Chairman Nanson called the meeting to order and the Administrative Officer read the opening statement.

ROLL CALL: The roll call showed the following members present: Matthew Hughes, Richard Mertens, Thomas O’Donnell, Jose Orozco, Michael Sanclimenti, James Moretti, Jr., and Chairman Wendell Nanson. Mr. Massa was excused and Mr. Sayah was absent.

Also in attendance were Ronald Troppoli, Board Attorney, Charles Cunliffe, Board Engineer, Jennifer Beahm, Board Planner, Matthew Howard, Director of Land Use and Eileen Rubano, Board Secretary

PLEDGE OF ALLEGIANCE:

SWEARING IN OF BOARD PROFESSIONALS: Charles Cunliffe, Jennifer Beahm and Matthew Howard were sworn in by Board Attorney Troppoli.

APPROVAL OF MINUTES: There were no minutes to approve at this meeting.

VOUCHERS: There were no vouchers to approve.

CORRESPONDENCE: There was no correspondence.

RESOLUTIONS: There were no resolutions to memorialize.

APPLICATIONS BEFORE THE BOARD:

a. Case No. BA10-17SP-A2 / Townhomes at Eagle Oaks, LLC

Robert McGowan, Attorney for the applicant, appeared and stated that they were seeking a D1 Use Variance for increasing the density. They haven’t built anything and they are not expanding, they are only seeking approval to increase the number of units. Mr. McGowan said that Todd Cohen was original counsel and with a change of ownership the age restriction was removed, the homeowner’s association had to take over Remington Court, which is a private road, and three (3) detention basins on the site along with one on Township property on 17 acres which was given with the original development in 2004-2005. They came back to the Board for 28 townhomes which are around 3,400 square feet in size. They thought of decreasing the size to 2,800 – 3,200 s.f. but that is still too large so they are looking for 1,900 to 2,300 as these units also have full basements of approximately 600-700 sq. ft. Mr. McGowan said another reason they are looking to increase the number of units is to keep the maintenance fee lower. Right now they would be looking at $500.00 per unit for maintenance to cover Remington Court, the lawn, four detention basins and sidewalks. If they increase the number of units they can lower that to just above $300 and other places have lesser maintenance fees with more amenities.

John Vincenti, PE, PP, CME and Christine Nazzaro Cofone, PP, were sworn in.

Mr. Vicenti testified on the location of the project which is adjacent to Eagle Oaks in the ARE-3 zone. They currently have an approval for 28 townhomes with two car garages and driveways. They consist of eight 3-unit buildings and one 4-unit building along a cul-de-sac.
known as Remington Court. They are seeking approval to amend the site plan from 28 to 34 townhomes with buildings 1, 2 and 3 on the east side staying the same and change buildings 4 through 9 from 3-units to 4-units each. They are also changing all to have two car garage units and 2 car driveways. They would increase the width and decrease the depth so they are changing the footprint.

Both Ms. Beahm and Mr. Cunliffe had a problem with the design presented as the plans have been on file for months and the plan being presented tonight has not been reviewed so the professionals cannot comment on the impact of these changes and the application calls for building and lot coverage variances.

Mr. McGowan agreed with Ms. Beahm’s comments and suggested bifurcating the application.

The Board took a short recess from 8:07 p.m. to 8:17 p.m. to allow Mr. McGowan to confer with his applicant and professionals.

After the recess Mr. McGowan said that his professionals realize that the Board Professionals’ comments are appropriate and he would appreciate a continuance so they can resubmit to the Board. He also granted the Board an extension of time, on the record, through May 31, 2019.

Chairman Nanson made an announcement for members of the public that this application would be carried to May 13, 2019 with no further notice.

Mr. Moretti made a motion to adjourn. Motion was seconded by Mr. Hughes and the meeting adjourned at 8:21 p.m.

Respectfully submitted,
Eileen Rubano, Recording Secretary

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