

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, Richard Mertens, Jose Orozco, William Stahnten, and Michael Ryan. Matthew Hughes and Michael Wrubel were excused.

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 and Eileen Cusa Zoning Board Secretary.

PLEDGE OF ALLEGIANCE:

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

APPROVAL OF MINUTES: Mr. Borrillo made a motion to approve the minutes from the February 27, 2023 meeting. Motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Cantor, Mertens, Orozco, Stahnten, Ryan and Sayah.

VOUCHERS: There were no vouchers to approve.

CORRESPONDENCE: No correspondence.

RESOLUTIONS: No resolutions to approve.

APPLICATIONS BEFORE THE BOARD:

Case No. BA22-09/ Plaza Mexico DE NJ, LLC

Mr. Ryan Murphy, Attorney for the applicant appeared before the board for applicant and owner for Plaza Mexico DE NJ, LLC seeking Use Variance and Preliminary and Final Major Site Plan approval for 6679 US Highway 9, block 25, lot 18. Renato Bernardes, P.E. appeared before the board to discuss the Engineering aspects of the application. The applicant will be re-purposing the former Aldi's supermarket into a banquet hall to hold weddings, birthday parties, and quinceaneras. The amount of parking spots on site will be decreasing and a rain garden will be added to decrease impervious coverage. Bollards will be placed throughout the parking lot, with a planter in front of handicapped parking as a condition of the approval. No changes are proposed with the lighting on site. Mr. Cunliffe concerns with the overflow of the lighting which will be addressed with covers to face downwards, away from the neighboring properties. No tractor trailers were reported to be used on site. Four (4) E.V. charging stations will be installed on site. Valet parking will be present on the southerly side of the proposed site only during events. A masonry trash enclosure will be present in the northerly corner of the site. There is an existing buffer in the front of the site which will be re-seeded and trees will be replaced within the buffer and on the parking lot islands. The existing fencing will be kept and the applicant requests relief for the trash enclosure landscaping and the drive isles. A sidewalk will be installed along route 9 but will not enter into the site, and Title 39 will apply.

Mr. Juarez, Owner testified all food will be prepared offsite, no cooking will take place within the proposed kitchen. Sternos will be used to keep the food hot. No takeout food will take place. Mr. Juarez plans on obtaining a liquor license down the road. Mr. Juarez was asked about ticket sales, Mr. Aguiar reported ticket sales are not permitted, it has to be a contracted number of people

before the event starts. Ms. Beahm had issues with the application and applicant as the testimony did not match the plans and reports submitted as well as some exhibits not being presented to the public. This application has been carried to June 12, 2023 with notice. An extension has been granted to the Board through June 30, 2023.

Mr. Borrillo made a motion to adjourn the meeting. Motion was seconded by Mr. Stahnten and carried. Meeting adjourned at 8:56 p.m.

**Respectfully submitted,
Eileen Cusa, Recording Secretary**

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