a gate, you know, to lock the fence because it's going to be an L shape. If I left it open, you know, someone could walk right in the back there. So right now it's open, but I wanted to, you know, lock it for security purposes. So when I say a gate, I mean a gate, which is what, I guess -- I don't know how

they make the gates, 4-foot -- two 4-foot gates or two 3-foot, enough to get a car through. I guess it would be about 8 feet. So I'm thinking maybe two 4-foot gates. I don't know if they slide or they open up like a door, open up like this or they slide like that, how they make them. I would think it's like this with hinges just so you can pull a car back there and lock it up.

THE CHAIRWOMAN: So you're not closing off that portion of the -- you wouldn't -- you would still be able to use the portion of the driveway behind the gate for off-street parking.

MR. PIAZZA: Yes, correct, yes.

THE CHAIRWOMAN: Does that -- Miss McGurk, does that then satisfy -- and is that -- are the measurements okay for actually parking a vehicle behind where he has --

MS. MCGURK: Yes.

THE CHAIRWOMAN: -- the gate?

MS. MCGURK: Yes, it's actually exactly 18 feet.

THE CHAIRWOMAN: Okay.

MS. MCGURK: So as long as the gate will be -- will allow another car to pull back there, then that satisfies the two off-street parking stalls.

MR. WEINER: Colleen, a conditional language would be that the gate bisecting the driveway -- the fence bisecting the driveway shall have a gate large enough to allow access for parking behind the gate?

MS. MCGURK: Yes, that would be great. Thank you.

MR. GUREVICH: Unimpeded.

MR. WEINER: Yeah.

MR. GUREVICH: Can I -- we've been focused on the Old Stage portion of the fence and the portion of the fence that crosses the driveway and the front of the house. Since part of the application was for security, I guess my question is, if we can move to the other side of the house, you mentioned that the stockade fence is no longer there, it's rotted away in essence. That's visible at the bottom portion of that drawing and going up towards Old Stage, you know, closer to lot number 4. So where, you know, where the hand is moving right now and -- exactly -- across the front, what is the plan on those two sides?

MR. PIAZZA: Well, the back side there where lot 4 is there's an existing fence that is 34

Garfield. It's a PVC fence that was constructed there. So there's no more stockade fence there. It was taken down. Now, on the other side, that fence is still there.

MR. GUREVICH: So, sir, before you move beyond that, the fence that you're referring to between your lot and lot number 4, is that your neighbor's fence, or that is a new fence that you had put up?

MR. PIAZZA: No, that's my neighbor's fence.

MR. GUREVICH: That's your neighbor's fence. So you're not going to put up any fence along that --

MR. PIAZZA: No, there's nothing there but the retaining wall. There's no stockade fence anymore.

MR. GUREVICH: No, I understand that, but you're not planning to put up a fence over there; you're just --

MR. PIAZZA: No, not at all, and I'm not putting a fence up on the other side. That's being taken down, as well.

MR. GUREVICH: So you had -- there is another property on that line, so how -- are you extending a section of fence between the house to that property line right where the hand is now, that little section that says 10 foot?

MR. PIAZZA: That little section right there will have one gate, yes, and one -- it's only 10 feet. So I think it's a 3-foot gate and a 6-foot panel that they come, so it's 9 feet.

MR. GUREVICH: But you're not -- at that point you are either -- you have a gap to your neighbor's property, and you're going to maintain that gap? So there is -- there is a -- there will be a gap in essence between your neighbor's fence and your fence, between both properties.

MR. PIAZZA: Yeah, a small -- essentially, I guess it will butt up to it because there's an existing fence there already. That's my neighbor's. There's a white fence there. That's 32 Garfield. There's a PVC.

MR. GUREVICH: We're discussing allowing for butting up of fences across the property line potentially if that fence next door is within the property line of the neighbor, correct? That's what I wanted to get to. I think there's unclear situation as to how those two fences will maintain security and be in that area without potentially --

MR. PIAZZA: You could lock them. The fence is locked. You put a lock on.

MR. GUREVICH: Okay.

MR. PIAZZA: I mean, that was my intention to put, you know, so no one could get in my back yard. So this here is 10 feet, and there's another fence coming down that's my neighbor's.

MR. GUREVICH: I understand, but my question is you're not attaching your fence to your neighbor's fence.

MR. PIAZZA: No, no, not attaching at all, no, no, not attaching it.

MR. GUREVICH: So there would be a gap between your fence where your -- where that fence or gate --

MR. PIAZZA: Yeah, correct, a couple inches.

MR. GUREVICH: -- and where your neighbor's fence is.

MR. PIAZZA: Right.

MR. GUREVICH: And the same in the back corner.

THE CHAIRWOMAN: Miss McGurk, can you --

MS. MCGURK: Yeah, the ordinance requires that it be 6 inches in from the property line, or if you wanted to connect to your neighbor's fence, which is allowed, you just need a letter from your neighbor stating that that's acceptable.

MR. PIAZZA: Yeah, I'm not going to do that because if there's a damage -- I don't like doing that because say there's a damage or something to, you know, to the fence, either on my end or theirs, then, you know, you both got it. So my intention was just to put a gate there and one panel and butt it up to their fence that's there. Because they have a fence there that they're putting up. They haven't connected it yet. It's open. What's there is the stockade fence, but that again is falling down. So I talked to them about it. I'm going to take that down, and they're going to seal it by putting, you know, just connecting the fence that they have on their property, which is I guess 10 feet out or 11 feet out from my property line, like it shows on the survey.

MS. MCGURK: Okay. I didn't mean that it has to attach. I meant your fence can go right up to the property line as long as you get a letter from your neighbor stating that that's acceptable. Otherwise it has to be 6 inches in.

MR. PIAZZA: Okay, so I get a letter and

I can butt right up to it. If not, I got to keep 6 inches.

MR. GUREVICH: Colleen, do we need to --

MS. MCGURK: Correct, and that doesn't require a variance.

MR. GUREVICH: My assumption is that unless the neighbor has a variance, then their fence is 6 inches in, so to butt up against their fence, potentially, you know, Mr. Piazza would have to go 6 inches into his neighbor's property line to butt up, and that's my concern. I want to make sure that we don't in any way state that we're having that conversation.

MR. PIAZZA: It's hard to explain that.

MS. MCGURK: No, there's no variance needed. You just need a letter from your neighbor.

MR. PIAZZA: Okay.

MR. GUREVICH: Colleen.

MS. MCGURK: But, yeah, you would clearly measure 10 feet out from your house and then 6 inches back, and that's where your fence could be placed; otherwise, it can go right to your property line 10 feet out from your house and get a letter from your neighbor, but, yeah, technically, your neighbor's fence might be 6 inches in from their property line. We don't know.

MR. WEINER: Miss McGurk, is there particular language you'd like to include as to that or just rely on the ordinance?

MR. GUREVICH: And it seems like it's two different (audio disruption) based on the --

MS. MCGURK: I don't think that really needs to be a condition. The applicant's stating -- if he wants the fence to go right to the property line, he has to get a letter from his neighbor. That's just an ordinance regulation. You can't grant a variance.

MR. WEINER: Including that as a condition.

MR. PHILIPS: And again, Jay, does (audio disruption) get a survey, he'll stop this.

MR. WEINER: Taking the words out of my mouth. If fence is to be placed on property line, then written approval from neighbor, from abutting neighbor is required. And again, I think the board has made it clear -- and this goes back now to Mr. Gurevich's questions, as well, about with the 6 inches and where the neighbor might be. That is why it is appearing imperative to the board as a condition that a new survey be obtained. All of

these issues would be resolved or should be resolved with a new survey.

So, Mr. Piazza, I know the board and myself have raised this as a condition multiple times for you tonight, and you have not answered the question. Are you agreeable to get a new survey should the board want that as a condition in approving your application?

MR. PIAZZA: Well (audio disruption) I didn't want to. My answer is, no, I didn't want to, but --

MR. WEINER: You're free not to accept.

MR. PIAZZA: -- it appears I'm going -- I guess I'm going to have to do it, you know.

MR. WEINER: Well, Mr. Piazza, the circumstances -- you don't have to agree to a condition that the board wants; however, the board may choose -- not saying they're going to. I don't know what the board's going to do, but the board may choose to deny your application if it's something that was agreed to. So you can't go back after the fact if the board takes action and votes on this and it doesn't go the way you'd like and then say, hey, I didn't want to, but now I will get a survey, it will be too late. So the question is, the board is raising it now and in order -- before they deliberate, they would like to know whether or not it's something you would be agreeable.

MR. PIAZZA: Well, I have two questions. My one question is that if I get the survey, that's a survey of my property, right, not my neighbor's surrounding.

MR. WEINER: It's a survey of your property, but the survey goes up to the property lines and shows the property line.

MR. PIAZZA: Right, and I'd have to get it staked, which is going to be additional cost.

MR. WEINER: I believe that's up to Miss McGurk and the rest of our staff whether or not they would want staking done or would a survey -- a new survey sealed by a surveyor be sufficient.

MR. PIAZZA: So what you're saying is this survey doesn't suffice with the measurements that they have here because it's from '04 when I moved in.

MR. WEINER: Yes. By way of analogy, I can tell you that customarily, title insurance companies when insuring title on homes, on resales of homes, often won't accept a survey even with a sworn affidavit if it's more than 10 years old

because of the chance of things changing, too many changes in the property, physical things that happen. Sometimes it could be less that they won't accept.

MR. PIAZZA: Well, if I would have known that --

MR. WEINER: That's a --

MR. PIAZZA: So if I would have known that, I would have got that done first before I applied for everything because I submitted this and figured it was accepted because, you know --

MR. WEINER: However, in all likelihood the cost that you are concerned about may have not differed much whether you had it done a month or two before or have it shortly after an approval, should the board grant an approval.

Miss McGurk, are you requiring stakes, or would the survey be sufficient?

MS. MCGURK: I wouldn't require the stakes. I would just recommend them because they are very useful.

MR. WEINER: Then --

MS. MCGURK: I don't know how much additional cost that is.

MR. WEINER: But it is recommended.

MS. PAPI: Madam Chair, may I just say something? This is Amy. I'd just like to make a comment that what's happening now with so many homes being sold, it's almost important to have what we're asking that you may consider to do because if you have a buyer, the buyer is going to want to know or your people that come out and view your property, that is the fence on, you know, property that belongs to the township, or is it within -- so for you it's just something to have so that you will be able to use if and when you should ever decide to sell your home.

MR. GUREVICH: I guess my point on this is we're making a lot of inferences and assumptions as to the placement of the fence, the placement of the fence relative to the property line, the placement of the fence relative to existing roads, neighbor's position, and there's areas in here that it is -- it's marked -- I'm going to say it's not marked very clearly in the diagram. It could just be improved in terms of the, you know, the clarity of that marking of where the fence is. Properly, you know, drawing in the gate versus the way it is right now where it says a possibility of gate, and I understand we've resolved that matter through this

testimony and the statements. But then on the other side it's also unclear, you know, what that little section might look like.

My only comment over here is that it could be certainly a lot clearer to make our jobs easier to, you know, to make a determination without the potential for error based on assumptions, and I think a survey again would clarify that as a lot of the modern surveys and surveys that I've seen typically do show the street and show the distances from the streets, you know, to the property lines, et cetera, which this one does not.

MR. WEINER: I think in fairness to Mr. Piazza at this point, I think the board has been pretty clear, as well as the professional staff, that the board would like that as a condition for the applicant to have a survey. So I think what probably what we should -- what should be done at this point is the board can move on from that issue, and when the applicant closes his application, that can be one of the conditions that the board is requesting, and at that point when we do a roll call of the various conditions, Mr. Piazza can either agree or disagree at that point in time right before the board takes a vote.

The other question I have is, just in light of -- we've been talking about the property line and the fence, and one of the original recommendations that was to be a condition was about the planting, but it appears that he wants the fence on the property line, so that would no longer be a condition that we would need, Ms. McGurk?

MS. MCGURK: Oh, correct. I mean, the board could still request plantings on the other side of the fence certainly for aesthetic reasons.

MR. WEINER: Because the original language that we had was if the fence to be placed on the property line, then he would need consent. So if it's not, then that's going to (audio disruption)

THE CHAIRWOMAN: Miss McGurk, what -- the preference of -- in your opinion, which is more important, having it 4 feet in with the plantings or having it in line with what -- where the neighbor's fence is so that they line up?

MS. MCGURK: I guess in this situation, since there is an existing fence that was recently installed on a similar line, if this fence were to be placed on the property line, the board were to approve that, my suggestion would be plantings on

the inside of the fence on the property line.

THE CHAIRWOMAN: Okay, Mr. Piazza, would you be open to doing that should the board approve your application?

MR. PIAZZA: The plantings? I would say no, not at this time, maybe in the future.

THE CHAIRWOMAN: I'm sorry. I couldn't hear your answer.

MR. PIAZZA: I said no, not at this. I'm going to say no, not at this time with the plantings on the inside of the fence, maybe in the future. What I really want is to put the fence on the property line and seal it up and, you know, get the -- I'll get the survey. My question was, you know, was -- my other question I wanted to ask was does the town come out and, you know, as far as the measurements and stuff say, like, okay, this is where the fence should go, or I guess that's up to me, right, or the fence contractor, even if I decide to do it myself. It's up to --

MR. WEINER: Mr. Piazza (audio disruption) responsibility. The other thing is the township staff is recommending as a condition that plantings be placed inside the fence that will be on or about the property line in order to mitigate the variance by creating a more aesthetically pleasing appearance. That is a condition of the application. So as I said, once all the questions are over and you have nothing further that you want the board to hear, we're going to go through a list of all of these conditions, and then you can make a final decision as to whether you choose to agree to them or -- and then the board, based on your decision, will vote either yes or no to approve your application. I want to make sure it's clear to you and clear to the board. So I think that kind of clarifies.

MR. PIAZZA: Yeah, that's clear now. It wasn't clear before. So you're saying -- what you're saying is one of the conditions is to -- are you saying instead of putting the fence, one of the conditions is to have plantings 4 feet in from the property line, or are you saying in addition to putting the fence there on the property line, you want plantings on the inside of, you know, which would be essentially on my property, plantings on the inside of that fence; that's a condition?

MR. WEINER: That was what Ms. McGurk just said a few moments ago, that it's going on on or at the property line, then we would want -- the

board would want the plantings inside the fence on your property.

MR. PIAZZA: I have to do that?

MR. PHILIPS: Miss Rampolla, can I interject here?

THE CHAIRWOMAN: Yeah, sure, go ahead, Mr. Philips.

MR. PHILIPS: This particular area of town was developed before World War II. In fact, this originally started on -- in 1927, and this lot by its definition I think is only .12 acres. So it kind of in a sense is a hardship to try to take what would be then a very small area of the back yard and make it even smaller by having a lot of inside plantings. I know that we had discussions when the people who are the neighbor at lot 6 I guess it is but for -- excuse me -- they have a very limited and odd shaped back yard. Having that has meant some of the main reason why we did not ask for plantings on the outside, because of the nature of this area of town and how it was developed. It's a hardship to begin with with the size and shape of the lot. Adding additional plantings on the inside of the fence seems like it would be an additional hardship to the applicant. That's just my take on it.

MR. WEINER: Miss McGurk, any thoughts?

MS. MCGURK: Well, it is an undersized lot, and I don't know how the applicant intends to utilize the property. For me, you know, a fence right on the property line all along the front yard does give it the look of a prison, so I generally like to ask for the plantings to improve the appearance. As Mr. Philips stated, it is an undersized lot. It's a little over 5,000 square feet in a zone that requires 15,000.

THE CHAIRWOMAN: Miss McGurk, what would you think about planting on the Madison Avenue corridor or in front of the fence on McKinley? I mean, I know it's not -- it doesn't change the aesthetics of the Old Stage Road side of it, but do you think that would -- I understand --

MS. MCGURK: Plantings anywhere is always aesthetically pleasing and helpful.

THE CHAIRWOMAN: Yeah, because I understand to Mr. Philips's point that he's trying to make some use of his back yard, which is a bit undersized, so, I mean, I wouldn't necessarily be in favor of asking the applicant to put the plantings on the inside, but I can understand wanting to meet the more aesthetically pleasing on the outside, and

because of this very odd shape, I'm just wondering, you know, like you almost can see when you're on Old Stage, it's such a strange entrance where you turn onto Madison and then McKinley. I'm wondering if the plantings in that area would somewhat improve the look and still allow that fence to be in the same line as the property owner on lot 4.

MS. MCGURK: Can you scroll up, Aaron.

MS. PAPI: I'd just like to make a comment, Madam Chair. Listening to Steve and listening to you, I also agree with the decision regarding the planting. I totally have been comprehending what's going on, and I agree with --

THE CHAIRWOMAN: That looks like -- I mean, there used to be a planter there, so it looks like there probably used to be something over there that, you know -- I'm not sure what was there in that planter, but maybe putting some plantings back in that area maybe could help.

MR. PIAZZA: There's a tree there now, so if you've been out to the property, there's a --

THE CHAIRWOMAN: Oh, I'm sorry. Yes, there were two, right? Is there two like decorative smaller trees?

MR. PIAZZA: Yeah, very small, very small. Listen, guys, I mean, listen, board, my intention is just to put a fence on the property line. I'm not going to go for anything with the plantings because it will take up room on the inside of my property. It wasn't done next door on 34 Garfield because of the odd shape lot, what Mr. Philips said. My intention of doing all this is just again for security, to seal my yard up, for safety, and for privacy, and to cut down on the noise reduction. This is the purpose of doing that. You know, I'm willing to get the new survey, okay, I understand, but, you know, on the other hand, it's also going to cost me more time and more money, so, you know, I want to get it right so there's not a problem down the road. I don't have any intention of selling the home, so I plan to be here, you know, for at least another 10 or 20 years. I mean, I basically grew up in East Brunswick. So I'm just asking for all this. My intention right now is not to put any type of plantings there. There's a tree there where the planter was. It's a plum tree. It gives some aesthetic view. I want to block it because of traffic. I'm playing with my nephew on the side yard there, football. There's a lot of accidents. There was an accident there where there

was a motorcycle, you know, ride going through there, and guy ended up on my lawn when I was cutting the grass. Another time somebody hit the telephone pole that was out there, and there was a bad car accident when I was playing football with my nephew. So, you know, the idea of the fence there is also for safety. (Audio) too. I don't want anything, you know, to happen to myself or my family. So, you know, that's my take on this. If, you know, I really can't put a fence there, I have to question whether I want to go forward because that's what I really want. I don't want anything else. So that's all I have to say. We're going to leave it up to you to make your, you know, your restrictions and votes.

MR. WEINER: Madam Chair, perhaps -- I mean, do we want to kind of get the take of the board on whatever you feel regarding plantings or not.

THE CHAIRWOMAN: I'm sorry, Jay. For some reason your audio is really low to me, and I can't hear what you just said.

MR. WEINER: I'll try projecting.

MR. PHILIPS: There you go.

MR. WEINER: What I was going to suggest that perhaps the board would like to discuss it further and get a sense of whether or not the board would like that as a condition or would be okay with no plantings as a condition. They've heard the recommendation of staff. They heard Mr. Piazza's position. Before the board can take action on it, they may want to just kind of all chime in so everyone knows what everyone, you know, at least has a sense, not a binding by any means, but leave it open for discussion. You heard from some members already.

MR. GUREVICH: I'm happy to start that conversation. You know, I tend to agree with Mr. Philips and Chairwoman Rampolla. You know, I feel like this is an existing fence situation. To mandate plantings on the inside of the fence, I can see that being a hardship, especially because of the design of the fence. I don't think it changes anything in terms of the aesthetic for anybody outside. It's a 6-foot fence. It's not going to show anything, so for me it's definitely -- it doesn't seem like it's an issue.

I have been, you know, past the property, you know, where the planter or the old planter used to be. I know the tree that we're

talking about. It's a small tree. I don't think it changes aesthetic or the look. If anything, you know, kind of tying it in from the perspective of other, you know, the other properties that don't have any plantings on the outside I don't think changes the look on Old Stage Road, either. So from my perspective, I don't have any concern regarding plantings on the inside or the outside along the main property over there, which is Old Stage Road.

THE CHAIRWOMAN: I can't see everyone's screen right now. Okay. Mr. --

MR. PHILIPS: -- picture still up?

MR. BLESSING: Shall I stop the screen share?

THE CHAIRWOMAN: That would be okay. Thank you, Mr. Blessing.

MR. BLESSING: Very well.

THE CHAIRWOMAN: Mr. Wynter or Mr. Pepe, Mr. Brandt. Do you have any -- do you want to chime in on that?

MR. PEPE: I agree with the point of not having to put plantings in. If you have a limited area, it's just going to take up too much space in a very small area already. And I'm familiar with the area, and there are other fence -- houses around there with fences without plantings, and I don't think it's going to -- you're going to plant them on the inside. What is it, you know, it doesn't provide anything to the exterior from the street view because you're going -- it's going to be obstructed behind the fence. You know, I just don't think it provides anything at this point in time. I think he's just trying to make the house look better and clean things up.

THE CHAIRWOMAN: All right.

MR. PEPE: That's my --

THE CHAIRWOMAN: Thank you.

MR. PHILIPS: Aaron, do we have anybody on hold still?

MR. BLESSING: Oh, we do have two public attendees, yes.

THE CHAIRWOMAN: Okay. All right. I mean, before we go to public, the public portion on this, then, Miss McGurk, are there any other concerns that -- about the application or anything else we need to address?

MS. MCGURK: No, I didn't have anything else. Thank you.

THE CHAIRWOMAN: Okay.

MR. WEINER: Madam Chairwoman, it would

tend to seem that at this point the board would not like any condition regarding the plantings since the fencing is going to be placed at or about the property line and not 4 feet in.

THE CHAIRWOMAN: Yeah, I'm not hearing from any of the board members that they want the plantings inside there, so I don't think we would list that as a condition.

Before we go to the public -- before we open it up to the public, is there -- are there any other questions for the applicant from any members of the board?

MR. PEPE: No, not at this time.

THE CHAIRWOMAN: No. Okay. All right, then we'll open up the public portion of this application. Is there any member of the public who wish to ask any questions of this applicant or make comments to the board? Now would be that time.

Mr. Blessing, do you see anyone who is on with us raising their hand?

MR. BLESSING: At this present moment, no, and no attendee is raising their hand to indicate that they'd like to address the board, our staff, or the applicant, no.

THE CHAIRWOMAN: And just so members of the public who are on understand, they just would need to -- there's actually a hand sort of icon in Zoom so that you can let us know.

MR. BLESSING: We do have one now.

THE CHAIRWOMAN: Okay.

MR. BLESSING: I will promote this individual to panelist, and then they'll be able to speak.

THE CHAIRWOMAN: Okay. I see someone -- I see a screen that's come up with the name Sarah on it. Hi.

MS. BRANDON-GRABLE: Hi.

THE CHAIRWOMAN: Do you have video or just audio?

MS. BRANDON-GRABLE: I am on (audio disruption) right now. I apologize. Is that okay?

THE CHAIRWOMAN: Yes, that's fine, but we'll need to swear you in. So first if you could just start off with spelling your full name for us -- that's great. If you could state your name and spell it for us and also tell us your address.

MS. BRANDON-GRABLE: Yes. It's Sarah Brandon-Grable. That's Sarah with an H, B-r-a-n-d-o-n - G-r-a-b-l-e, and.

MR. WEINER: I apologize. Can you go a

little slower.

MS. BRANDON-GRABLE: I'm so sorry. It's Sarah, S-a-r-a-h; Brandon, B-r-a-n-d-o-n - G-r-a-b-l-e; 38 Old Stage Road.

MR. WEINER: And your address? I'm sorry. What number will it be?

MS. BRANDON-GRABLE: Thirty-eight.

MR. WEINER: Thirty-eight. Thank you so much.

THE CHAIRWOMAN: Okay. We just need to swear you in. Can you raise your right hand for us, and do you swear to tell the truth, the whole truth, and nothing but the truth regarding this application this evening?

MS. BRANDON-GRABLE: I do.

THE CHAIRWOMAN: Okay. Thank you. Okay, you can go ahead.

MS. BRANDON-GRABLE: I am only -- I just came on because I got a letter in the mail, and I just wanted to know about will we still be able to park on that corner -- those corner there or not. I do have a driveway, but I -- I'm just asking for guests because there is no other parking, and my guests have to park on either Madison or McKinley. I don't know if that has anything to do with this, but I just wanted to know. I did hear you speak about parking.

MS. MCGURK: The fence won't interfere with on-street parking.

MS. BRANDON-GRABLE: I'm sorry?

MS. MCGURK: The fence will not interfere with on-street parking wherever that's allowed.

MS. BRANDON-GRABLE: That's all I wanted to know. Thank you.

THE CHAIRWOMAN: Okay. Is that the only question?

MS. BRANDON-GRABLE: That's it.

THE CHAIRWOMAN: Okay. All right. Well, thank you for joining.

MS. BRANDON-GRABLE: Thank you.

THE CHAIRWOMAN: Okay.

MR. PEPE: I have one question for Mr. Piazza. There's an existing vinyl fence that's I guess your neighbor's?

MR. PIAZZA: Yeah.

MR. PEPE: Okay. Are you going to get -- would you anticipate --

MR. PIAZZA: Are you talking about the Old Stage side or the other side?

MR. PEPE: On the Old Stage side.

MR. PIAZZA: Yeah, yeah.

MR. PEPE: So the stockade fence is what you're talking about replacing, correct?

MR. PIAZZA: Correct, yes.

MR. PEPE: So, you know, in short from my observation, you know, you're -- now you want to just carry this across.

MR. PIAZZA: Yes.

MR. PEPE: I'm sure the board is familiar obviously we have a new house that was recently built within the past year or whatever or so. They put up the stockade fence. Now we have Mr. Piazza's fence, which is need of a little bit of work here. I think aesthetically, you know, speaking on the Old Stage Road side, this is a no brainer. He's going to make it look aesthetically better from the road, undoubtedly, and then bringing it around to the corner, I think it will clean up the area opposed to having this new fence, which really makes the old fence look in more disrepair than it probably is just because you have new and old.

MR. GUREVICH: Mr. Pepe, I don't think we ever discussed the type of fence that goes up there, vinyl fence, not vinyl fence, other than it's 6-foot fence, but that is -- this is the fence that we were talking about during this in terms of the neighbor's --

MR. PEPE: It's not a vinyl fence?

MR. PIAZZA: No, it is a vinyl fence.

MR. PEPE: It is. Or maybe I just made that assumption.

MR. PIAZZA: That's what I was putting -- I was going to match theirs as close as I can with the same 10 foot in, and I have a string there. I'm going to line it up right from there. Six-foot privacy fence exactly like my neighbor's with the rail at the top and the bottom. I'm not going to connect to theirs. I'm going to butt up to it (audio disruption) I can, you know, with a post and come straight out. I can't go past the house the way I understand it, the corner house -- and come back in all the way in until I hit the driveway and then put a gate there so I can pull my car in. That's all. It's going to be L-shaped, approximately 41-by-60. That's the approximate size.

MR. PEP: Okay.

MR. PIAZZA: That's what I figured.

THE CHAIRWOMAN: We're still in public portion, though, so let's just confirm that, Mr. Blessing, there's -- is there anyone else trying to reach the board?

MR. PEPE: Sorry about that.

MR. BLESSING: It would appear not, no, Madam Chair.

THE CHAIRWOMAN: Okay. All right. Then we'll go ahead and close the public comment section.

Mr. Pepe, I didn't mean to cut you off.

MR. PEPE: No, no, no. I thought I had it. I just wanted to clarify.

THE CHAIRWOMAN: Okay. And the application -- your application, Mr. Piazza, is then solid white vinyl 6-foot fence; that's correct, right?

MR. PIAZZA: Correct, yes.

THE CHAIRWOMAN: Okay. Thank you.

MR. WYNTER: I have a question, Madam Chair.

THE CHAIRWOMAN: Go ahead, Mr. Wynter.

MR. WYNTER: Do you plan to do this construction yourself, or would it be done by a professional?

MR. PIAZZA: Possibly. I haven't crossed that bridge yet because I'm having a hard time getting estimates right now. I looked into it, but they're all backed up, you know, with the COVID, so the few places that I called just to try to get an estimate said they're, you know, booked through right now probably until August. So most likely I will do it through a fence contractor, but I was planning it out myself, you know, kind of preparing it.

MR. WYNTER: Thank you.

MR. WEINER: Miss McGurk, should we include conditionally that the fence to be installed is a solid white vinyl fence 6 feet in height?

MS. MCGURK: We can. That's what the application states, so the applicant should have to abide by that, but we can add that as a condition.

MR. WEINER: That's what's being represented to the board.

MS. MCGURK: Yes.

MR. GUREVICH: Can I ask actually. I just realized one other item here. I just asked a question actually of Ms. McGurk related to this. There is a fire hydrant I just noticed, not when I drove by, but I just took a look on Google Maps, to be candid -- with Old Stage Road.

MR. WEINER: Mr. Gurevich, I'm going to just interject, and I apologize for cutting you off, but this is a legal issue. We can't go and look at Google Maps. We have to look at the four corners of the application that was presented, and as much as it might be helpful, that's not something that we can do to consider or discuss. If it's in the staff report or in the application or what is presented, that's one thing, but we can't go look for outside aids. Even though they may be beneficial for us, that's beyond what the board is able to do. I want to halt you there for that reason. I don't mean to step on your toes or anything.

MR. GUREVICH: No, no.

MS. MCGURK: Thank you. I was thinking the same thing. You have to rely on our reports or your site visits or applicant testimony.

THE CHAIRWOMAN: I would just say as a separate point that we have a No Comments from the fire marshal in the professionals' reports, and I think --

MR. WEINER: Well, that --

MR. GUREVICH: Let me rephrase my question in that case and take out any comment related to do we have any commentary related to fire marshals or anything else that may have been applicable to this and the proposed fence, without even looking at the property from any other perspective.

THE CHAIRWOMAN: We have a No Comment from the fire marshal. The fire marshal was asked and commented No Comment.

MS. PAPI: Right. I just want to comment that I'm looking at the form, and there is no comment from the fire.

THE CHAIRWOMAN: And, Mr. Weiner, I don't think -- were there any other -- or maybe I should address that to Ms. McGurk. There weren't any other comments from any other agencies, right?

MS. MCGURK: No, there weren't.

THE CHAIRWOMAN: Thank you. Okay. Unless there are other questions or concerns -- I'm not seeing anyone raise any hands -- Mr. Weiner, can we go over the conditions.

MR. WEINER: Yes. Mr. Piazza, the board -- should the board move favorably on your application, the board is requesting or requiring the -- requesting the following conditions, which I'm going to go over with you one at a time, and the board needs to know your agreement to the conditions

or nonagreement to the conditions before they take a vote.

So the first condition is that the fence to be constructed will be a solid white vinyl fence 6 feet in height. Is that agreed to?

MR. PIAZZA: Solid 6-foot.

MR. WEINER: Solid white vinyl 6 feet high.

MR. PIAZZA: PVC, right, the white -- yes, I agree.

MR. WEINER: Next one was you must apply for an impervious coverage permit from the township, which is required by ordinance, but that's a condition. You have to comply with the ordinance.

MR. PIAZZA: Well, can you review what that exactly was, impervious because --

MR. WEINER: That has to do with the driveway issue and the width of the driveway, and our township planner was indicated that since you never did, you need to apply for an impervious coverage permit. That's required by township ordinance, so there is -- it's required; otherwise, you'd be in violation. So are you agreeing to comply with the township ordinance?

MR. PIAZZA: That you have to fill out application for that, right, again and comply?

MR. WEINER: You have to go through the process, whatever it might be, an application. I don't know if there's a fee involved. Whatever it is, that's required by the township. Otherwise you would be in violation of the ordinance, and it would be a code enforcement issue.

MR. PIAZZA: Agree.

MR. WEINER: Thank you. Next condition is that you will obtain a new survey of the property, which shall be sufficient to validate that the fence is not being placed outside of the property line, that it's not being placed on township property, in a right-of-way, or on a neighbor's property.

MR. PIAZZA: Agreed. I have a question with that. Can you recommend someone --

MR. WEINER: (Audio disruption)

MR. PIAZZA: -- or does that come later on?

MR. PHILIPS: No, I can't, but, Mr. Piazza, why don't you look up the people who did this one.

MR. WEINER: You have a name on the survey. That may --

MR. PIAZZA: I think they're out of business.

MR. WEINER: -- place to start.

MR. PHILIPS: Mention it.

MR. PIAZZA: The guy died. I think they're out of business.

MR. PHILIPS: That would stop him from being in business, yes.

MR. WEINER: Unfortunately, that's something you'll have to do your own shopping.

The next condition was that the fence bisecting the driveway shall have a gate that opens to allow unimpeded parking behind it to provide for sufficient off-street parking for two cars.

MR. PIAZZA: Since there's a gate by the fence, agree.

MR. WEINER: Okay, and then the last condition that we had was that if the fence is to be placed right on the property line, then you must obtain written approval from the abutting neighbor in order to construct the fence in that location on the property line.

MR. PIAZZA: Specifying what side? Are you talking about the --

MR. WEINER: Anywhere on the property line if you need to get the neighbor's permission if, it's going to be abutting the neighbor.

MS. MCGURK: If it abuts the adjoining property, not all along the front of Old Stage Road.

MR. PIAZZA: Okay, so you're talking about the one on -- the small one there that we talked about; is that the one you're referring to? With the 6 inches, it's 10 feet, or it would be what, 9 and -- 9, 6?

MS. MCGURK: Lot 4, when you get to lot 4, it would have to be 6 inches from their property line or you get the letter from them. Same with lot 5, lot 6.

MR. PIAZZA: Oh, both sides, okay. Okay, agreed.

MR. WEINER: And --

MR. PIAZZA: So the letter states that you can go right up and abut right to their fence; that's what that is, right?

MS. MCGURK: Correct.

MR. PIAZZA: It's not you have to keep 6 inches away. Okay.

MR. GUREVICH: To be clear, there is multiple lots, letters I think we talk about.

MR. PIAZZA: There's two letters, right,

both corners.

MR. WEINER: Colleen, I think those were the only conditions I had unless there was another one.

MS. MCGURK: That was all I had, also. Thank you.

MR. WEINER: So all -- for the record for the board, all of these conditions have been agreed to by the applicant, and, Madam Chairwoman, now I guess we can proceed after we've reviewed all the conditions. And there were no memorandum from any other outside agencies with any comments if I'm not mistaken. So we have gone --

MR. PEPE: I have one additional question. Colleen, maybe you can clarify this for me. We're going to bring the fence parallel to Old Stage Road. You're going to bring it out to the corner, pretty much the front corner of the home, and then you're going to come back towards the house, right, and you're saying that that clears the sight triangle?

MS. MCGURK: Correct. It's the way the lot is -- the way the lot goes onto Madison Avenue and the width of the road. The township director of planning and engineering did the calculation.

MR. PEPE: Okay. And one other question for you, Mr. Piazza. You're going to bring this white vinyl fence along the front of your home?

MR. PIAZZA: Yes.

MR. PEPE: The same fence, so you're going to carry the fence all the way around, and then you're going to carry it all the way across the front of your property to --

MR. PIAZZA: No.

MR. PEPE: What are you --

MR. PIAZZA: It's going to stop on the driveway side, abut to the house or, you know, close as they can come, and then there's going to be nothing in the front at all at my house.

MR. PEPE: Nothing.

MR. PIAZZA: The sidewalk there and everything. The only other part is the 10-foot part that will be a gate there because that side will be open. So I guess it's a gate 3 feet and then maybe a panel, that's 6 feet.

MR. PEPE: But there's --

MR. PIAZZA: That's it. There's -- I'm sorry.

MR. PEPE: Nothing in front of the purple plum, you know, the purple plum area or a/k/a

planter or where your purple plum tree is?

MR. PIAZZA: Yeah, that's coming across there, right, yes.

MR. PEPE: That is. That's going to come across with the same white vinyl 6-foot fence?

MR. PIAZZA: Yes.

MR. PEPE: Okay. I just wanted to be clear. And then --

MR. PIAZZA: I mean, I might put a lattice on the top for a little decoration or something, but it's going to be the same 6-foot, you know.

MR. PEPE: Fence carried across, and then it's going to come to the driveway, and then you're going to have a 6-foot fence right to your house and then have some sort of gates.

MR. PIAZZA: Yes.

MR. PEPE: Okay. I'm just 100 percent making sure before I make a --

MR. PIAZZA: Yeah, where the driveway is, right.

MR. PEPE: Very good.

MR. PIAZZA: On the single side so I can pull back the car, you know.

MR. PEPE: Thank you.

MR. PIAZZA: Just one gate to get the car, not two, because there's a wider driveway there.

MR. PEPE: Okay. Very good. Thank you for the clarification.

MR. PIAZZA: Okay.

THE CHAIRWOMAN: Thank you. Would any of the members of the board like to make a motion on this application? Miss Papi.

MS. PAPI: Yes, I'd like to make a motion that we accept this proposal with the conditions that Mr. Weiner recited, and there were 1, 2, 3, 4, 5 that I wrote down, so having said this, I make a motion that we vote to accept.

THE CHAIRWOMAN: Thank you, Miss Papi. Do I hear --

MR. WYNTER: Second.

THE CHAIRWOMAN: Okay, we have a second from Mr. Wynter. Mr. Blessing, can you call a vote for us on this application.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yeah, I move to approve this application with the conditions as they were stated.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes. Mr. Piazza, I'm delighted that you agree to all of the conditions, and therefore, my vote is yes, approve.

MR. BLESSING: Mr. Pepe.

MR. PEPE: I agree.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes, I concur with my colleagues, and I agree, yes. I vote yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes, I agree. Thank you.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Mr. Piazza, I just want to let you know that the board really is trying to help you by asking you to make sure you know where you're putting this fence. Many of us have been around town for a long time, and disputes can come up that you can't see right now but we've seen the results of, and this way you'll feel better, you'll feel more confident, and the town will feel more confident. That was why we were pushing for you to have the survey. And I know the difficulty, and as far as these lots are concerned with undersized -- and a nonconforming, and he's doing what he can do with the property that he has, and I'm voting yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: I'm going to vote yes also. Mr. Piazza, I do appreciate that you're agreed to the conditions that we stated, and I think having it in line with the neighbor's property will keep it aesthetically pleasing and its -- it will be improved from the fence that's currently there.

MR. PIAZZA: Yeah.

THE CHAIRWOMAN: And so I -- I'm going to vote yes. And so it looks like you have the votes that your application is approved. So you have a few steps to take, but we wish you luck with the fence and this project.

MR. PIAZZA: Can I -- I'm sorry. Go ahead.

THE CHAIRWOMAN: Oh, go -- I was just going to say --

MR. PIAZZA: I just wanted to ask a couple questions here regarding now what I have to do, what I have to submit to you. So, I mean, I know what I have to do, but as far as -- I want to ask a question about the letters. So I have to write up these two letters and give it to my neighbors to sign. What's like -- do I make up the letter and then have them sign it and submit to you? Is that the process? Or are we going to meet again

and I'm going to submit these five things as far as two letters, the survey.

THE CHAIRWOMAN: Hold on.

MR. PHILIPS: Jay, come closer. We can't hear you.

MR. WEINER: Mr. Piazza, that is not something that the board can answer as far as those issues; however, if you contact the professional staff and the planning and engineering department, I'm sure you will find them to be quite helpful on answering those questions.

MS. MCGURK: Just call my office tomorrow. We can discuss resolution compliance.

MR. PIAZZA: Oh, I see, okay. All right.

THE CHAIRWOMAN: Okay. All right. Thank you, Mr. Piazza.

Mr. Blessing, our next meeting is in 2 weeks on -- I'm sorry, do we have the date?

MR. PHILIPS: Seventeenth.

THE CHAIRWOMAN: The 17th.

MR. BLESSING: That's right.

THE CHAIRWOMAN: And do we have a number of likely applications on that date?

MR. BLESSING: We have one use variance that's new business scheduled for that evening, yes.

THE CHAIRWOMAN: Okay. You wouldn't happen to know if -- we'll most likely be remote do you think for that one? We're still staying remote for a while?

MS. MCGURK: Everybody has advertised for Zoom meetings, so until -- we'd have to have several months' notice by the township before we go from Zoom back to in-person because of the notices.

MR. WEINER: That would impact the notices that are being given out a certain way; otherwise, it could create confusion.

THE CHAIRWOMAN: Okay. Thank you. That's helpful for us and for the public who's listening to know that, too. Okay. All right.

Then if someone would like to give us a motion to adjourn.

MR. GUREVICH: Motion to adjourn.

THE CHAIRWOMAN: Thank you, Leon. A second?

MR. PHILIPS: Second. I'll second it.

THE CHAIRWOMAN: Thank you. All in favor, say aye. All right. Have a good night.