



The plans only show information 150' from the subject property lot line where the ordinance requires 200'. A submission waiver is necessary. Since the two adjacent lots are developed with a single family dwelling there is nothing of informative value to show the Board.

Rick Grosso, Jr. explained the house that will be constructed. It will match the other houses in the neighborhood.

Mr. Schatzman discussed Mr. Cline's February 12, 2016 memo. The applicant agrees to submit sealed architectural plans of appropriate verifiable scale. Photos of the current conditions on the site were shown which were marked as Exhibits A-1 and A-2. The septic field will be described by metes and bounds.

Mr. Schatzman discussed Ms. Goldman's February 11, 2016 memo. Mr. Ford's testimony has addressed the comments.

Chairman DeRochi asked about the tree waiver. Mr. Schatzman replied that there are existing trees on the site and street trees along the frontage so they do not propose to plant additional trees. The landscaping on this lot is comparable to the landscaping on other lots in the subdivision.

Chairman DeRochi opened the meeting to the public. There was no public comment. A motion to close the public hearing was made by Mr. Thompson and seconded by Mr. Post. The motion carried unanimously.

Mr. Palmer discussed the grandfathering of the lot. The subdivision was created in 1987. The zoning of the property changed from R-1 to R-2 in 1998. In 1998 existing single family dwellings were grandfathered under the R-1 requirements. When dwelling burnt down and the foundation was removed the lot was no longer grandfathered and was considered a vacant lot. There is nothing in the vacant lot provisions of the ordinance that grandfather the property. If the proposed dwelling was constructed on the existing foundation it would have been grandfathered.

Mr. Grosso agreed to install foundation plantings and landscaping to the satisfaction of Mr. Bartolone.

Mr. Drollas summarized the conditions: compliance with the recommendations of the Board professionals, conform to the recommendation of the Township Health Officer and landscaping to the extent required by the Board Landscape Architect.

Mr. Schatzman asked that the Board request the Construction Department review the building permit prior to the resolution being adopted.

A motion to approve the application subject to the conditions was made by Mr. Post and seconded by Mr. Campeas. The motion carried on the following roll call vote:

Ayes: Campeas; Post, O'Brien, Thompson, Vecchione, Voitach and DeRochi

Nays: None

#### **IV. OLD/NEW BUSINESS**

##### **A. Appointment of Subcommittee Member**

###### **1. Site Plan/Subdivision Committee (meets the 1<sup>st</sup> Tuesday of each month at 8:00 a.m.)**

Mr. Wu was appointed last month but due to the change in meeting time he is no longer available. It was suggested asking Mr. Fedun if he is available.

##### **B. Appointment of Professional Services under the "Local Unit Pay-to-Play Law"**

Chairman DeRochi read the resolution to appoint Dr. Bruce A. Eisenstein, Ph.D as the Board RF Engineer.

A motion to appoint Dr. Eisenstein was made by Mr. Thompson, which was seconded by Mr. Post. The motion carried on the following roll call vote:

Ayes: Campeas, Post, O'Brien, Thompson, Vecchione, Voitach and DeRochi

Nays: None

**V. MINUTES**

**January 19, 2016 – Reorganization and Regular Meeting**

A motion to approve the minutes was made by Mr. Thompson and seconded by Mr. O'Brien. This carried on the following roll call vote:

Ayes: DeRochi, O'Brien, Thompson, Campeas and Wu

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.