

AUGUST 7TH, 2012
REGULAR SCHEDULED MEETING
OF THE
PLANNING AND ZONING BOARD

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

CHAIRMAN

*CH. SIMONE OPENED THE MEETING WITH THE OPEN
PUBLIC MEETINGS STATEMENT AUGUST 7TH, 2012 AT 6:30PM
FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

<u>MR. RIEBEL</u>	<u>P</u>
<u>MR. ROWAN</u>	<u>P</u>
<u>KELLEY MCCAULEY</u>	<u>P</u>
<u>MAYOR MAGAZZU</u>	<u>P</u>
<u>CH. SIMONE</u>	<u>P</u>
<u>MR. DEPALMA</u>	<u>A</u>
<u>MR. DEGEORGE</u>	<u>P</u>
<u>V. CH. MCHENRY</u>	<u>P</u>
<u>COUNCIL PRESIDENT</u>	
<u>MORRIS</u>	<u>P</u>
<u>MR. PANTANO</u>	<u>P</u>
<u>MR. BALISKI</u>	<u>A</u>

SAMUEL SYKES

*MR. ROWAN SWORE IN MR. SAM SYKES FOR THE ALTERNATE 2
POSITION. MR. ROWAN STATED THAT PRIOR TO BEING SWORN IN
MR. SYKES WAS PROVIDED COPIES OF ALL APPLICATIONS THAT WILL
BE HEARD AT THIS MEETING.*

*CH. SIMONE WANTED TO WELCOME MR. SYKES BACK AND HE
INFORMED THE MEMBERS OF THE PUBLIC THAT SAM WAS A BOARD
MEMBER SEVERAL YEARS AGO AND WAS A GREAT MEMBER THEN AND
LOOKS FORWARD TO HEARING HIS INPUT THIS TIME AROUND.*

ARLINE SCUTTE

*MS. SCUTTE CAME BEFORE THE BOARD INFORMALLY REGARDING
HER PROPERTY LOCATED ON WALKER AVENUE, KNOWN AS BLOCK 703
LOT 4, 5, 6. SHE STATED THAT SHE HAS THIS LOT UP FOR SALE AND
THE NUMBER ONE QUESTION IS CAN THE ZONING BE CHANGED TO
COMMERCIAL.*

*MR. ROWAN STATED THAT IF MS. SCUTTE SHOULD FIND A BUYER
THAT SHE SHOULD ADVISE THEM TO COME BEFORE THE BOARD AND
SEE IF THE BOARD WOULD APPROVE A USE VARIANCE DEPENDING
ON THE TYPE USE THAT THEY ARE REQUESTING TO PUT THERE.*

*MS. SCUTTE HAD A SECOND QUESTION THAT IF SOMEONE WANTED
TO KNOCK THE GARAGE DOWN COULD THEY REBUILD.*

*MR. ROWAN STATED THAT THEY COULD REBUILD ON THE SAME
FOOTPRINT, THEY COULD NOT EXPAND THEN THEY WOULD NEED
A USE VARIANCE AND SITE PLAN APPLICATION.*

H20 ENTERTAINMENT IS BEFORE THE BOARD FOR TWO ISSUES:
H20 ENTERTAINMENT
ADMINISTRATIVE AMENDMENT
DOWNSIZING OF RECENT SITE PLAN APPROVAL

H20 ENTERTAINMENT
MINOR SUBDIVISION
535-543 NORTH ROUTE 73
BLOCK 1101, LOT 16.

BRIAN GUEST ATTORNEY FOR THE APPLICANT, GREG FUSCO OF KEY ENGINEERS AND ILYA GIRLYA WERE ALL SWORN IN BY MR. ROWAN.

ADMINISTRATIVE AMENDMENT:

THE APPLICANT IS PROPOSING THE FOLLING CHANGES FROM THE ALREADY APPROVED LAYOUT FOR THE OUTDOOR WATERPARK:

1. REDUCTION OF THE PROPOSED WAVE POOL FROM 21,400 SQ FT TO 10,000 SQ FT. THE LOCATION OF THE POOL WILL BE MOVED TO THE NORTHWEST CORNER.
2. REDUCTION OF THE WATER SLIDES, TUBES AND RECEIVING POOL. THE LOCATION OF THESE IMPROVEMENTS WILL BE MOVED TO THE NORTHEAST CORNER OF TH OUTDOOR WATERPARK AREA.
2. REDUCTION AND REORIENTATION OF THE LOUNGE DECK AND ADDITION OF A 4500 SQ FT MULTI-USE POOL AND 1400 SQ FT TOT POOL.
3. A REDUCTION IN THE NUMBER OF CABANAS ALONG THE EAST SIDE FROM 16 UNITS TO 6 UNITS. AN ADDITION OF 10 CABANAS ALONG THE WEST SIDE LINE. NO CABANAS WERE PROPOSEDALONG THE WEST SIDE WITH THE INITIAL APPLICATION. ADDITION OF 3 CABANAS ALONG THE NORTH END OF THE SITE WHERE NO CABCANAS WERE PROPOSED ALONG THE WEST SIDE WITH THE INITIAL APPLICATION.

THEREFORE, THE OVERALL NUMBER OF CABANAS HAS INCREASED FROM THE INITIAL PROPOSAL OF 16 UNITS TO THE PROPOSED 19 UNITS. THE UNITS ARE NOW PROPOSED TO BE LOCATED THROUGHOUT THE SITE.

4. ADDITION OF AN 18 X 18 TIKI BAR.

MR. RIEBEL DOES RECOMMEND THAT THE POLICE, FIRE AND EMS PROVIDE THEIR COMMENTS.

THE BOARD HAD MUCH DISCUSSION REGARDING THIS ADMINISTRATIVE APPLICATION.

MOTION

A MOTION TO APPROVE THIS ADMINISTRATIVE APPLICATION WITH THE PRIOR CONDITIONS WAS MADE BY MR. PANTANO AND SECONDED BY V. CH. MCHENRY. LET THE RECORD REFLECT MAYOR MAGAZZU AND COUNCIL PRESIDENT MORRIS DID NOT VOTE.

PROPOSED SUBDIVISION:

THE APPLICANT IS PROPOSING TO SUBDIVIDE THE PORTION OF THE LOT, WHICH WAS RECENTLY SUBDIVIDED FROM FUTURE FITNESS AND WAS SUPPOSED TO BE CONSOLIDATED.

MR. GUEST EXPLAINED TO THE BOARD THAT THE BANK LENDERS ARE REQUESTING SEPARATE LOTS AND SEPARATE LOANS REATHER THAN A LARGE LOAN. THE BANK ALSO DOES NOT WANT TO SIT IN 2ND POSITION. THE DEED WAS ALREADY FILED FOR THE CONSOLIDATION AND NOW WE MUST SUBDIVIDE.

MR. RIEBEL STATED THAT WITH THIS SUBDIVISION NO VARIANCES OR BULK REQUIREMENTS ARE NEEDED.

OPEN AND CLOSE TO THE PUBLIC

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

SEEING NO ONE IN THE PUBLIC A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY CH. SIMONE.

MOTION

A MOTION TO APPROVE THIS SUBDIVISION 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.

PUBLIC PORTION OPEN AND CLOSE TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY V. CH. MCHENRY .

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD, A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR. DEGEORGE AND SECONDED BY COUNCIL PRESIDENT MORRIS.

ZONING OFFICER

NOTHING TO REPORT

PUBLIC PORTION

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY V. CH. MCHENRY AND SECONDED BY COUNCIL PRESIDENT MORRIS.

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD. A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY V. CH. MCHENRY AND SECONDED BY MR. DEGEORGE.

RESOLUTION

N/A

CORRESPONDENCE:

CH. SIMONE STATED THAT HE ATTENDED A WORKSHOP MEETING WITH MR. REIBEL REGARDING THE PARCEL OF LAND BETWEEN TAB AND DYNASIL. IN 1991 A PLAN WAS APPROVED FOR RESIDENTIAL SENIOR/ TWIN HOMES. IT WAS STATED FOR THE OWNER TO COME BACK WITH ANOTHER PLAN ADDRESSING THE MORE PARKING AND MORE OPEN SPACE.

MR. RIEBEL STATED THAT THE PLANNING BOARD IS REQUIRED TO RE-EXAMINE THE MASTER PLAN, AT LEAST, ONCE EVERY SIX YEARS. THE LAST RE-EXAMINATION REPORT WAS ADOPTED ON FEBRUARY 27, 2007. THEREFORE, THE PLANNING BOARD IS REQUIRED TO RE-EXAMINE THE MASTER PLAN BY FEBRUARY 27, 2013. MR. REIBEL HAD MENTIONED ABOUT THE POSSIBLE REDESIGNATION OF ADDITIONAL LOTS WITHIN THE PINELANDS AREA, AND HE RECOMMENDS THAT THIS MATTER BE PERFORMED WITH THE RE-EXAMINATION OF THE MASTER PLAN. THE LAST ITEM IS THE CHANGES TO THE LAND USE AND ZONING ORDINANCE, MR. RIEBEL AND THE ENGINEERING STAFF WILL PREPARE A LIST OF RECOMMENDED CHANGES AND ADDITIONS TO THE LAND USE AND ZONING ORDINANCES FOR CONSIDERATION BY THE PLANNING BOARD.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY V. CH. MCHENRY SECONDED BY MR. DEGEORGE. THE MEETING ADJOURNED AT 8:15 PM.