

MARCH 8, 2011
REGULAR SCHEDULED MEETING
OF THE
PLANNING AND ZONING BOARD

**LET THE RECORD REFLECT THAT THE MEETING
WAS HELD AT 135 ROUTE 73 SOUTH.**

CHAIRMAN

**MR. MCHENRY OPENED THE MEETING WITH THE OPEN
PUBLIC MEETINGS STATEMENT MARCH 8, 2011 AT 5:00 PM
FOLLOWED BY THE SALUTE TO THE FLAG.**

ROLL CALL

MR. RIEBEL	P
MR. ROWAN	P
KELLEY MCCAULEY	P
MAYOR MAGAZZU	P
CH. SIMONE	A
MR. DEPALMA	P
MR. DEGEORGE	P
V. CH. MCHENRY	P
COUNCIL PRESIDENT	
MORRIS	P
MR PANTANO	P
MR EPIFANIO	P

KEITH SCOTT:

**USE VARIANCE APPLICATION
CHERRY PLAZA SHOPPING CENTER
115 ROUTE 73 – BLOCK 1301, LOT 2**

**MR. SCOTT CAME FORWARD TO PRESENT HIS APPLICATION TO THE
BOARD. HE EXPLAINED TO THE BOARD THAT HE IS REQUESTING A
USE VARIANCE TO PERMIT A PERSONAL/PRIVATE FITNESS TRAINING
FACILITY.**

**TYPICALLY ALL CLIENTS ARE BY APPOINTMENT ONLY, IN HALF HOUR
OR ONE HOUR BLOCKS. USUALLY A SESSION IS 55 MINUTES LONG;
THERE MAY BE SMALL GROUPS AT 6 AM OF 3 TO 5 PEOPLE AND SMALL
GROUPS OF 3 TO 5 PEOPLE AT 6PM.**

**MR. SCOTT EXPLAINED THAT THE SLOWEST PART OF THE DAY IS
BETWEEN 9 AND 4 WHEN PEOPLE ARE WORKING, AND HE HAS ONE ON
ONE APPOINTMENTS.**

**MR. SCOTT STATED THAT THE HOURS OF OPERATION WILL BE
MONDAY THROUGH SATURDAY 6 AM TO 7 PM AND CLOSED ON
SUNDAY.**

MR. SCOTT IS THE ONLY TRAINER AT THIS FACILITY.

**THE BOARD HAD SOME DISCUSSION REGARDING THE PARKING
SPACES.**

OPEN TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED MAYOR MAGAZZU. THERE WAS NO ONE IN THE PUBLIC THAT CAME FORWARD REGARDING THIS APPLICATION.

CLOSE TO THE PUBLIC

A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. DEGEORGE.

MOTION

A MOTION TO APPROVE THIS APPLICATION AS SUBMITTED WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. PANTANO. THE MOTION WAS CARRIED OUT UNANIMOUSLY BY ROLL CALL.

SAHARA SAMS

**535 ROUTE 73 – BLOCK 1101, LOT 16
WAIVER OF SITE PLAN, SIGN APPLICATION WITH VARIANCES.**

BRIAN GUEST THE ATTORNEY FOR THIS APPLICATION ALONG WITH MR. GIRLYA CAME FORWARD TO PRESENT THIS APPLICATION TO THE BOARD.

THE APPLICANT IS PROPOSING THE FOLLOWING CHANGES AND ADDITIONS TO THERE SIGNAGE:

REMOVAL OF THE EXISTING , CONFORMING FREESTANDING SIGN FACE ALONG ROUTE 73 AND INSTALLING THE 10 X 6 SIGN THAT WILL FACE THE EXISTING FITNESS CENTER BUILDING. THE OTHER SIGN FACE OF THE EXISTING FREESTANDING SIGN WILL BE INSTALLED OVER THE CANOPY ROOF.

THE APPLICANT IS PROPOSING A 14 X 8 FAÇADE SIGN IN THE UPPER LEFT HAND CORNER OF THE FRONT OF THE BUILDING.

THE PROPOSED FREESTANDING SIGN, ALONG RT 73 WILL BE AN 18 X 12 OVAL SIGN WITH A HEIGHT OF 30 FT. A 9 X 6 CHANGEABLE COPY SIGN IS BEING PROPOSED UNDERNEATH FOR A TOTAL SIGN AREA OF 224 SQUARE FEET.

THE APPLICANT WAS GRANTED A VARIANCE TO PERMIT A SECOND FREE STANDING SIGN ON COOPER ROAD IN 2005.

OVER ALL THE APPLICANT IS ASKING FOR A TOTAL OF 4 VARIANCES.

THE APPLICANT IS REQUESTING THAT THE PLANNING BOARD GRANT A WAIVER FROM THE REQUIREMENT FOR THE SUBMISSION OF A SITE PLAN APPLICATION AND A WAIVER OF LANDSCAPING.

OPEN TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MAYOR MAGAZZU.

NO ONE IN THE PUBLIC CAME FORWARD REGARDING THIS APPLICATION.

CLOSE TO THE PUBLIC

A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. EPIFANIO

MOTION

A MOTION TO GRANT THE REQUEST FOR A WAIVER OF A SITE PLAN WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. PANTANO. THIS MOTION WAS CARRIED OUT BY ROLL CALL WITH AN ABSTENTION MADE BY COUNCIL PRESIDENT MORRIS.

MOTION

A MOTION TO GRANT THE VARIANCES AND THE WAIVER OF LANDSCAPING WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. EPIFANIO. THE MOTION WAS CARRIED BY ROLL CALL WITH AN ABSTENTION MADE BY COUNCIL PRESIDENT MORRIS.

PUBLIC PORTION

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. MCHENRY.

NO ONE IN THE PUBLIC CAME FORWARD, A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. EPIFANIO.

RESOLUTION

THE FOLLOWING RESOLUTIONS WERE MEMORIALIZED:

2011-8 Taylor Mills

599 Route 73

West Berlin, NJ 08091

Block 1002, Lot 12

Resolution approving one 2x8 interior lit sign

2011-9 HovBros LLC

Block 2203, Lot 16

14 Genova Drive

West Berlin, NJ 08091

Montebello Age restricted Development

Resolution granting a variance to permit the construction of a home with a rear yard variance of 13 feet.

2011-10 HovBros LLC

Block 2203, Lot 15

16 Genova Drive

West Berlin, NJ 08091

Montebello age restricted Development

Resolution granting a variance to permit the construction of a home with a rear yard variance of 13 feet.

*2011-11 HovBros LLC
Block 2203, Lot 14
18 Genova Drive
West Berlin, NJ 08091
Montebello age restricted Development
Resolution granting a variance to permit the construction of
a home with a rear yard variance of 13 feet.*

*2011-12 HovBros LLC
Block 2203, Lot 13
20 Genova Drive
West Berlin, NJ 08091
Montebello age restricted Development
Resolution granting a variance to permit the construction of
a rear yard variance of 13 feet.*

*2011-13 HovBros LLC
Block 2402, Lot 5
123 Piedmont Blvd
West Berlin, NJ 08091
Montebello age restricted Development
Resolution granting a variance to permit the construction of a
home with a front yard variance of 13.5 feet to 19.61 feet along
the side street of Copley Circle.*

ADJOURNMENT **A MOTION TO ADJOURN THE MEETING WAS MADE BY MR.
DEGEORGE AND SECONDED BY MR. PANTANO. THE MEETING
ADJOURNED AT 6:00 PM.**