Vice Chairman Cheskis called the meeting to order at 7:35 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Vice Chairman Cheskis; Mr. DeRochi; Mr. Post; Mr. Thompson; Mr. Woitach; Ms. Brach, Alternate #2; Mr. Kristjanson, Alternate #3

ALSO PRESENT: Mr. Drollas, Jr., Board Attorney; Mr. Bartolone, Board Landscape Architect; Mr. Cline, Board Engineer; Mr. Palmer, Zoning Officer

I. SALUTE TO THE FLAG

II. RESOLUTIONS

Case BA-03-14  Applicant: Dov and Ximena Torenberg
Block 24001 Lot 14.02
Submission Waivers and Bulk Variance

Mr. Palmer noted that some of the dates in the resolution had to be revised.

A motion to memorialize the resolution as amended was made by Mr. Thompson, which was seconded by Mr. Woitach. This was carried on the following roll call vote:
Ayes: Cheskis, DeRochi, Post, Thompson and Woitach
Nays: None

III. APPLICATIONS

Case BA-04-14  Applicant: Nassau Racquet and Tennis Club, Inc.
Block 20001 Lot 6
Submission Waivers and Minor Site Plan with Use and Bulk Variances
Expiration Date – 120 Days from Submission Waiver Approval
Affidavit of Notification and Publication Required

Michael Fedun, Esquire, Michael Ford, PE and Benton Camper, Jr. represented the applicant. Notice was found to be in order.

Mr. Fedun explained that the application is for a minor expansion of one of the parking lots to add 18 parking spaces. When the facility was originally constructed in 1971 it was within the AERO zone and the facility was permitted under a special exception. It was a permitted use at one time and with changes in zoning over the year it is no longer a permitted use. When the membership of the club was expanding in 2002 the applicant came before the Board for approval to construct the second building.

Mr. Benton Camper, Jr. was sworn in. Mr. Camper is the President and owner of the facility. Mr. Camper explained the need for the additional spaces. There are different programs offered during the day. At the time when one program ends and another begins there is congestion in the parking areas. People drive around the parking areas looking for a spot which creates a safety hazard. The facility is constrained from any further expansion.

Mr. Michael Ford was sworn in. Mr. Ford explained the application is an expansion of the existing parking area in front of the new building. Mr. Ford referenced Sheet 1 of the plans. The project consists of the 18 parking spaces, associated grading and landscaping that is to be relocated. The project will have no effect on the existing conservation easement. There will be about 1/10th of an acre of additional impervious coverage. The ordinance permits a maximum of 15%. The site is currently at 19.18% and it will increase to slightly over 20%. The increase is insignificant and will not have an adverse impact on stormwater runoff. The existing stormwater facilities in the parking area will expand to accommodate the proposed parking area. There will not be an adverse impact on the neighboring properties with drainage. Two new lights are proposed in the parking area. The applicant will use the same lighting fixture that is in the existing parking area. There are currently 79 spaces on site and there will be an increase to 97.
Mr. Ford discussed the Board of Health memo dated June 30, 2014. There is no impact to the septic system and the Health Department has no objection.

Mr. Ford discussed the Environmental Commission memo dated July 13, 2014. The need for the parking has been discussed. The landscaping approved as part of the 2002 application will be relocated to provide the adequate buffer along Route 206. The landscaping will be subject to the review and approval of Mr. Bartolone. The Board determined a bike rack is not appropriate for this site.

Mr. Ford discussed the Open Space Committee memo dated August 4, 2014. The applicant will address the landscaping to the satisfaction of Mr. Bartolone as a condition of any approval. The existing conservation easement will not be impacted. The limits of disturbance will be marked out in the field and inspected by Mr. Bartolone.

The applicant has no objections to the comments in Mr. Bartolone’s memo, Mr. Cline’s memo and Ms. Coppola’s memo.

Mr. Bartolone discussed his memo dated August 12, 2014. The discrepancies with the identification of the trees will be taken care of. The main issue is maintaining the buffer between the parking lot and Route 206. There is a soil stockpile area proposed between the septic and the existing trees. Based on a field visit Mr. Bartolone does not believe it will fit in the proposed area.

Mr. Ford explained the soil stockpile is more for soil erosion and sediment control and construction staging. It can be relocated on site. The plan will be revised to show the new location.

Mr. Ford discussed Mr. Cline’s memo dated August 25, 2014. Mr. Cline said the main item in his memo that needs discussion is how the construction will take place on an active site. Mr. Ford responded that the area is currently open and they don’t envision a great need for a staging area because there is really not a significant amount of materials to be stored. As the soil is dug out it will be placed in a truck and hauled to another location. There is not a place to store it on site. At this point they do not know how much material will have to be removed.

Mr. Ford discussed Ms. Coppola’s memo dated August 7, 2014. With regard to the positive and negative criteria there is the safety issue with the parking and the screening of the parking and the small magnitude of the variance. They will comply with the ordinance requirement for the sight triangle. There is adequate sight distance.

Mr. Cline noted that the applicant will be required to enter into a Construction Sequence Agreement and post the appropriate bonds.

Mr. Palmer noted that there is a submission waiver request from providing a Letter of Interpretation (LOI). A prior LOI has since expired. As a condition of approval there will be an application to DEP for a new LOI Footprint of Disturbance.

A motion to approve the submission waiver was made by Mr. DeRochi, which was seconded by Mr. Post. This was carried on the following roll call vote:  
Ayes: Cheskis, DeRochi, Post, Thompson, Woitach, Brach and Kristjanson  
Nays: None  

Mr. Drollas summarized the conditions.

Vice Chairman Cheskis opened the meeting to the public. There was no public in attendance.

A motion to approve the application subject to the conditions was made by Mr. DeRochi, which was seconded by Mr. Woitach. This was carried on the following roll call vote:  
Ayes: Cheskis, DeRochi, Post, Thompson, Woitach, Brach and Kristjanson  
Nays: None
IV. MINUTES

June 17, 2014 – Regular Meeting

A motion to approve the minutes was made by Mr. Woitach which was seconded by Mr. Post. This was carried on the following roll call vote:
Ayes: Cheski, DeRochi, Post, Thompson and Woitach
Nays: None

There being no further business to come before the Board the meeting was adjourned at 8:26 p.m.