

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, Matthew Hughes, Richard Mertens, Jose Orozco, William Stahnten, Michael Ryan, and Michael Wrubel. Glenn Cantor was excused.

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

**PLEDGE OF ALLEGIANCE:**

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

**APPROVAL OF MINUTES:** No minutes to approve.

**VOUCHERS:** There were no vouchers to approve.

**CORRESPONDENCE:** The Board Secretary discussed with the Board starting June 12, 2023 will be going back to in-person meetings held at the municipal building. The Chairman took a poll to see whether 7pm or 7:30 pm worked best for everyone. The Board meetings will continue to start at 7pm.

Mr. Stahnten has recused himself from BA22-15 ZS Mill I, LLC as it is a neighboring property to his commercial business.

**RESOLUTIONS:**

**Case No. BA19-11/Kay10 Holdings, LLC**

Mr. Hughes made a motion to memorialize the resolution for Preliminary and Final Site Plan approval. Motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, and Chairman Sayah.

**APPLICATIONS BEFORE THE BOARD:**

1. **Case No. BA08-24A/ Rod Zarelli**

Mr. Salvatore Alfieri, Attorney for the applicant appeared before the board for applicant and owner for Rod Zarelli, 255 Squankum Yellowbrook Road. Block 49, lot 11 requesting Use Variance and Preliminary and Final Site Plan approval. The applicant was before the Board in November of 2022, Mr. McDermott the applicants Engineer spoke about the changes they have made since the previous hearing of this case. The applicant will demolish the home on the property, the zone has been changed to SED-1, the applicant wishes to close off the driveway and expand the one south? Of the property. No outdoor storage is proposed within the buffer, but the outdoor storage has been marked which still sits in the front yard setback. The Township Ordinance will not permit outdoor storage within the front yard setback. The applicant must come back with new plans to show the outdoor storage not within the front yard setback. Other changes included changing the fence material to PVC, re-dressing the asphalt driveway, and a 22 foot wide easement to Monmouth County. Mr. Rizzo spoke about the demolition of the homes which will increase the impervious

coverage which should be shown on the new plans. Ms. Beahm has no comments for the architectural plans that were submitted, just to move the trash enclosure to a more efficient spot. Mr. Rizzo questioned the expansion into the wetlands in the rear of the property, the applicant has a pending DEP permit for the expansion. Mr. Alfieri has requested the application be carried to May 8, 2023 with no notice, an extension has been granted to the Board through May 31, 2023.

**2. Case No. BA22-15/ ZS Mill I, LLC**

Mr. John Sarto, Attorney for the applicant appeared before the board for applicant and owner for ZS Mill I, LLC, Block 25, and Lots 54.03, 54.06-54.08 & 54.10. The applicant is seeking Preliminary and Final Major Site Plan with Use Variance to construct two separate office/medical buildings, 2 wall façade signs and 2 monument signs with associated improvements. This application is to remove 6 previously approved but not yet constructed retail buildings and replace with 2 medical office buildings. Jason Burneyko, P.E. for the application appeared to discuss the site plans of the proposed medical buildings. Full ingress/egress entrances on Lanes Mill Road and Route 9, also with an egress at Texas Road House and a truck ingress behind the Escape Movie Theatre, no changes are proposed with ingress/egress. Mr. Burneyko spoke in depth about the previously approved application and the difference with this amendment. No tenants are proposed for with building as yet but hours of operation are 6am-9pm Monday through Friday and 6am-5pm on Saturdays and 6am-3pm on Sundays. The building height still needs a variance. The applicant requests a waiver for landscaping around the trash enclosure and the material. The board opposed these waivers. The Board Engineer spoke in depth about the number of parking stalls needed for both uses, office and medical. Melissa Mermelstein, Architect for the applicant presented the architectural plans for both buildings and discussed signage with the Board. The Board Planner denied the additional proposed façade sigs and requested Ms. Mermelstein work with the board to improve the overall exterior of the buildings. Scott Kennel, appeared before the board to discuss traffic conditions of the site. Peak hours for the proposed site are to include 27 additional trips on weekday mornings, 97 trips within weekday evenings, and a reduction of 64 trips on the weekends. The applicant will file a Letter of No Interest with the NJDOT. Mr. Kennel reported the applicant is missing about 10% of necessary parking spaces but with the medical/office terms used the parking is adequate. Mr. Auciello, Planner for the applicant spoke in depth about the positive and negative criteria of the application. The Board opened up the hearing for members of the public in which no one from the public entered the meeting.

Mr. Mertens made a motion to approve the application for Use Variance and Amended Preliminary & Final Site Plan with bulk variances. Seconded by Mr. Ryan and carried by Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, Wrubel, and Chairman Sayah. Application is approved.

Mr. Mertens made a motion to approve the application, seconded by Mr. Ryan. Motion was carried by Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, Wrubel and Chairman Sayah voting for the motion. Application is approved.

Mr. Hughes made a motion to adjourn the meeting. Motion was seconded by Mr. Orozco and carried. Meeting adjourned at 10:07 p.m.

Respectfully submitted,  
Eileen Cusa, Recording Secretary

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