

- PB-2 Planner Report dated 2-12-18
- PB-3 Resolution Granting Preliminary Major Site Plan approval dated 2-5-18
- PB-4 Monmouth County Board of Health soil suitable report 8-31-17.
- PB-5 Monmouth County Planning Board Letter of Exemption dated 11-27-17
- PB-6 Certification from Freehold Soil dated 4-2-18

Mr. Pape provides a historic overview of the project. He advised that 13 years ago, the applicant presented a two-lot subdivision and the Planner, Mr. Coppola, suggested to reduce the lots to create an affordable housing lot for the Township. Mr. Pape stated that the applicant did reduce the lot sizes , creating a third lot for the Township's Affordable Housing.

Mr. Pape explained that the variances were a result of the smaller lots in order to create the building. Mr. Pape stated that the Board professionals found that the applicant must reduce the building by one foot. They asked that the Board postponed the Final approved because they had not found a tenant or a user. Mr. Pape provided that the Duka family is the contract purchaser who has a sheet metal fabrication business. Mr. Shafai asked to have them testify as to the hours of operation.

Attorney Steib swore in Lorali Totten, P.E., P.P. of Crest Engineering. Ms. Totten has testified before the Board in the past as both professional engineer and planner. Ms. Totten is testifying this evening as a Professional Engineer and the Boards accepts her credentials.

Referring to the landscaping plans, Ms. Totten went over the proposed signage. The technical portion of the plan that was missing was the sign and she advised that they will meet the ordinance.

Mr. Pape advised there are no other changes to the plan only the addition of the sign, the building height is lowered and the hours of operation which Mr. Duka will testify to.

Attorney Steib swore in Russell Duka, 23 Bellwood Loop, Staten Island, New York. Mr. Duka is a principal of the company who is purchasing the property to run the BUSINESS. He advised that Normal Business hours are Monday through Friday, 7:00 a.m. until 4 p.m. On Saturdays, the hours of operation are 7:00 a.m. until 1:00 p.m. Mr. Duka stated that he has run the sheet metal fabrication business for 15 years. It is himself and his two brothers. They would arrive thirty minutes before opening and leave thirty minutes after close of business.

Chairman Newman opened the application to the public at 7:50 p.m. Seeing no public comment, he closed the public portion at 7:50 p.m.

Attorney Steib sworn in Board Engineer Matt Shafai, P.E., P.P. Engineer Shafai provided that the Board had received the revised plans for compliance in 2018. Engineer Shafai had prepared a brief report and the items missing were hours of operation and reduction of the building height, and the details of the sign. Engineer Shafai had no objections or comments.

Attorney Steib swore in Planner Mertz, P.P. who advised that there are no variances associated and the sign and advised that the sign is in conformance with the sign ordinance. Planner Mertz stated that the building height has been reduced to meet the requirements.

Chairman Newman asked if the sign will be lit and if so, is there a timer or sunset provision for the sign. He asked the applicant to consider a timer or a mechanism to reduce the light.

Mr. Pape advised that they can work out that the sign is turned off and he will work with Mr. Duka and provide a written response to the Board. Chairman Newman advised that he is comfortable with that representation.

Attorney Steib went over conditions should the Board approve the application including but not limited to: a condition regarding the applicant to cooperate with the Board professionals for the lit sign timer.

Attorney Steib advised the Board that they have received a copy of the Resolution and the Motion and Second would include memorialization of the Resolution.

Chairman Newman asked for a Motion and a Second. Deputy Mayor Grbelja made a Motion to approve and conditioned and Ms. Curtis offered a Second. Roll Call Vote: Grbelja, Curtis, Beck, Dorfman, Oxley, Pado, Pinney, Ziner and Newman voted yes to approve the application and memorialize the Resolution.

Deputy Mayor Grbelja added that the Township has constructed affordable housing on the lot that was given to the Township and she stated that four families live in the building. She thanked the Spano family for the donation and added that this is a reflection of working together for the betterment of the Community.

NEW BUSINESS:

Attorney Steib provided that the action taken against the Board by 33 Property Management has been dismissed and a Stipulation for Dismissal is being circulated.

See no other new or old business, Chairman Newman made the Motion to adjourn and Ms. Curtis offered a Second and by unanimous vote, the meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Pamela D'Andrea