

Chairman Sayah called the meeting to order and the Administrative Officer read the opening statement. The meeting was held remotely via Zoom due to COVID-19.

ROLL CALL: The roll call showed the following members present: Chairman Paul Sayah, Nicholas Borrillo, Glenn Cantor, Matthew Hughes, Richard Mertens, Jose Orozco, William Stahnten, Michael Ryan, and Michael Wrubel.

Also in attendance were Andrew Bayer, Board Attorney, Charles Cunliffe, Board Engineer, Jennifer Beahm, Board Planner, Shari Spero Licensed Tree Expert, John Aguiar, Code Enforcement Officer, Eileen Rubano Board Secretary and Eileen Cusa Zoning Board Secretary.

PLEDGE OF ALLEGIANCE:

Mr. Bayer announced that the first order of business on the Reorganization Agenda was the Nomination for Chairman.

Mr. Mertens moved the nomination of Paul Sayah for Chairman which motion was seconded by Mr. Hughes and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Mr. Bayer turned the meeting over to Chairman Sayah who asked for a nomination for Vice Chairman. Mr. Hughes moved the nomination of Rich Mertens for Vice Chairman which motion was seconded by Mr. Stahnten and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for a nomination for Secretary. Mr. Cantor nominated Matthew Hughes as Secretary which motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for nominations for Consulting Attorney. Mr. Mertens moved that the Board appoint Andrew Bayer, Esquire, from the firm of Pashman Stein for Board Attorney which motion was seconded by Mr. Hughes and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for a nomination for Consulting Engineer. Mr. Cantor moved that the Board reappoint Charles Cunliffe PE, from the firm of T and M Associates which motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for a nomination for Consulting Planner. Hughes moved that the Board reappoint Jennifer Beahm, PP, AICP, from the firm of Leon Avakian Inc. which motion was seconded by Mr. Stahnten and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for nominations for the Board Licensed Tree Expert. Mr. Stahnten moved that the Board reappoint Shari Spero, LTE, from the firm of CME Associates which motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked for nominations for the Administrative Officer. Mr. Hughes moved that the Board nominate Eileen Rubano for Administrative Officer which motion was seconded by Mr. Mertens and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

The Chairman asked for nominations for Recording Secretary. Mr. Hughes moved that the Board nominate Eileen Rubano for Recording Secretary which motion was seconded by Mr. Stahnten and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

Chairman Sayah asked if there was a motion to memorialize the resolution for the 2023 meeting dates. Mr. Hughes made a motion to memorialize the resolution for the Meeting Dates for 2023 which motion was seconded by Mr. Mertens and carried with Messrs. Borrillo, Cantor, Hughes, Mertens, Orozco, Stahnten, and Chairman Sayah voting for the motion.

The Board Secretary announced that the official newspapers were determined by the Council and they are The Asbury Park Press and The Star Ledger.

Chairman Sayah announced the Appointments for the Site Review Committee as follows: Paul Sayah, Chairman; and Glenn Cantor and Matthew Hughes as Members.

Chairman Sayah announced the Appointments for the Rules Committee as follows: Paul Sayah Chairman; and Richard Mertens and Matthew Hughes as Members.

Since there was no other business the Reorganization meeting concluded and the Zoning Board of Adjustment's Regular meeting commenced.

Regular Meeting

SWEARING IN OF ZONING BOARD PROFESSIONALS: Mr. Cunliffe, Ms. Beahm, Ms. Spero, and Mr. Aguiar were sworn in.

APPROVAL OF MINUTES: There were no minutes to approve.

VOUCHERS: There were no vouchers to approve.

CORRESPONDENCE: Case no. BA20-10 Route 9 Howell LLC has requested to be carried to February 27, 2023 with no further notice. Case no. BA20-117 NJ Solar 2000, LLC has requested to be carried to February 27, 2023 with notice, an extension has been granted through April 30, 2023. Case no. BA21-21 Countryside North American Partners, LLC will be carried to February 27, 2023 agenda with no further notice and granted an extension of time through that hearing.

RESOLUTIONS:

a. Case No. BA22-18/ Justin & Lauren Errickson

Mr. Cantor made a motion to memorialize the resolution granting bulk variance approval. Motion was seconded by Mr. Orozco and carried with Messrs. Cantor, Hughes, Mertens, Orozco, and Wrubel voting for the motion.

APPLICATIONS BEFORE THE BOARD:

a. Case No. BA22-06/ InSite Development Partners, LLC

Tim Arch, Attorney for the applicant, appeared on behalf of InSite Development Partners, LLC applicant and owner for a self-storage

Alias Slaiby, Operations at InSite Property Group, Justin Taylor Traffic Engineer, Richard Bencivenga Architect. Thomas Muller, P.E., **John McDonough as representatives.**

Developer of operations-InSite property group, Elias Slaiby, spoke in depth about InSite developments daily operations of the self-storage centers which will be known as "Securespace". 2-4 employees total will be on site, controlled key access, and temperature controlled units. Mr. Slaiby will agree to online auctions of customer's items that are not picked up. Thomas Muller, P.E. for the applicant spoke about the site in depth including lot consolidation, environmental site assessment was performed, pesticide and hazardous report was conducted and no findings found. Ms. Spero has issues with the thin buffer line and the plantings proposed in it, the applicant has agreed to comply with Ms. Spero's comments from her review letter. Mr. Muller spoke in depth about the 6 storage buildings that are proposed as well as a new driveway which complies with NJDOT standards. The applicant is requesting use variance for self-storage, also for the multiple buildings on the lot. Variance needed for refuse container, currently proposed in the front yard. A variance is needed for the 14 foot high landscape wall, to extend two buildings. Application will be submitted to Police Department for title 39 for the 10 total parking spaces. Aisles are 30 feet wide for temporary parking. Infiltration basins will be installed and all water flow will funnel to back of site. Mr. Cunliffe discussed the stormwater management of the site in detail. Applicant will get more topography for Mr. Cunliffe to ensure stormwater does not affect surrounding properties. Sign will be a façade sign on the side of the building. Directional signage requires a variance. Also, a leasing sign will be a façade sign, all signs are for identification. Ms. Beahm agrees with the signage.

Mr. Muller spoke about the lighting for the property, 9 feet below what the ordinance allows to keep them low and to allow for safe maneuvering. All lights will be faced inwards. Design waiver is requested for .3 foot-candles instead of the required .5 foot-candles. Applicant will provide lighting shields. Connecting to public sewer and have public water as well, still obtaining approvals. Grade changes from buildings 2 and 3 to provide access to the 2nd story without the requirement of an elevator. Site is fully enclosed with fencing and gates, Knox boxes are present as well for security. Ms. Beahm does not take exceptions to the waivers but defers to Ms. Spero for the landscaping. Ms. Beahm requests a sidewalk put in for Route 9 frontage as well as a bike rack. Mr. Mertens asked questions about the landscape wall not on the other side of the site, Mr. Muller reported water runoff is on that side and a wall can't be built.

Justin Taylor, Traffic Engineer spoke about the traffic impacts of the site. Mr. Taylor spoke about the access of the site and the direct access to units. 9 parking spaces is adequate for the demand of the facility, applicant is providing 10 parking spaces. No vehicle storage permitted on property.

Rich Bencivenga, Architect, spoke about the architecture of the site including building materials that will be used and the layout of the site. Walls are about 14 feet high with smaller ones being 12 feet high. Loading and leasing signs are 3 square feet. Wheeled carts will be available for customers use. Mr. Sayah has questions concerning the ramp and the carts and cars possibly running down the ramp. A speed bump could possibly be installed. Mr. Bencivenga reported the Fire suppression systems are not required by building code 2022. Ms. Beahm and Mr. Cunliffe agree that should be thought about and brought back to the board. The meeting was opened up to the public, Candace Dovenero, 58 Victory Road Howell, NJ was brought into the meeting. She brought up questions

concerning LED lighting of the site as well as peak hours of the site. The applicant will come back with revisions before voting. The application has been carried to March 13, 2023 with an extension to March 30, 2023.

Mr. Hughes made a motion to adjourn the meeting. Motion was seconded by Mr. Orozco and carried. Meeting adjourned at 10:12 p.m.



Eileen Cusa, Recording Secretary

NOTE: A CD or DVD of this meeting is available on request.