

**Call to Order:**

The meeting was called to order at 7:08 p.m. by Chairman McLaughlin who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8, 2014. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening’s public hearing was sent in writing to the South Jersey Times by the applicant’s attorney.”

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Absent – Mr. Price, (excused). Also present – Mr. Marmero, Solicitor, Ms. Pellegrini, Planner, Mr. Sander, Engineer, Mr. Sebastian, Council Liaison.

**Memorialization of Resolutions:**

1. #14-31 – App. #14-06 – Harold Paul Kanady – Hearing rescheduled to December 9, 2014

Motion by Mr. Carney, seconded by Ms. Hui to adopt resolution #14-31. Roll call vote: Ayes – Mr. Carney, Ms. Hui, Mr. Fritz, Mr. Manfredi, Mr. Kozak. Nays – Zero. Abstentions – Zero.

**Public Hearings:**

1. #14-13 – REDGIL, LLC – Use Variance – continued from 10/21/14

Present – Robert Mintz, applicant’s attorney, Bill Ralston, applicant’s engineer, John Petrongolo, applicant, Jeff Petrongolo, applicant, Ken Pizzo, Jr., developer, Tiffany CuvIELLO, applicant’s planner.

The applicant is seeking a use variance in order to be allowed to construct 350 multi-family residential apartment units. The project also proposes a clubhouse and a pool. The units will consist of 290 garden style apartments and 60 townhouse style apartments. The applicant is proposing to extend existing Falcon Way Boulevard through the proposed development which will create two access points; one from Prosser Avenue and the one from the development known as The Crossings at Monroe. The residential portion of the proposed use will encompass 26.22 acres of a 35.68 parcel of property. The property is located between the Black Horse Pike and Berlin Cross Keys Road, also known as Block 101, Lots 2 and 53. Lot 2 is located in the Commercial and Business Park Zoning District and Lot 53 is located in the R-2 Zoning District.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

Mr. McLaughlin stated that Mr. Carney was not present for the first hearing on this application; however he did listen to the tape of the hearing in the Board office so he can participate this evening. Mr. Mintz thanked Mr. Carney for his time. He asked that Mr. Petrongolo be sworn in as Mr. Pizzo and Mr. Ralston had been sworn in at the previous hearing and are still under oath. Mr. Ralston displayed the plan for the Board. Mr. Mintz apologized to the Board for his misstatement about the proposed second access road that leads out to Prosser Avenue being done due to comments by the Township's Fire Official. The Fire Official did not make comment on the plan as of yet but Mr. Mintz meant that historically a second access is usually required in case of emergency.

Mr. Mintz commented that the applicant did listen to the concerns of the Board and the public and that they have come back to the Board with revisions to the plan. The revised plan eliminates the four story buildings, the density was reduced to 12.81 units to the acre, which will be a maximum. He asked the Board to keep in mind this is only the use variance and that the site plan has not been fully engineered so that the density could change but it will not exceed 12.81 units to the acre. As a result of the changes the number of units has decreased from three hundred and fifty units to three hundred and thirty-six units. They have increased the open space to just under fifty percent. The proposed access road out to Prosser Avenue has been closed to public traffic and made an emergency access only. They will install bollards that can be knocked down by an emergency vehicle. The new plan continues the dual boulevard known as Falcon Way into the site; there are potentially three different ways to access the boulevard. They moved the clubhouse back away from Lot 53 so that it is strictly in the Commercial Zone with all of the buildings being in the Business Park Zone. The new proposed cul-de-sac would enable access to any future commercial development. Mr. Mintz addressed Ms. Hui's request for a complete Traffic Impact Study by stating they will provide one at site plan; they didn't provide one this evening because they did eliminate the public access out to Prosser Avenue.

Mr. Ralston stated that Mr. Mintz summarized the major changes to the plan. The dual access that is being extended into the site meets the requirements of the RSIS. The emergency access is strictly for fire trucks or large emergency vehicles. The surface of the access road will most likely consist of brick pavers or a base course pavement with a gravel base. The two four-story buildings in the center of the site have been eliminated and the three story buildings have been reconfigured to allow for more open space. They did eliminate some of the excess parking spaces in the middle as well to allow for more green space. They still have an extra twenty-five parking spaces. The clubhouse was relocated along with the trash and recycling area.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

Mr. Ralston testified that the design of the traffic light from Falcon Way out to Berlin Cross Keys Road was done when the original proposal was for the more intensive two hundred thousand square foot retail development; all of approved residential and commercial uses as well as the proposed use is much less intensive so the boulevard and the traffic light can handle the traffic. The basins have not been fully designed but they anticipate them to be approximately four foot deep. If the Board desires fencing around the basins the applicant will provide fencing however that is an issue for site plan. The basins are designed with ledges that are pretty mild to prevent someone from falling in.

In addition to the clubhouse, the applicant is proposing to make a five hundred dollar per unit contribution to the Township's Parks and Recreation Fund. Mr. Ralston stated that this plan is a much better plan; less intensive than the original commercial development proposed many years ago, and he did not feel this proposal created any detriment to the public good. The revised plan was marked as Exhibit A-6.

Ms. Pellegrini addressed the revisions to the plan for the Board. She stated that she and Mr. Kernan met with the applicant to discuss their revisions. While the plan is not quite there the applicant has agreed to work together with her and Mr. Kernan to rework the interior a bit more in order to get a more centralized green space. They have addressed a lot of the concerns brought up at the last hearing. The Board should consider a mix of building styles and she expressed that this project should have the same general tone of the existing development on the adjacent properties. The density of 12.81 percent is a maximum and as they rework the interior they may have to make some adjustments. The big improvement is the elimination of the second access out to Prosser Avenue.

Mr. Kozak asked if Ms. Pellegrini was satisfied with the open space as proposed. Ms. Pellegrini stated that there is an improvement and they will work with the applicant on the site plan to get more of a centralized open space area in the center. He suggested that maybe one of the buildings in the center could be eliminated which will still allow for over three hundred units and allow for more open space. She replied that they were thinking that some of the center roadway could be reworked. Mr. Kozak asked if COAH is proposed to be onsite. Mr. Mintz stated they would like to address part of the COAH issue this evening. A ten percent set aside is a number that has been discussed; however no one knows at this point when a percentage will be agreed to by COAH. Ms. Pellegrini commented that she thought it was more appropriate to discuss COAH at site plan.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

Mr. Mintz replied that the applicant is looking for a ten percent set aside as well as an agreement the COAH can be blended with the other projects if Mr. Pizzo purchases the property from the Petrongolos and he is the builder. He stated that the two bedroom units do not generate as many school children as all of the units are proposed to have one or two bedrooms. If COAH units are required a certain number of those units have to have three bedrooms. Mr. Kozak asked Ms. Pellegrini if a ten percent set aside is adequate. Mr. Sebastian also questioned the percentage commenting that he did not want the Township to come up short. Mr. Kozak commented that there should be a fifteen percent set aside and if COAH gets settled and the number changes then their requirement will change. Mr. Mintz replied that the town has satisfied their first and second round COAH obligation. The town has an excess right now going into round three and that excess did not include the COAH units existing in the Barclay Glen complex. The applicant does know they have to provide COAH and they believe a ten percent set aside is a fair number. Mr. Sebastian stated that the cushion the town has right now falls in the category of affordable rental units. Ms. Pellegrini commented that this issue was discussed when she and Mr. Kernan met with the applicant and it was her understanding the issue would be deferred to site plan. She stated she understood the more important issue for the applicant was for the Board to agree that they could blend the COAH for the three sites if Mr. Pizzo becomes the builder. Mr. Mintz agreed that they would defer the actual percentage for the set aside to site plan but they would like the Board to agree that they can blend the COAH with the other projects.

Mr. Kozak asked if the Board could impose the same conditions on this applicant as they did with the previous applicant for the pad sites on Berlin Cross Keys Road with regard to taxing the commercial site as if it had a ratable if the applicant does not return in a timely manner to develop the commercial property. Mr. Marmero replied that the previous applicant for those pad sites offered that as a condition of approval to the town; this applicant has not made that offer but it can be discussed if the Board chooses. Mr. Sebastian commented that at some point the applicant is going to come back to the Board or the town to discuss the rezoning of Lot 56 which is in the R-2 zone and connects to the commercial lot, to make the commercial area larger and configured better. The lots the applicant owns along the Black Horse Pike are already zoned commercial. Mr. Mintz replied that it is the applicant's intention to ask the town to look at that zoning as part of the review of the Master Plan.

Mr. Petrongolo stated that his father and grandfather purchased the property on Berlin Cross Keys Road and the Black Horse Pike back in 1959. That property has been the family homestead since that time and his parents still live in the same house. They did sell the corner property where Sam's is located now. They want this project do be done right for the town and for their family since his parents intend to remain in their house.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

He commented that it is their intent to ask the town to change the zoning on part of Lot 56 so they can enlarge the commercial lot. The property that is part of the proposal was originally zoned residential and changed only when AC Moore was interested in building their warehouse there; however that never happened. Mr. Pizzo testified that his grandfather and his father started their company fifty-two years ago. In this area of Southern New Jersey they own and manage over one thousand apartment units. They own properties in Pennsylvania and North Jersey as well. Mr. Pizzo testified that the proposed clubhouse will be very similar to the one at Barclay Glen but just a little smaller. Mr. Kozak asked if there will be a pool there as well. Mr. Pizzo stated ideally he would like to have a pool.

The number of school aged children is less than projected for the Barclay Glen project with the majority of the children coming from the COAH units. Mr. Fritz asked what the occupancy rate is for the apartment complexes Mr. Pizzo owns. Mr. Pizzo replied that the rate is between ninety-seven and ninety-nine percent. Mr. Fritz commented that the occupancy rate for apartments in Monroe Township is not that high. Mr. Pizzo stated that if he didn't think he could rent more units he wouldn't be interested in purchasing this property.

Motion passed to open the hearing to the public.

1. Harry Cardillo, 357 Prosser Avenue was sworn in by Mr. Marmero. Mr. Cardillo commented that Monroe Township keeps giving away their commercial property; and stated that all the town has is used car lots. He also stated that people will still try to use the emergency access road. Mr. Kozak replied that the applicant is proposing to place bollards in front of the access that cannot be driven over by a car without damage to the car; only large vehicles and fire trucks can knock them down without damage, police cars cannot even drive over them. Mr. Cardillo reiterated that the town needs more commercial business not more residential homes. He did not think anyone would want to build commercial uses once the apartments are built.

2. James Malmont, Felton, Delaware was sworn in by Mr. Marmero. Mr. Malmont stated he was there representing the property owner of Lot 51 which is next to the emergency access road and the basin. He stated that Ms. Dillon is concerned about additional runoff onto her property as her home is over one hundred years old and has a stone basement. Mr. Mintz replied that the driveway to Lot 51 runs along the emergency access and the basin so they are not that close to the home. In addition, the applicant is not allowed to impact the neighbor's properties with runoff.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

3. Mike Allen, 333 Prosser Avenue was sworn in by Mr. Marmero. Mr. Allen also commented on the retention basin and stated he was concerned because he has small children. He did not believe the emergency access road was needed at all. He believed the property should remain open for commercial uses because the town needs more commercial business and the people renting those apartments aren't spending their money in Monroe Township but in neighboring towns where they have commercial business.

4. Leo Meade, 349 Prosser Avenue was sworn in by Mr. Marmero. Mr. Meade stated that there are developments in the town, such as Justin Commons, with one way in and out. He asked the Board to consider a gate with a lock box in addition to providing the bollards for the emergency access road.

5. Larry Bonadies, 229 Prosser Avenue was sworn in by Mr. Marmero. Mr. Bonadies stated he would be affected the most by the emergency access road and the basin. He liked the idea of the locked gate in front of the roadway. He wanted to know exactly where the emergency access road would be located. Mr. McLaughlin stated that the location would be determined better at site plan and that the property owners would be notified when the applicant comes back for site plan approval. Mr. Salvadori asked why the basin had to be in that area. Mr. Ralston replied that the basin is located at the low point on the property and that the rest of the property naturally drains towards Prosser Avenue.

6. Jeff Meade, 353 Prosser Avenue, was sworn in by Mr. Marmero. Mr. Meade asked if the construction traffic will be using the emergency access road. Mr. Pizzo replied that they will not use that road for construction traffic. Mr. Meade also expressed his concern about the basin and the runoff stating the applicant did not want to move the basin up because he would lose rental units.

7. Meryl Dillon, 325 Prosser Avenue was sworn in by Mr. Marmero. Ms. Dillon expressed her concern with the emergency access road and the basin being next to her property. She stated that part of her home is over one hundred years old and that she has a relatively dry basement and does not want any water coming onto her property from this development.

Motion passed to close the hearing to the public.

**Public Hearings: (continued)**

1. #14-13 – REDGIL, LLC (continued)

In response Mr. Mintz stated that the site plan is not complete. If the Fire Official tells them they do not need the emergency access road, they will not build it; then they would be able to design the basin a little differently. He addressed the issue raised about leaving the area for commercial use and the misconception about taxes. He stated the property owner of the apartment units will also pay taxes somewhere close to the same amount Sam's pays. The project will not have hardly any impact on Township services since the trash and snow removal are private.

Tiffany CuvIELLO arrived and testified that the proposed changes to the plan do not change her opinion that the site is well suited for the proposed use and that the negative criteria remains satisfied.

Mr. Marmero commented that they are currently in discussions with Mr. Pizzo concerning the COAH obligation on Lots 3 and 3.08. He thinks the Board and the professionals can agree to blend the COAH across the three projects but he is not comfortable being locked into the ten percent number. Ms. Pellegrini commented on the drainage and stated that the property does drain towards Prosser Avenue; by providing the basin it can actually improve the amount of runoff. There are very specific State standards that must be met to meet the stormwater management requirements.

Mr. Marmero stated that the Board has listened to the testimony at two separate hearings. The plan has been changed however the application is a bifurcated application meaning if the applicant is successful in obtaining the use variance they still have to return for site plan approval. The motion tonight would be for the use variance to allow the construction of residential apartment buildings with a maximum density of 12.81 units to the acre. The applicant is also asking to be allowed to blend the COAH requirement with the projects on Lot 3 and Lot 3.08 if Mr. Pizzo is the purchaser. The COAH set aside percentage will be determined at site plan.

Motion by Mr. Salvadori, seconded by Mr. Manfredi to grant the use variance with the stipulations previously stated by Mr. Marmero. Roll call vote: Ayes – Mr. Salvadori, Mr. Manfredi, Mr. Carney, Mr. Kozak, Mr. McLaughlin. Nays – Mr. Fritz, Ms. Hui. Abstentions – Zero. 5 ayes, 2 nays, motion passed.

Mr. Mintz asked Mr. Marmero to include the recreation contribution in the approving resolution for the use variance. Mr. Marmero agreed he would include that in the resolution with the condition that Mr. Pizzo is the builder of the project.

**Public Hearings (continued)**

2. #14-17 – EDARELL 710, LLC – Use Variance

Present – Gerald Sinclair, applicant’s attorney, Beverly Muratore, applicant, Frank Muratore, III, applicant.

Member’s packets contained: 1. A copy of the applicant’s use variance application. 2. A copy of the minor subdivision plan approved in 2003 and photographs of the property. 3. Report dated November 20, 2014 prepared by Pam Pellegrini. 4. Letter dated November 25, 2014 prepared by Fred Weikel.

The applicant is seeking a use variance to utilize a portion of an existing accessory building as an additional apartment on the property. The property is approximately one and one half acres and contains a one story office/workshop and a one and one half story framed dwelling. An additional accessory building with five overhead doors was constructed in 2007. The property is located at 1826-1828 Herbert Boulevard, also known as Block 301, Lot 18.

Mr. Sinclair introduced himself as the applicant’s attorney. Mr. Muratore and his mother, Beverly Muratore were sworn in by Mr. Marmero. Mrs. Muratore testified that she and her husband purchased this property prior to 1965 and moved into the exiting dwelling in 1965. The house is currently vacant but she intends to move back to the property for health reasons. There is an existing heating and air conditioning business on the property that has been there for over fifty years.

Mr. Muratore stated that his grandfather started that business and his father continued running the business until his death two years ago. His uncle currently manages the business; but he and his mother are the owners. Mrs. Muratore stated that she wants to move back into the existing home since she can no longer climb steps and there is a first floor shower and she can live on one floor. There are three apartments on the property as well. Two of them are currently occupied. They are before the Board to request the use of the third apartment so Mrs. Muratore’s daughter, granddaughter, and her two small children can live on the property and be close to her. Mr. Muratore testified that the first apartment has been there for over forty years and the second one for about thirty years. Both apartments are one bedroom, one bath apartments. One is occupied by a single male in his thirties and the other is occupied by an elderly single male who is a family member through marriage.

The third apartment is currently existing and is a two bedroom apartment that used to be used as office space. Mr. Muratore’s father converted the office to an apartment with the intention for some of the family members to move back to the property which is also the reason he subdivided the property in 2003. His father had intentions of building a single family home on the vacant lot for himself and Mrs. Muratore.



**Public Hearings: (continued)**

2. #14-17 – EDARELL 710, LLC (continued)

The original existing home became a rental but is now vacant. Mr. Muratore stated that most of his family has lived on Herbert Boulevard for many, many years; aunts, uncles, cousins, etc. and he considers the property the family homestead. The two existing apartments are registered as rental units with the Township.

Mr. Sinclair referenced the letter dated November 25, 2014 prepared by Mr. Weikel which does not dispute the existing apartments; however it is Mr. Sinclair's belief that Mr. Weikel referenced the two bedroom apartment as Apartment B in his letter instead of Apartment B being one of the one bedroom apartments; the two bedroom apartment is the subject of the use variance.

The business has three employees; there are four parking spaces closest to the main house, there is parking in front of the first apartment for two or three cars and on the opposite side of the driveway there is parking for the business. The back apartment has enough spaces for five cars; all of the parking areas are paved.

Mr. McLaughlin asked for a motion to deem application #14-17 complete. Motion by Mr. Fritz, seconded by Mr. Manfredi to deem application #14-17 complete. Voice vote; all ayes, motion passed.

Ms. Pellegrini reviewed her report for the Board. She stated that the applicant did clarify how the property was being utilized. The application is for a use variance to allow the use of the third apartment which if granted, will also require a density variance. She indicated she used the setback requirements for accessory buildings and the existing third apartment does not meet the side yard setback requirements; however when the applicant's father received approval for the building a fifteen foot side yard setback was approved.

The intensity of the heating and air conditioning business probably does not create much of a traffic issue on the property with regard to the mingling of the different uses. She suggested that the subdivision, if not needed, should be extinguished so that the density variance would not be needed. Mr. Kozak asked if the use is granted could the third apartment be rented to someone other than family members in the future. Ms. Pellegrini stated that it could be because the use variance would run with the land. Mr. McLaughlin asked if the applicant was considering recombining the lots. Mr. Sinclair commented that Mr. Muratore went through time and money to create the subdivision; he did not believe the applicants were interested in recombining the lots as that lot is a retirement asset for Mrs. Muratore. Mrs. Muratore agreed and stated that she would like to keep the vacant lot a separate lot.

**Public Hearings: (continued)**

2. #14-17 – EDARELL 710, LLC (continued)

Motion passed to open the hearing to the public.

1. Robert Poznek, 1830 Herbert Boulevard, was sworn in by Mr. Marmero. Mr. Poznek questioned whether one of the two original apartments was a two bedroom and not a one bedroom apartment since there is paperwork filed at the Township indicating it is a two bedroom apartment. He wasn't disputing the existing two apartments but asked why a third one was necessary and when enough was enough. He expressed his concern with his own septic system and well claiming that there are many cesspools on Mr. Muratore's property and that most of the property is under asphalt or buildings. He questioned the amount of impervious coverage allowed on the property. He stated that there are things that have been done on the property without permits; there have been many different businesses being run on the property by the different tenants. He stated he received a letter from the County Board of Health indicating that there haven't been any applications submitted to the County for additional apartments or buildings except for one back in 1990. Mr. Marmero asked Mr. Poznek to provide the Board office with a copy of the letter which will be marked as Exhibit P1. Mr. Poznek expressed his concern with the runoff and his well. He commented that the applicant does not have a hardship since there are two other apartments on the property that Mrs. Muratore's daughter and granddaughter could live in. He stated that there isn't enough open ground left to install the proper septic systems and commented that all of the other issues should be addressed before they come in for a new use and expansion.

Ms. Pellegrini stated that her letter does ask the applicant to provide testimony as to the location of all on-site septic systems that serve the property. She stated that the apartments and the business must be served by an on-site septic system approved by the County. She asked that the applicant provide evidence to the Board that all of the uses have an approved septic system.

2. Patrick Boden, 1834 Herbert Boulevard, was sworn in by Mr. Marmero. Mr. Boden stated that he is very familiar with the property and that he hopes Mrs. Muratore does move back to the house. He could not remember if years ago there were one or two apartments on the property when he used to board a horse in the late Mr. Muratore's barn. He stated that the horse barn was turned into the apartments. He didn't want more apartments being rented by strangers to the area. He didn't mind if Mrs. Muratore's daughter or granddaughter were going to move in but he was concerned what would happen in the future if they moved out. He expressed his concern with the previous tenants whose dog used to run loose and bit another tenant. He stated that there were enough uses on the property and didn't think there should be more especially when the owners did not live on the property and weren't there to address the problems.

**Public Hearings: (continued)**

2. #14-17 – EDARELL 710, LLC (continued)

Mr. Sinclair stated that the applicant is willing to make any approval conditioned upon him receiving the County Board of Health approval. Mr. Muratore testified that he has spoken to the County Board of Health; they informed him he has to have an engineer visit the property and determine if the septic systems are adequate for the uses on the property. Mr. Muratore stated that there are two one thousand gallon septic systems on the property and that there aren't any cesspools. He commented that he is also working with Mr. Morrison, the Township's Construction Official, and that he has hired an architect to address the issues brought up by Mr. Morrison. Mr. Muratore stated that his mother worked full time as a nurse and he has not spent a lot of time at the property because of his job. They were not aware of the things his father did with regard to the property. He stated he had only met Mr. Poznek two weeks after his father passed away when Mr. Poznek approached him about purchasing the vacant flag lot.

Mr. Sinclair stated that they will work with the County and the Township to right the "sins of the father" and that they are willing to make those approvals a condition of the Board's approval for the use variance.

Mr. Kozak asked if the lot coverage was acceptable. Ms. Pellegrini replied that it is existing and it appears to be around forty to fifty percent which is high for a residential zone; however the late Mr. Muratore did receive a use variance in 2003. Things have changed on the property since the subdivision was done so the amount of impervious coverage is not quantified. The applicant could be asked to remove some of the impervious coverage that isn't necessary. She also stated that the parking spaces should be defined between the business and the residential uses and she expressed her concern as well with the septic system.

Mr. Sinclair stated that everything on the property has been existing for a while; there are allegations that there were more than one business and more than two apartments being used however it was confirmed that there is only one business and two rented apartments on the site today. Mr. Kozak commented on the suggestion that the lots be recombined. Ms. Pellegrini stated she thought that would be a fair compromise to mitigate the density issue. Mr. Kozak also commented that the third apartment hasn't been an existing condition for over forty years like the other two and that the office was converted to an apartment without the proper permits. Mr. Sinclair stated they did not know how long ago the office was converted to an apartment by the late Mr. Muratore.

**Public Hearings: (continued)**

2. #14-17 – EDARELL 710, LLC (continued)

Mr. Fritz asked about the open issues with regard to the septic and the questions from the Construction Official. Mr. Marmero stated that any approval would be conditioned upon the applicant receiving those approvals. Mr. Sander suggested the application be tabled until the applicant receives his approvals from the County. Ms. Pellegrini also asked for an updated survey. Mrs. Farrell asked the hearing to be continued to a date specific and that the next available date is February 3, 2015. The applicant agreed that that should be enough time to get the County and the Township approvals as he is actively working with both to resolve the outstanding issues. Mr. Sinclair agreed to waive any time running on the application and commented that he would send a letter to the office. Mr. Marmero asked the Board to specify to the applicant the items they wanted addressed for the next hearing. Mrs. Farrell commented that the Board should also decide if they are going to require the applicant to recombine the lots.

Motion by Mr. Fritz, seconded by Mr. Carney to table the application to the February 3, 2015 regular meeting with the condition that the applicant provides an updated survey along with County approval for the on-site septic systems as well as evidence that all of the issues raised by the Construction Official have been addressed. The Board is not going to require the applicant to recombine the lots. Mrs. Farrell suggested the applicant could do a site plan waiver if the use is granted. Roll call vote: Ayes – Mr. Fritz, Mr. Carney, Ms. Hui, Mr. Manfredi, Mr. Salvadori, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero. Mr. Marmero reminded Mr. Poznek to submit a copy of the County Board of Health's letter to the Board office. Mrs. Farrell stated that no new notice would be sent and that the hearing would be continued to the February 3, 2015 regular meeting at 7:00 p.m.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

Mrs. Farrell reminded the Board that the special meeting for Mr. Kanady's application is scheduled for December 9, 2014 at 7:00 and asked that all Board members make the meeting as it is for a use variance.

**Approval of Minutes:**

1. 11/18/14 regular meeting.

Motion by Ms. Hui, seconded by Mr. Fritz to approve the minutes from the November 18, 2014 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 9:54 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski  
Clerk Transcriber