

**MINUTES  
TOWNSHIP OF WEST ORANGE  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
January 21, 2016**

The West Orange Zoning Board of Adjustment held a regular meeting on January 21, 2016 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Vice Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on December 10, 2015 in accordance with the "Open Public Meetings Act."

Vice Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

**PRESENT:** C. Darconte, D. Gabry, D. Nash, P. Neuer, B. Quentzel,  
I. Schwarzbaum, W. Steinhart, M. Sussman, A. Weiss

**ABSENT:** B. Buechler (excused absence)

**ALSO PRESENT:** Paul Grygiel, Acting Consulting Planner  
Eric Keller, Consulting Engineer  
Alice Beirne, Esq., Board Attorney  
Rose DeSena, Board Secretary  
H. Grossman, Esq., Public Advocate

**ANNOUNCEMENTS**

**Future Meetings:** February 18, 2016 (regular meeting)  
March 17, 2016 (regular meeting)  
April 21, 2016 (regular meeting)

Vice Chairman Neuer announced that the applicant for application **ZB-15-17/Prism Green Associates, LLC**, which was scheduled to be heard at this meeting, has requested that this matter

be carried over to the next regular Zoning Board of Adjustment meeting to be held on February 18, 2016. This request is granted and no further notice will be required.

Vice Chairman Neuer stated that the Township is in the process of producing an RFP to have a permanent transcriber appointed to serve as the official reporter at all Board meetings. He said that until that time, the Township's recording system is being used and asked that everyone speak directly into the microphones.

Vice Chairman Neuer stated for the record that Ms. Laura A. Carucci will be the designated official reporter for these proceedings.

## **REORGANIZATION**

Vice Chairman Neuer stated that the Board will have their annual reorganization at this meeting and turned the Chair over to Mr. Sussman during the proceeding.

Mr. Sussman asked for a nomination for Zoning Board chair; Ms. Weiss nominated Mr. Neuer for chairman and stated that she would also like to nominate Mr. Buechler for the position of vice chairman. She stated that both men are very smart, maybe brilliant, men and are well prepared for every meeting. Ms. Weiss said that they carefully review every resolution, take their volunteer job seriously and the Township is lucky to have them.

Mr. Steinhart seconded the nomination and all were in favor; none were opposed.

Mr. Sussman asked for a nomination for Zoning Board vice chair; Ms. Weiss-iterated that she would like to nominate Mr. Buechler.

Chairman Neuer seconded the nomination and all were in favor; none were opposed.

Mr. Sussman tuned the chair back over to Chairman Neuer.

Chairman Neuer asked for a nomination for Zoning Board secretary; Ms. Gabry nominated Ms. DeSena.

Mr. Sussman seconded the motion and all were in favor; none were opposed.

Chairman Neuer stated for the record that the Township's administration needed to re-notice for the Zoning Board's legal counsel. He said that at the Zoning Board regular meeting in February, the Board will adopt a resolution to appoint legal counsel for the year 2016..

## **MINUTES**

**Adopt Minutes:** December 17, 2015

Chairman Neuer asked the Board Members if they had any additional comments to the December 17, 2015 regular meeting minutes that were submitted to them for review; there were none.

Chairman Neuer asked for a motion to approve the minutes of the December 17, 2015 meeting.

Mr. Sussman made a motion to approve the minutes of the December 17, 2015 minutes; Mr. Steinhart seconded the motion and all were in favor.

It was noted for the record that Ms. Gabry, Chairman Neuer, Mr. DarConte and Ms. Weiss were present but did not vote on these minutes.

## **DISCUSSION**

### **1. Sai Hira Ram Trust, Inc. ZB-14-08**

- a. **Additional request for re-hearing – Wang Liu**
- b. **Request for re-vote on request for re-hearing – Travis McManigal**

Chairman Neuer turned the discussion over to Mr. Beirne.

Ms. Beirne stated that by way of an email Wang Liu requested a rehearing of the ZB-14-08/Sai Hira Ram Trust application. Ms. Beirne said that the request was submitted beyond the twenty (20) days that the Zoning Boards Rules and Regulations mandates as part of the criteria. Ms. Beirne stated that Wang Liu's request came in on November 15, 2015 and the reason a rehearing was requested was the same reason that Travis McManigal gave.

Alice Beirne asked the Board Members to consider the request for the rehearing.

Chairman Neuer stated that in section 6.03 of the Zoning Board of Adjustments Rules of Procedure provides the criteria for requesting a rehearing. This request must be submitted in a letter within twenty (20) calendar days after the publication of notice of the decision. He said

that Wang Liu issued a letter beyond the twenty (20) days and that the Board is not required to accept the late request.

Chairman Neuer opened the floor for discussion by the Board Members to consider entertaining the request to have the application reheard.

Mr. Sussman stated that the request was late and secondly the reason was the same as Travis McManigal's reason and that the Board has already been down that road. He stated that the Board should not rehear this application.

Mr. Schwarzbaum stated that he concurs with Mr. Sussman based on the twenty (20) day regulation and there were no extraordinary circumstances presented. He said that the Board should stay with the decision to not rehear the application.

Chairman Neuer stated that based on the twenty (20) day requirement, he made a motion to not consider the request by Wang Liu for a rehearing of the application because it was submitted out of time.

Ms. Gabry seconded the motion to not consider the request for a rehearing of the application.

Ms. Beirne suggested that the Board table the vote until they discuss the next item on the agenda.

Ms. Beirne stated that Mr. McManigal requested a revote of his rehearing request because Ms. Nash voted on the rehearing request. She said that there is no precedent regarding who votes on a rehearing and that it was appropriate for Ms. Nash to vote.

Ms. Weiss stated that the vote was unanimous and that Ms. Nash's vote would not have changed the outcome.

Chairman Neuer stated that if they were to allow a revote to take place, he does not believe that the revote would result in any difference and that the Board should reject the request.

Ms. Gabry agreed with Chairman Neuer and said that Ms. Nash heard most of the testimony for the application and that it will not change the outcome in any event.

Mr. Schwarzbaum made a motion to deny the request for a revote and Ms. Gabry seconded the motion.

The vote for the request made by Wang Liu to rehear application ZB-14-08 was as follows:

Buechler:	-	Schwarzbaum:	Yes to Deny
DarConte:	Yes to Deny	Steinhart:	Yes to Deny
Gabry:	Yes to Deny	Sussman:	Yes to Deny
D. Nash:	Yes to Deny	Weiss:	Yes to Deny
Quentzel:	Yes to Deny	Chairman Neuer:	Yes to Deny

The vote for the request made by Travis McManigal for a re-vote on a request for a re-hearing of application ZB-14-08 was as follows:

Buechler:	-	Schwarzbaum:	Yes to Deny
DarConte:	-	Steinhart:	-
Gabry:	Yes to Deny	Sussman:	Yes to Deny
D. Nash:	Yes to Deny	Weiss:	Yes to Deny
Quentzel:	-	Chairman Neuer:	-

Ms. Weiss stated that before they proceed that she would like to talk about an issue with the 90 day demolition condition in the adopted resolution for ZB-14-08. She said that she understands that it was not the applicant's fault and the Board owes it to the objectors to explain this.

Ms. Beirne said that there is an issue that was just brought to her attention two days ago regarding the 90 day demolition condition and that the 90 days expired and the demolition did not happen within that time. She said that it is not on the agenda tonight and she understands that the applicant has filed an application for the relief or waiver of that condition. Ms. Beirne stated that the applicant has to give full notice and when the Board Secretary puts it on the agenda the Board will discuss what to do at that meeting

Chairman Neuer said that this issue is not before the Board at this time. He said that notice will be given to all the property owners within 200' of the site and will be published in the local paper and anyone can call the Board Secretary to find out when the application is scheduled to be heard.

Mr. Grygiel stated that he was asked to find out when the 90 day period clock started; if it is from the date of the adoption of the resolution or the date that the resolution is published.

Ms. Beirne stated that the wording of the resolution is that it is to run from the date the resolution was adopted and not the publication date.

**c. Amendment to resolution – delete participation of the Public Advocate.**

Ms. Beirne stated that in the adopted resolution for ZB-14-08 there was a paragraph regarding the public advocate’s participation in the hearings which was an error. She said that she is presenting a second amendment to the resolution to correct the error and the change is to delete the reference to the public advocate’s participation.

Chairman Neuer asked for a motion to adopt the second amendment to the resolution for ZB-14-08.

Ms. Weiss made a motion to adopt the second amendment to the resolution and Mr. Steinhart seconded the motion.

The vote was as follows:

Buechler:	-	Schwarzbaum:	Yes
DarConte:	-	Steinhart:	Yes
Gabry:	Yes	Sussman:	Yes
D. Nash:	-	Weiss:	Yes
Quentzel:	-	Chairman Neuer:	-

**APPLICATION(S)**

**1. ZB-15-12/Executive West, LLC**

Block: 80.03; Lots: 10 & 21; Zone: R-1

Ridge Road

Seeking preliminary and final site plan approval with a “d” variance and bulk variances for the construction of a 36 unit townhouse development.

**2. ZB-15-13/Executive West, LLC**

Block: 82.03; Lot: 17; Zone: R-1

Ridge Road

Seeking preliminary major subdivision approval with variances for the creation of two residential lots with an abutting road for egress and ingress.

Robert Williams, Esq., attorney for the applicant, approached the podium and stated that they appeared before this Board at the last meeting held on December 17, 2015. He said at that time his client requested a special meeting and a tentative date of January 28, 2016 was to be confirmed at this meeting.

Chairman Neuer asked Mr. Williams if he will notify the interested parties of the hearing date; he said that he already notified them.

Chairman Neuer stated that these applications will be carried over to a special meeting held on January 28, 2016 and that no further notice will be required.

**SWEARING IN**

Paul Grygiel, consulting Planner for the Township and Eric Keller, consulting Engineer for the Township were sworn under oath.

**3. ZB-15-16/Stratford Manor Rehabilitation and Care Center, LLC**

Block: 166.15; Lots: 7 & 11; Zone: OB-1

787 Northfield Avenue

Seeks preliminary and final amended site plan approval with “d” and bulk variances to add a physical therapy room in the rear of an existing building.

**EXHIBITS**

A-1 - Aerial photo of the existing conditions of the site dated 1/21/16.

A-2 – Proposed site plan dated 1/21/16.

A-3 – Landscaping plan with a revision date of 1/15/16.

A-4 – Tree replacement plan with a revision date of 1/15/16.

A-5 – Schematic plan & elevations dated 8/8/15.

Robert Williams, Esq., attorney for the applicant, approached the podium.

Mr. Williams detailed the application and stated that his client appeared before this Board in 2013 with an application proposing a small addition to add a physical therapy room to this facility. He said that the addition did not fulfill the needs of the patients and that there is a tremendous need for physical therapy in nursing homes for short stay patients. Mr. Williams stated that the applicant decided to come back before the Board and ask for a 3,500 square foot addition to the rear of the premises and an upgraded parking plan.

Chairman Neuer asked Mr. Williams if the applicant is upgrading the parking spaces to eighty four (84) spaces instead of seventy four (74) parking spaces; he replied yes the plans are revised to show eighty four (84) parking spaces.

Mr. Williams stated that there are one hundred thirty one beds and they will not be adding any additional beds.

Chairman Neuer stated that the application shows the proposed parking spaces are seventy five (75) space and asked Mr. Williams if he is amending the application to propose eighty four (84) parking spaces; he replied yes.

Mr. Williams called his first witness.

Michael Marinelli approached the podium and was sworn under oath. Mr. Marinelli detailed his professional and education background as a professional engineer licensed in the State of New Jersey. He stated that he has worked on projects of similar scopes and that his license is in good standing.

Chairman Neuer accepted Mr. Marinelli as an expert in Site Engineering.

Mr. Marinelli presented an aerial photo of the existing conditions of the site dated January 21, 2016 that was pre-marked as Exhibit A-1 for identification. He said that this is a Google Map document with an overlay of the existing conditions of the property that was prepared by his office.

Mr. Marinelli referred to Exhibit A-1 and detailed the site and the surrounding properties. He stated that the facility is in an OB-1 zone, has been operating since 1970 and has one hundred thirty one (131) beds and thirty five (35) employees.

Chairman Neuer asked Mr. Williams if the 200' radius map was drawn to include the easement property, not owned by the applicant, which would allow access to the site; he replied yes.

Chairman Neuer asked Ms. Beirne to check to see if the notice included the easement property so that there is no jurisdictional issue.

Mr. Sussman asked Mr. Marinelli if the rear access to the property is actively used; he replied yes. He said that refuse pickup and all deliveries are made utilizing this access to the property.

Ms. Weiss asked Mr. Marinelli who owns lot 11.04; he said he did not know.

Mr. Keller stated that according to the Tax Assessor's list, lot 11.04 is part of Viscaya.

Chairman Neuer asked Mr. Williams if he has provided a copy of the easement; he replied no. Mr. Williams said that he will deliver a copy of the easement to the Board Secretary.

Mr. Marinelli presented the GoogleMmap aerial photo of the proposed site plan Exhibit dated January 21, 2016 that was pre-marked as Exhibit A-2 for identification.

Mr. Marinelli referred to Exhibit A-2 and detailed the new addition that the applicant is proposing on the site for a physical therapy room and a small office. He said that the previous physical therapy addition that they were approved for was not sufficient for their needs and what they are currently proposing is a modified plan for a larger addition.

Mr. Marinelli detailed the proposed improvements to the parking area.

Chairman Neuer asked Mr. Marinelli if they are increasing the size of the parking area; he replied yes.

Mr. Marinelli stated that they are also providing sixteen (16) parking space on the south/west property line and updating the ADA requirements. He said that they are taking out an existing sidewalk to eliminate the steps or the steep slopes on the existing handicap access.

Mr. Marinelli noted where the new sidewalk around the perimeter is being proposed to improve pedestrian safety.

Mr. Marinelli said that they are providing a dumpster enclosure for the trash and recyclables and detailed where that will be on the plans.

Mr. Marinelli detailed where additional landscaping is being proposed along with additional trees being planted.

Mr. Marinelli detailed where they are proposing the pole mounted, low line light fixtures that point downward along with building mounted fixtures near the addition. He said that all the lighting meets the Township's requirements.

Mr. Marinelli stated that from a storm water management perspective there has been a small increase in the impervious coverage although storm water management is not required. He also said that additional inlets were added to the site to improve the rainfall flow off of the front parking lot.

Mr. Marinelli detailed all of the variances being requested for this project; lot area, front yard setback, accessory structure setback, side yard setback, rear yard setback, lot coverage and parking spaces,

Chairman Neuer asked how close to the nearest entrance of the building the new parking spaces to the north are located; he said approximately 160 feet.

Chairman Neuer asked if the access to the building in the rear is limited to employees; he replied yes.

Chairman Neuer asked Mr. Marinelli if the parking in the rear of the building will be designated for employees only; he said it is not currently designated for employees only but they could designate it.

Chairman Neuer asked Mr. Marinelli if a visitor or resident of the facility parked in the rear parking lot how far would they have to walk to get to an entrance; he said they would have to go around the building.

Ms. Weiss asked Mr. Marinelli if they could stripe the southerly parking area; he said that they are making improvements to the southerly parking area.

Mr. Marinelli stated that the applicant is providing additional sidewalk along Northfield Avenue; he said that it was part of the 2013 application that was approved and they are incorporating it into this application.

Mr. Schwartzbaum asked Mr. Marinelli if they are withdrawing the 2013 application; Mr. Williams stated that this application supersedes the 2013 application. He said that the addition they were approved for in 2013 was never built.

Mr. Marinelli stated that there is also a variance required for a parking setback in the front and side yard.

Mr. Marinelli stated that there are two temporary storage units in the rear of the building and the applicant is asking if they can maintain them until the addition is completed. He said that the Township allows one temporary storage unit and there are currently two.

Mr. Marinelli said that the applicant is seeking relief from having to plant trees in the parking area. He said that the need for more parking is more important than the trees.

Mr. Marinelli said they are seeking relief from the number of loading spaces required and parking stall size that is required by Township ordinance.

Mr. Keller stated that the Township changed the size of the parking stall to 9' x 18' and that a parking space variance is not required.

Mr. Sussman asked Mr. Marinelli if the northerly parking lot can be marked employee parking only; he said it is not currently marked but they can provide signage.

Ms. Weiss suggested that they provide signage that makes it mandatory for employees to park in the northerly parking lot.

Mr. Schwarzbaum asked Mr. Marinelli if the physical therapy addition will increase the number of deliveries because they only have two (2) loading zones; he said not really.

Mr. Grossman asked Mr. Marinelli to delineate on Exhibit A-2 where the sidewalks are being proposed; he complied.

Mr. Grossman asked Mr. Marinelli if the sidewalks will continue along the entire property; he said they will connect to the existing sidewalk.

Chairman Neuer asked if any members of the public had any questions for Mr. Marinelli.

Robert Rashkes approached the podium and stated that he lives at 35 Oak Crest Road. He asked Mr. Marinelli if they are putting in a painted crosswalk for the pedestrians across the access way; he replied yes.

Mr. Marinelli addressed the comments in Mr. Keller's memo dated January 7, 2016.

Mr. Marinelli referred to item #1 and stated that the inconsistency regarding the side yard setback variance listed as 44' should be 47.8'. He said that it was a typographical error and will be corrected.

Mr. Marinelli referred to item #2 regarding parking available in the existing garage structure along Northfield Avenue and stated that it is used for storage and will continue to be used for storage.

Mr. Marinelli referred to item #3 regarding the existing solid waste management being in accordance with the Township Ordinance regarding recyclables. He said that the original plans showed two dumpster locations but the revised parking plan shows that there is one dumpster location and there are three dumpsters in one enclosure.

Mr. Keller stated that he never received a hard copy of the revised parking plan; Mr. Williams provided Mr. Keller with a hard copy of the revised parking plan.

Mr. Marinelli referred to item #4 regarding Essex County approval for sidewalk improvement along Northfield Avenue and said they will get Essex County approval.

Mr. Marinelli referred to item #5 regarding additional pedestrian connections from the proposed addition to the front and rear parking area.

Mr. Keller stated in his report that this is an improvement of on-site circulation; Chairman Neuer stated that this item does not need to be addressed.

Mr. Marinelli referred to item #6 regarding adding a handicap parking stall in the rear of the building. He said that the only one's utilizing the new physical therapy addition will be residents of the facility so there is no need for a handicap parking stall in the rear of the building.

Mr. Keller stated that he is alright with that but would like to discuss requiring the employees to park only in the rear of the building. He said if that does happen, then they would need to provide an accessible space for the employee so they could enter the building through the rear door.

Mr. Marinelli stated that they are proposing twenty five (25) parking spaces in the rear of the building and there are thirty five (35) employees. He said that they are making an improvement to the existing parking conditions. Mr. Marinelli said that employees coming in on shift change will have to park in other parking spaces.

Mr. Keller asked Mr. Marinelli if there are thirty five (35) employees on a maximum shift; he replied yes.

Mr. Keller said that Stratford Manor employs more than thirty five (35) employees; Mr. Marinelli said yes and this is why he does not want to limit employee parking in the rear.

Chairman Neuer asked Mr. Marinelli if they are able to add a handicap access to the rear entrance; he said yes they could do that as a condition of approval.

Mr. Schwarzbaum asked Mr. Marinelli how new patients are brought in; he said with the new handicap configuration, wheelchair patients can be brought in through the front entrance. Mr. Marinelli stated that ambulatory patients utilize the rear access point via the ramp.

Mr. Marinelli referred to item #7 regarding seeking a soil movement permit application and providing soil movement calculations. He said they will comply.

Mr. Marinelli referred to item #8 regarding lighting fixtures in the parking area and said they will comply.

Mr. Marinelli referred to item #9 regarding providing stormwater mitigation as part of the site improvement to offset the variance request. He said they will comply.

Mr. Keller stated that they are over the one acre of disturbance on the property and it now becomes a major development. He said they are not over one acre of impervious coverage and water quality is not required.

There was some discussion regarding whether the addition is in a wooded area which would determine if ground water recharge was required.

Chairman Neuer asked Mr. Keller what he is going to require; he said that they are going to need to submit a full size revised parking plan.

There was some discussion regarding the calculations for impervious coverage and Mr. Keller asked Mr. Marinelli to submit a plan that shows the disturbances.

Chairman Neuer asked Mr. Marinelli if he could meet Mr. Keller on site to answer his questions; Mr. Marinelli agreed.

Mr. Marinelli stated that they could take one of the proposed parking spaces away and they would be under the threshold.

Chairman Neuer questioned Mr. Marinelli's testimony regarding the need for the additional parking spaces and said that now, because of a requirement, they can eliminate one parking space.

Mr. Marinelli said that he suggested eliminating one parking space only to simplify the application.

Chairman Neuer declared the meeting in recess at 9:35 pm.

Chairman Neuer called the meeting back to order at 9:49 pm.

Mr. Marinelli resumed his testimony and referred to item #10 regarding the on-site drainage connecting to the Essex County drainage system on Northfield Avenue. He said that they are aware that they need Essex County approval.

Chairman Neuer asked Mr. Williams if he submitted a plan to Essex County yet; he replied no. Mr. Williams said that he will wait until the Board votes on this application.

Mr. Marinelli referred to item #11 and said they will provide an Operation and Maintenance Manual for the stormwater management systems to Mr. Keller.

Mr. Marinelli referred to item #12 and stated that the HVAC units will be installed on the roof and will not require any pads.

Chairman Neuer asked Mr. Keller if the HVAC units were depicted on the plans; he said he did not see them.

Chairman Neuer advised the applicant's architect that the rooftop HVAC units will be part of his testimony.

Mr. Marinelli referred to item #13 and said that the limit of disturbance is shown on the soil erosion & sediment control plan on the revised plans.

Mr. Marinelli referred to item #14 and stated that the landscape architect will discuss, in his testimony, what specifics were discussed and agreed upon with the Township Forester when they met with him.

Chairman Neuer stated that item #15 is deferred to the Board Planner on variance relief. He said that he is recommending waiting for Peter Steck to provide testimony.

Chairman Neuer asked Mr. Keller if he had any additional questions or comments.

Mr. Keller stated that the original parking plan shows two (2) parallel parking spaces along the rear driveway and asked Mr. Marinelli if they were still viable; he replied that only one of those parallel parking spaces will be viable now.

Mr. Keller stated that their traffic expert will have to update his report now.

Chairman Neuer stated that someone will have to testify to the width of the driveway with the new proposed parking spaces.

Ms. Gabry asked Mr. Keller if it is safe to have the handicap parking spaces along the loop driveway. She asked if it leaves enough room for a car door to swing open especially the parking space along the walkway.

Mr. Keller said that it is wide enough to have a car parked there but if the car door is open another car cannot pass by. He said that all three of the handicap parking spaces need to be looked at again because he is not comfortable with the width of the driveway. Mr. Keller said that there could be a more efficient way to provide handicap parking in the front of the building.

Chairman Neuer asked Mr. Keller how many handicap parking spaces they require; he said four.

Mr. Keller asked Mr. Marinelli if they could reconfigure the dumpster enclosure and bring it closer to the building. Mr. Keller said that currently it is placed on top of an existing inlet and you cannot have an inlet inside your dumpster enclosure. Mr. Keller directed Mr. Marinelli to revise the plans to either move the dumpster or the inlet.

Mr. Grygiel stated for the record that the plans that were submitted this evening were never submitted on full size plans; he said he never saw the parking plan ahead of time.

Mr. Marinelli said that the only sheet that was submitted was the geometry sheet showing where they could provide ten (10) additional parking spaces.

Mr. Grygiel said that a full size set of plans must be revised that reflect what was discussed at the meeting this evening.

Chairman Neuer stated that revised plans must be submitted at least ten (10) days before the next hearing.

There were no further questions for Mr. Marinelli from the Board Members, the Board Professionals or members of the public.

Mr. Williams called his next witness.

Barry Brommer approached the podium and was sworn under oath. Mr. Brommer detailed his educational and professional background as a licensed architect in the State of New Jersey.

Chairman Neuer asked Mr. Brommer if his license is suspended or has ever been suspended; he replied no.

Chairman Neuer accepted Mr. Brommer as an expert in Architecture.

Mr. Brommer presented sheet A-1 of the architectural plans, dated August 18, 2015 that were pre-marked as Exhibit A-5 for identification.

Mr. Brommer referred to Exhibit A-5 and detailed the need for the larger space and the outdoor area where the addition will be built. He stated that the design of the building has a more contemporary look and described the exterior materials that will be used on the addition.

Mr. Brommer detailed the interior design stating that it is more like an apartment that will be used for rehabilitation patients. He said that there is also a large storage space in the design.

Mr. Brommer stated that the HVAC units will be roof mounted and will be screened.

Chairman Neuer asked Mr. Brommer if they are on the plans; he said no. Mr. Brommer said this Exhibit is not the roof plan.

Mr. Brommer detailed all of the elevations.

Mr. Williams stated that the bed and kitchen area are in the design so that patients can learn how to use them again; he said that they are for training purposes only. Mr. Williams said that no one will be living in there.

Mr. Quentzel asked if there is a functional bathroom in the area for the patients; he replied yes. Mr. Brommer said that the only thing not active in the bathroom is the bathtub.

Mr. Keller pointed out an elevation calculation error on the plans and stated that the plans need to be revised.

Mr. Keller asked Mr. Brommer what screening will be used around the HVAC units; he said the screening that the manufacturer advises.

Mr. Keller asked Mr. Brommer if the screening will be compatible to the materials used on the exterior of the building; he said yes they can do that.

Mr. Keller advised Mr. Brommer to screen it from the homes on Glenview Drive.

There were no further questions for Mr. Brommer from the Board Members, the Board Professionals or members of the public.

Chairman Neuer advised Mr. Brommer to submit revised plans at least ten (10) days before the next meeting.

Mr. Williams stated that the testimony of his traffic expert may have to be revised if they decide to lose one parking space in the rear of the building so he cannot testify this evening.

Mr. Williams stated that his landscape architect cannot testify this evening because they have not received the Township Forester's revised report.

Mr. Williams consulted with his client as to whether to continue this evening and stated that because there may be some uncertainties with their expert's testimony they would like to have a special Zoning Board meeting.

After some discussion, the Board Members decided on a special meeting date of February 25, 2016.

Chairman Neuer asked the Board Secretary if the room is available on February 25, 2016; she replied yes.

Chairman Neuer stated for the record that this meeting will be carried over to a special Zoning Board meeting held on February 25, 2016 and that no further notice will be necessary.

Chairman Neuer said that all new plans must be submitted by February 12, 2016.

The meeting was adjourned by Chairman Neuer at 10:28 pm.

Adopted: February 18, 2016



Rose DeSena

Zoning Board Secretary