

Open to Public:

Sworn: Louise Gager 13 Smock Street

Mrs. Gager questioned lighting and trash as well as hours of operation. It was explained that it would be 1 individual training and 5pm group classes would end. She questioned music and it would be lower not loud and nothing done outside the building. The tenant will install a security system.

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Board Discussion

Discussion that it would not be an open door gym and be by appointment only at the max 10 clients.

There was question on how loud music would be and it would be only background music. Ms. Gager questioned if she would get notice for relief of the variance and it was explained she would not.

A motion to draw a resolution to approve the application was made by Robert Reynolds (with conditions) and seconded by John Amoscato

Aye: Pamela Renee, Randy Reynolds, Robert Reynolds, John Amoscato and Larry Cross

Ney: None

(19-03) 155 Steiner LLC

A-1 Amended Site Plan 6 sheets 5/6/2019

A-2 Archt Plans 11/18

LUB 1 Avakian report

Jeffrey Donner, Esq on behalf of the applicant explained that in 2015 the original project was approved. They propose to partially demolish and fully rebuild the existing warehouse facility for an updated warehouse for up to 4 tenants. There would be some wholesale and some retail uses and administrative office space. The applicant is requesting bulk variances.

Sworn; Jacob Cohen, Principal owner. Who testified that the original intent was to make a building of mainly warehouse for businesses and since he bought another warehouse building in Ocean township he doesn't need such an amount of space. He is requesting 4 tenants in order to keep the building occupied with tenants and proposes to square off the roof line as Board requested. Inquirers are mainly warehouse businesses. This building is now in an RC & RLC zone and manufacturing not permitted.

Sworn: Mathew Dubois, Engr. Who testified they are looking for smaller building than previously approved. All truck and loading would be centrally located on Steiner Avenue.

Archt. Wayne Lerman Archt testified that the west wall would be retained and they propose to demolish the remainder. Proposed building is steel constructed building with 3 side to go against the block wall.

A-3 Mounted elevation Plan

30 ft height stucco on top of steel walls and gooseneck lighting on Steiner Avenue facing down.

A-4 Prior approval elevation Plan.

There was extensive discussion on the site line and height of the building to the neighbor's side.

Sworn: Barbara Ehler, Planner who testified that R-1 zone is a 30 ft height restriction and pitch on each side made the building 8 ft on W. wall.

Mr. Shafai will review the modify the plans.

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Sworn: Gretchen Schmidhausldr from Little Dog Brewery Co, owner. She is in support of the improvement of the building but had big concern on the parking on Steiner Avenue. She produced photographs
O-1-O-3=Photos of cars parked on Steiner Avenue
There are proposed 7 off street parking spaced.

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The applicant will modify and revise the plans to 30 ft each side of the building and will depict setback and parking variances.

A motion to draw a resolution to approve the application was made by John Amoscato, with conditions) and seconded by Larry Cross.

Aye: Pamela Renee, Randy Reynolds, Robert Reynolds, John Amoscato and Larry Cross
Ney: None

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Robert Reynolds. All in favor. The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary