Chairman DeRochi 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:** Chairman DeRochi; Vice Chairman O’Brien; Mr. Post; Mr. Thompson; Mr. Vecchione; Mr. Woitach; Mr. Campeas, Alternate #2; Mr. Wu, Alternate #3; Mr. Tuosto, Alternate #4  

**ALSO PRESENT:** Mr. Drollas, Board Attorney; Ms. Goldman, Board Planner; Mr. Cline, Board Engineer; Mr. Palmer, Zoning Officer; Mr. Conforti, Township Committee Liaison

I. **SALUTE TO THE FLAG**

II. **APPLICATION CONTINUATION**  
Case BA-03-15   Applicant: John & Stephen Seeley  
Block 11003 Lot 9  
Submission Waiver and Bulk Variance  
Expiration Date – 120 Days from Submission Waiver Approval  
Affidavit of Notification and Publication Required

The above application was continued to the March 15, 2016 Zoning Board meeting. New notice will be sent to the neighboring property owners.

III. **APPLICATION**  
Case BA-01-16   Applicant: Grosso Homes, LLC  
Block 21012 Lot 5  
Submission Waiver and Bulk Variance  
Expiration Date – 120 Days from Submission Waiver Approval  
Affidavit of Notification and Publication Required

Richard Schatzman, Esquire represented the applicant. Notice was in order. The application is for the construction of a single family dwelling on a lot that the previous dwelling burnt down. The property is currently in the R-2 zone and was previously in the R-1 zone. Bulk variances are needed for lot area, lot frontage and lot width which are all existing conditions. The lot is 1.2 acres where 2 acres is required, has lot frontage of 109.99’ where 200’ is required and has lot width of 131.9’ where 200’ is required. A waiver is needed for the 205’ diameter circle requirement where there is 198’. A waiver is requested for landscaping as the applicant is not proposing any.

Michael Ford and Rick Grosso, Jr. were sworn in.

Mr. Ford, Van Cleef Engineering, gave the Board his qualifications and was accepted as an expert. Mr. Ford referenced the variance plan submitted as part of the application and described the plan. The exhibit shows both the 205’ circle which just barely goes off the property and the 198’ circle to show the difference which is minimal. There is no way to correct the bulk variances since the neighboring lots are developed with single family dwellings and they are not able to purchase additional land. The lot would be grandfathered if the existing house didn’t burn down or if the lot was vacant before August 15, 1998. The building setbacks of the R-2 district are being met. There are existing street trees along the lot frontage, an existing vegetative buffer along the rear of the property and other trees on the property would remain. Three trees immediately adjacent to the prior foundation, the existing patio, Jacuzzi tub and in-ground pool will be removed. The existing driveway and curb cut will be utilized. Approvals or letters of exemption have been received from Somerset County and the Soil Erosion and Sediment Control District. The total area of disturbance is approximately 0.4 acres. The existing septic system will be used but the tank will be upgraded and replaced. Testing for the septic reserve area has been done. The application will be subject to final Board of Health staff sign off. The architectural plans illustrate 4 bedrooms on the second floor and a den/study area with a closet that is immediately adjacent to a full bathroom on the first floor. The Health Department commented that the den/study area could be used as a 5th bedroom. The applicant will address the issue with the Health Department.
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 where 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 grandfathers 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. Campreas. The motion carried on the following roll call vote:

Ayes: Campreas, Post, O’Brien, Thompson, Vecchione, Woitach and DeRochi
Nays: None

IV. OLD/NEW BUSINESS

A. Appointment of Subcommittee Member

1. Site Plan/Subdivision Committee (meets the 1st 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: Campreas, Post, O’Brien, Thompson, Vecchione, Woitach 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.