

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
BOARD OF ADJUSTMENT

January 30, 2020

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Steve Philips, Chairman  
Christine Rampolla  
Dinesh Behal  
Julie Clarke  
Anthony Riccobono  
Robert Zuckerman  
Ivan Wynter  
Amy Papi  
Wesam Berjaoui

ABSENT:

Victor Santamarina  
Deepak Arora

ALSO PRESENT:

Jay Weiner, Esquire  
Loren Morace, Secretary  
Colleen McGurk, Planner  
Keith Kipp, Director of Planning and Engineering

ZONING BOARD REORGANIZATION

Chairman - Steve Philips nominated by Mr. Riccobono,  
second by Mr. Wynter. All in favor.

Vice Chair - Christine Rampolla nominated by Mr.  
Behal, second by Ms. Papi. All in favor.

Secretary - Dinesh Behal nominated by Ms. Rampolla,  
second by Mr. Riccobono. All in favor.

Recording Secretary - Deborah Masterton nominated by  
Ms. Rampolla, second by Mr. Behal. All in favor.

Attorney - Weiner & Weiner, P.C., nominated by Ms.  
Rampolla, second by Mr. Riccobono. All in favor.

Engineer - Remington & Vernick Engineers nominated by Ms. Rampolla, second by Mr. Behal. All in favor.

Conflict Engineer - CME Associates nominated by Ms. Papi, second by Mr. Riccobono. All in favor.

Conflict Attorney - Shamy, Shippers & Lonski nominated by Ms. Papi, second by Mr. Zuckerman. All in favor.

#### NEW BUSINESS

Application #Z-19-22 - Redziniak - Proposed addition to existing structures located at 43 Hillsdale Road, block 175.12, lot 17, in the R-4 zone. Mandatory date January 30, 2020. Motion to approve by Mr. Riccobono, second by Mr. Behal. Application approved with conditions.

#### MINUTES

December 19, 2019 - Motion to approve by Ms. Rampolla, second by Mr. Wynter. Minutes approved.

#### RESOLUTIONS

Resolutions of Appreciation for Joseph Capodice and Marge Paterson - Motion to approve by Ms. Rampolla, second by Mr. Riccobono. All in favor.

Reorganization Resolutions - Motion to approve by Ms. Rampolla, second by Mr. Wynter. All in favor.

Attorney for Summerhill Square litigation - Weiner & Weiner, P.C. nominated by Ms. Rampolla, second by Mr. Riccobono.

Application #Z-19-20 - Domart Properties, LLC - Proposed use of document imaging services facility located at 410 New Brunswick Avenue, block 242.04, lot 7.04, in the R-3 zone. Motion to approve by Mr. Riccobono, second by Ms. Papi. Resolution adopted.

Application #Z-19-22 - Redziniak - Proposed addition to existing structures located at 43 Hillsdale Road, block 175.12, lot 17, in the R-4 zone. Motion to adopt by Mr. Riccobono, second by Ms. Papi.

Resolution adopted.

Motion to go into executive session by Ms. Papi,  
second by Mr. Riccobono.

Motion to go into executive session by Mr.  
Riccobono, second by Ms. Clarke.

Motion to leave executive session by Ms. Papi,  
second by Mr. Behal.

#### EXECUTIVE SESSION

Summerhill Square, LLC, litigation - discussion

#### ADJOURNMENT

Motion to adjourn by Mr. Riccobono.

MR. WEINER: Can I have your attention, please. The East Brunswick Township Zoning Board of Adjustment meeting for today, January 30, 2020, is now in session. It is 8 o'clock p.m. This is the January 30, 2020, East Brunswick Township Zoning Board of Adjustment meeting. In accordance with the Open Public Meeting Law, on November 27, 2019, notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting.

The zoning board will not hear any case beyond 10:30 p.m. with the exception of any hearing in progress at that time and will terminate all testimony at 11 o'clock p.m.

The Chair reserves the right to call any application in an order different from that appearing on the agenda.

No smoking is permitted at public meetings of the zoning board of adjustment in accordance with township ordinance 78-3. The doors outside the courtroom are the exits to be used in case of an emergency.

At this point, if I could ask everyone to please rise for the pledge of allegiance.

(Flag salute)

MR. WEINER: At this point, I would ask if we could please call the roll.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Here.

MS. MORACE: Mr. Arora. Ms. Papi.

MS. PAPI: Here.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Here.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Here.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Here.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Here.

MS. MORACE: Mr. Santamarina. Mr. Behal.

MR. BEHAL: Here.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Here.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Here.

MR. WEINER: At this point, the board needs to begin tonight's business with its board reorganization, and for that, the first item on the agenda is nomination for Chair. Are there any nominations?

MR. RICCOBONO: Steve Philips.

MR. WYNTER: Second.

MR. WEINER: Mr. Wynter seconds.

MR. RICCOBONO: Mr. Riccobono speaking, by the way.

MR. WEINER: Mr. Wynter seconds. Motion -- nomination moved by Mr. Riccobono, seconded by Mr. Wynter. Loren, can you please call the roll.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes, and I have a little statement, just a short statement, if I may say. I just wanted to say that I thank you, Mr. Chairman, Mr. Chairman Philips, for providing the zoning board members thorough information and explanation on proposals that come before us. I really do appreciate how you handle that, and I'd also like to thank all the zoning board officers for all of your services and work in preparing us, the zoning board members. So thank you very much.

MR. WEINER: At this point, now that Mr. -- I'm sorry, we have to continue the roll. I'm sorry.

MS. PAPI: Sorry.

MR. WEINER: You threw me.  
 MS. MORACE: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MS. MORACE: Ms. Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Zuckerman.  
 MR. ZUCKERMAN: Yes.  
 MS. MORACE: Mr. Riccobono.  
 MR. RICCOBONO: Yes.  
 MS. MORACE: Mr. Behal.  
 MR. BEHAL: Yes.  
 MS. MORACE: Ms. Rampolla.  
 MS. RAMPOLLA: Yes.  
 MS. MORACE: Chairman Philips.

THE CHAIRMAN: I guess I'll vote for myself. Okay. Well, thank you. I want to thank the board for their confidence in me and how we've gone from last year, and I hope that we can continue that for this year. So thank you very much for your vote. Now I will accept nominations for the vice chair.

MR. BEHAL: Christine Rampolla.  
 THE CHAIRMAN: Okay. We have a nomination. Do we have a second?  
 MS. PAPI: I second.  
 THE CHAIRMAN: Okay. Are there any other nominations? Hearing none, please call the roll, Loren.

MS. MORACE: Mr. Berjaoui.  
 MR. BERJAOUI: Yes.  
 MS. MORACE: Miss Papi.  
 MS. PAPI: Yes.  
 MS. MORACE: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MS. MORACE: Miss Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Zuckerman.  
 MR. ZUCKERMAN: Yes.  
 MS. MORACE: Mr. Riccobono.  
 MR. RICCOBONO: Yes.  
 MS. MORACE: Mr. Behal.  
 MR. BEHAL: Yes.  
 MS. MORACE: Ms. Rampolla.  
 MS. RAMPOLLA: Yes.  
 MS. MORACE: Chairman Philips.  
 THE CHAIRMAN: Yes. Okay, and now for the secretary, board secretary. I'll listen for nominations.  
 MS. RAMPOLLA: I'd like to make a motion, Dinesh Behal.

THE CHAIRMAN: Okay.

MR. RICCOBONO: I'll second.

THE CHAIRMAN: We have a second. Again, are there any other nominations? Hearing none, again, Loren, could you please call the roll.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Miss Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Next is recording secretary, and I'll remind you the recording secretary is the person who has to listen to these tapes and then turn them into minutes. So we've had occasions where we wanted to make sure that everybody's voice was known to her so that she could do them accurately, and I want to thank everybody this past year for doing that. I will remind you, Rob, you're new, so maybe when you talk at any point, say Rob so that she will know it's your voice because she doesn't normally attend.

MR. ZUCKERMAN: Okay.

THE CHAIRMAN: So having said that, did we actually get a nomination, or did I jump on that?

MS. RAMPOLLA: I'll make a motion that we nominate Deborah Masterton.

THE CHAIRMAN: Okay. Do we have a second?

MR. BEHAL: I'll second.

THE CHAIRMAN: We have a second. Any other nominations? Hearing none, please call the roll.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Miss Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Zuckerman.  
 MR. ZUCKERMAN: Yes.  
 MS. MORACE: Mr. Riccobono.  
 MR. RICCOBONO: Yes.  
 MS. MORACE: Mr. Behal.  
 MR. BEHAL: Yes.  
 MS. MORACE: Ms. Rampolla.  
 MS. RAMPOLLA: Yes.  
 MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Next we have the nominations for the attorney for the board, so I'll listen --

MS. RAMPOLLA: I'd like to make a motion and nominate Jay Weiner.

MR. RICCOBONO: And I'll second that.

THE CHAIRMAN: The guy with the name tag over here, you have to go check. Do we -- are there any other nominations for attorney? Hearing none, Loren, please call the roll.

MS. MORACE: Mr. Berjaoui.  
 MR. BERJAOUI: Yes.  
 MS. MORACE: Miss Papi.  
 MS. PAPI: Yes.  
 MS. MORACE: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MS. MORACE: Ms. Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Zuckerman.  
 MR. ZUCKERMAN: Yes.  
 MS. MORACE: Mr. Riccobono.  
 MR. RICCOBONO: Yes.  
 MS. MORACE: Mr. Behal.  
 MR. BEHAL: Yes.  
 MS. MORACE: Ms. Rampolla.  
 MS. RAMPOLLA: Yes.  
 MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Next we have applications for the engineer, and --

MS. RAMPOLLA: I'll make a motion to nominate Remington & Vernick Engineers.

MR. BEHAL: I'll second.

THE CHAIRMAN: Okay, and because we don't have a major event tonight for them, that's why the engineer is not here. They will only come to the meetings where they've had to review the application, but they will nevertheless be the standard for the board. Okay, so we have an application -- we have a nomination of Remington & Vernick. Do we have any

other nominations? Hearing none --

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Next there are those occasions where there's a conflict in that the engineer already is involved in a particular case someplace else and cannot also represent us in that -- with that particular individual so you need a conflict engineer, and so we'll take a nomination for the conflict engineer.

MS. PAPI: I was just -- I'm reading it now. CME Associates.

THE CHAIRMAN: Okay, we have a nomination for CME. Do we have a second?

MR. RICCOBONO: I'll second.

THE CHAIRMAN: All right. Any other nominations? Hearing none, Loren, call the roll, please.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Miss Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay, we have an application this evening, and because we can move things around --

MR. WEINER: One more, conflict attorney.

THE CHAIRMAN: Oh, I'm sorry, conflict attorney. I apologize. On the other page. Conflict attorney.

MS. PAPI: Okay, I nominate Shamy, Shippers & Lonski.

THE CHAIRMAN: Okay. Do we have a second on that?

MR. ZUCKERMAN: Second.

THE CHAIRMAN: We have a second over here. All right. Again, any other nominations? Hearing none, please call the roll, Loren.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOU: Yes.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay. There's a number of resolutions and minutes and so forth, but because we have a -- we have two people here that are being honored this evening, I'd like to take this opportunity to have those resolutions read. First we have Mr. Capodice, and I would like if you can, Joe, if you can step up, and --

MR. RICCOBONO: Point of order. Don't we have to approve the resolution first? Maybe I'm wrong.

MR. WEINER: No, you can do it, and then we approve it. That's fine.

MR. RICCOBONO: "Whereas, the zoning board of the Township of East Brunswick is a duly constituted body as authorized by statute with the responsibility to supervise and be concerned with the orderly development and planning of the township as authorized by the statutes and ordinances made and

provided; and

"Whereas, Joseph Capodice has been a member of the East Brunswick Zoning Board from 2014 through 2018. Mr. Capodice served as an alternate from 2014 to 2015 and a zoning board member from 2016 to 2018.

"Whereas, as a member of the zoning board, Joseph Capodice has served with sincerity and made a significant contribution to the Township of East Brunswick; and

"Whereas, the zoning board desires to commemorate Joseph Capodice for his time and efforts devoted to the zoning board.

"Now, therefore, be it resolved that the zoning board of the Township of East Brunswick hereby commends Joseph Capodice for his services to the Township of East Brunswick and its citizens."

Thank you.

MR. CAPODICE: I want to just thank the board. I just want to say I can't help feeling somewhat embarrassed for doing something that I enjoyed to do most of the time. Thank you very much.

THE CHAIRMAN: Thank you, Joe. And our other resolution is for Marge Paterson, so if I can have Marge. Okay.

"Whereas, the zoning board of the Township of East Brunswick is duly constituted by as authorized by statute with the responsibility to supervise and be concerned with the orderly development and planning of the township as authorized by the statutes and ordinances made and provided; and

"Whereas, Marge Paterson has been a member of the East Brunswick Zoning Board from January 2011 to December 2018, Miss Paterson served as a board member in 2011, the secretary of the board from 2012 to 2013 and from 2015 to 2016, vice chair as 2014, and chairman for 2017 and 2018; and

"Whereas, as a member of the zoning board, Marge has served with sincerity and made significant contribution to the Township of East Brunswick; and

"Whereas, the zoning board desires to commemorate Marge Paterson for her time and efforts devoted to the zoning board;

"Now, therefore, be it resolved that the zoning board of the Township of East Brunswick hereby commends Marge Paterson for her services to the East Brunswick and its citizens," and also for putting up with every single late night we had to do and did them together, and so I want to thank Marge personally for

all those years.

MS. PETERSON: Thank you. I just want to say thank you, I want to say I originally volunteered to be on it because I wanted to do something for the town. Then I came to the first meeting and I was so intimidated, I almost left. I was so intimidated by Steve and everybody sitting up here, Debbie, and this is too much for me, I don't know if I can do this, but then I really started to like it and really wanted to do something for the town, and I made lots of new friends here through this, a lot of good friends, including Steve, of course.

THE CHAIRMAN: Well, thank you for that, and as anybody who was the chair, you know what can happen when you're sitting there and you have a whole room full --

MS. PATERSON: Six hundred people.

THE CHAIRMAN: -- of angry people who don't -- aren't happy. Yes, in fact, you --

MS. PATERSON: I had to do the 600 people one.

THE CHAIRMAN: -- where we had to go to Hammarskjold because we had to go to -- the other school didn't have enough room.

MS. PATERSON: All I kept doing is writing down what I was thinking -- what I had to say to make sure I said it to every person so I could think because I didn't want to do anything wrong to screw up the record. I remember that.

THE CHAIRMAN: Again, Marge, I'm sorry. We should have gotten it done faster, but --

MS. PATERSON: Only took a year.

THE CHAIRMAN: I want to thank you again, and what appreciation it was, and you know and I know that we were very happy to serve with you.

MS. PATERSON: Thank you, and I enjoyed my time and enjoyed helping.

MS. RAMPOLLA: Mr. Chairman, can I make a motion to approve both of those resolutions?

THE CHAIRMAN: Yeah. We have a motion to approve both of the resolutions we've just -- we just issued. Do we have a second?

MR. RICCOBONO: I'll second that.

THE CHAIRMAN: Okay. Voice vote. All in favor? Any opposed? Hearing none. And then we have another -- we have two more to go, actually. One person couldn't make it tonight, and one other person we need to add to that, so Jane Mueller and David Rosenthal will also be honored as soon as we have their, you know, have them scheduled.

Okay. I would like to take the application we have so that the public won't have to wait any longer, and then we can go over some of the other items. So if we have application Z-19-22, Redziniak. Mr. Redziniak, I guess you can come up here and sit, and we seem to only have one chair there. That was not intentional. Are you going to be the person doing the testimony?

MR. REDZINIAK: Yes.

THE CHAIRMAN: Okay, so then let me swear you in if I can. Okay. Do you solemnly swear the testimony you are about to give this evening regarding the application before us is the truth, the whole truth, and nothing but the truth, so help you God.

MR. REDZINIAK: Yes.

THE CHAIRMAN: Okay. Please state your name and address for the record.

MR. REDZINIAK: My name is Ryszard Redziniak, and I live on East Brunswick, 8 Meadow Road.

THE CHAIRMAN: Eight Meadow Road. Okay.

MR. WEINER: Mr. Chairman, before we go any further, I would just like to indicate for the record that I have reviewed the notices related to this matter, and everything is in order, and the board has jurisdiction to proceed.

THE CHAIRMAN: Okay. Thank you. So if could, Mr. Redziniak, if you could tell us what it is you'd like to do and why you're before the board this evening.

MR. REDZINIAK: Actually want to make addition to house. So I bought it actually for my daughter, and I want to make the roof extended the house it's closer to the -- it's too close to the border so I have to go to the zoning board to get approval.

THE CHAIRMAN: Okay. So what you want to do is you want to put an addition on an existing home.

MR. REDZINIAK: Yes.

THE CHAIRMAN: But due to the lot width, you are going to infringe on the side yard setbacks; is that correct?

MR. REDZINIAK: Yes.

THE CHAIRMAN: Okay, and you've also given us testimony that your intention is to have it for your daughter.

MR. REDZINIAK: Yes.

THE CHAIRMAN: You're not buying -- you're not building this on speculation for, you know, for --

MR. REDZINIAK: (Inaudible) for hers.

THE CHAIRMAN: What's that?

MR. REDZINIAK: She's going to be married, so it's for her.

THE CHAIRMAN: Well, you're a very nice father.

MR. REDZINIAK: Try to help.

THE CHAIRMAN: Yes. Okay. We have -- I have to go through the various questions about this. Let me just make sure I have the right piece of paper here. Okay. So we have -- if you can give us a little bit more background as to what it is that you're going to be building and so forth. Are you taking all the siding off the house and re --

MR. REDZINIAK: Aside, of course, new siding, new roof. There's going to be extended new front. So everything going to be new because right now the house is not such a great shape. Right now whole house, outside, inside.

THE CHAIRMAN: Yeah, you're going to renovate inside and outside, correct?

MR. REDZINIAK: Yes.

THE CHAIRMAN: And there's currently a shed that is 2.8 feet --

MR. REDZINIAK: That will be gone.

THE CHAIRMAN: It's going to be gone, so then you're actually reducing the amount of your incursion onto the side yard because it's 2.8 now and you're moving it to 6 feet; is that correct?

MR. REDZINIAK: Yes.

THE CHAIRMAN: Okay, so actually reducing the amount of the side yard, of the incursion into the side yard.

MR. REDZINIAK: Yes.

THE CHAIRMAN: Okay. All right. So let's go through the application. That's the only -- looks like you need a side yard variance for this, correct?

MR. REDZINIAK: Yes.

MR. WEINER: It's the side yard setback as well as the total side setback.

THE CHAIRMAN: Yes, both, because the total doesn't --

MR. WEINER: Exactly.

THE CHAIRMAN: Okay. Obviously, there's a memorandum from Kristi, code enforcement, about wires coming off the house, but clearly, that's going to be --

MR. REDZINIAK: This is the house like I bought it, you know. I didn't do anything because --

THE CHAIRMAN: Those are not dangerous right now, are they?

MR. REDZINIAK: No, it's not dangerous.

THE CHAIRMAN: Okay, so, I mean, but you're going to obviously be fixing up the entire house; is that correct?

MR. REDZINIAK: Yes.

MR. RICCOBONO: The stack is going to be gone from the side. The front steps that are falling apart are going to be fixed.

MR. REDZINIAK: Everything is going to be new. That's why I need permission.

THE CHAIRMAN: We have no comments from the construction official. We have existing topography of the proposed addition is flat. We have the code -- the planner says it would be best to require to pipe the roof leader downspouts on the side of the structure to the front.

MR. REDZINIAK: How going to go?

THE CHAIRMAN: To a -- maybe we can have a little bit more clarification of that.

MS. MCGURK: I think that was an engineering comment.

THE CHAIRMAN: It was from -- yes, it was engineering.

MR. WEINER: From Mr. Dixon.

THE CHAIRMAN: From Mr. Dixon.

MS. MCGURK: Yeah, he just wants to make sure --

MR. KIPP: He wants to make sure the runoff isn't directed at the neighbors.

MS. MCGURK: At the neighbors.

MR. KIPP: Only 6 feet away. He wants the runoff directed to the front where it can get out to the street.

MR. REDZINIAK: Oh, okay.

THE CHAIRMAN: You understand?

MR. REDZINIAK: Yeah, yeah, yeah, yeah.

THE CHAIRMAN: Because it's so tight.

Anything -- if you have downspouts or you're aiming them towards you are next door neighbor, there's a pretty good likelihood that otherwise you'd put some water on that property, so if you have it go to the street forward, I know that that's up a little hill there -- I'm familiar with the house -- that would then guarantee that there's not going to be any water going on your neighbor.

MR. WEINER: Mr. Chairman, just to clarify, based on Mr. Dixon, his memorandum letter of January 24 to the applicant, the project manager from

the department of planning and engineering is indicating that they would like the roof leader downspouts on the east side of the structure to the front, which is the south side of the property, to ensure proper runoff. Is that something you would agree to do if the board was favorable to this application?

MR. REDZINIAK: Absolutely.

MR. WEINER: Okay, so -- thank you.

THE CHAIRMAN: Okay. There's another note here about total of five bedrooms are proposed and potential for three off-street parking stalls because I think you have garage, and then you've got you're widening the driveway so you can go off a little bit to the right, and then you can also have a car go straight, so would you say that there could be three cars in the driveway area?

MR. REDZINIAK: So right now I can fit four cars actually if you put next together, you know.

THE CHAIRMAN: Doesn't it taper down by the street?

MR. REDZINIAK: Say again, sir.

THE CHAIRMAN: Doesn't it taper down by the street? I think on your plan, you're showing it tapers down.

MS. MCGURK: It's just narrower.

MR. REDZINIAK: Maybe a little.

THE CHAIRMAN: Yeah. Okay. So the question then was you're being asked to provide testimony regarding the off-street parking and whether or not the garage will be utilized for a car.

MR. REDZINIAK: Actually, I'm thinking maybe the driveway is like (inaudible) so maybe I make it like right straight so going to be more easy to park like four cars.

THE CHAIRMAN: Okay, so you're -- so it's not easy to park on that street because of the traffic going through there. In front of the house.

MR. REDZINIAK: I understand.

THE CHAIRMAN: I mean, I know the house. That's why I'm asking. Yeah.

MR. REDZINIAK: Yeah.

THE CHAIRMAN: But you can park four cars -- I'm trying to figure out exactly what we want of the applicant on this.

MS. MCGURK: I just wanted -- with the additional bedrooms -- there's two bedrooms now. There's an additional three for a total of five, so I was just concerned whether or not all the cars would be able to park off street. They should be

accommodated on the lot rather than --

MR. REDZINIAK: I can fit like -- on the driveway I want to make fit like four cars at least.

MS. MCGURK: Okay, so would the garage also be utilized, or would that be for storage?

MR. REDZINIAK: The garage is going to be for car, too.

MS. MCGURK: Okay. The garage should be reserved for parking a car.

MR. REDZINIAK: The plans are going to be --

MS. MCGURK: That was really my only concern.

THE CHAIRMAN: Okay. Are there any other recommendations, because in this application, normally, we have recommendations, but I didn't see any.

MS. MCGURK: That was really my only concern. I didn't have any other recommendations. I did want to just point out that the lot is undersized. The lot width requirement for this zone is 75 feet, and the existing lot is 66.5. The applicant is unable to buy any additional property, so it does present a hardship, which could justify the total side yard setback. The total side yard setback required is 20 feet. The existing is 19.8, and the applicant is proposing to reduce it to 15.8. That is the only variance currently required for this application.

THE CHAIRMAN: Okay, and this is preexisting nonconforming --

MS. MCGURK: Yes.

THE CHAIRMAN: -- from that standpoint, and the house probably goes back to the 50's, my guess, from the looks of it.

MS. MCGURK: I think it does.

THE CHAIRMAN: Anybody from the board have any specific questions of this application? Anybody from staff have any additional things we haven't covered?

MS. MCGURK: No.

THE CHAIRMAN: Okay. Let me open this up to the public and ask if anybody from the public is here specifically about application Z-19-22. I'll let the record show no one from the public wishing to speak so we're going to close the public portion, and at this point, let's just briefly have our attorney go over what the -- what's going to be in the resolution.

MR. WEINER: Looks like I have one condition. The applicant has agreed -- should the board move favorably on this application, the

applicant has agreed to pipe the roof leader downspouts on the east side of the structure to the front of the property for proper runoff. Do we need a specific language as to the garage utilization.

MS. MCGURK: That should be preserved for off-street parking, yes.

MR. WEINER: So the garage needs to be -- will be utilized for off-street parking. That should be another condition, as well.

THE CHAIRMAN: I believe that the applicant made mention of something that would be different from what's on the plan and that he said he would make it straight as opposed to angled on the driveway.

MR. WEINER: So we could add both of that in. The garage will be utilized for off-street parking, and the driveway will be angled instead of straight or straight instead of angled?

THE CHAIRMAN: Straight instead of angled.

MR. WEINER: Will be made straight.

MR. RICCOBONO: So he's going to need a wider curb cut.

THE CHAIRMAN: Wider curb cut.

MR. WEINER: With wider curb cut instead of angled as on the plan.

MR. KIPP: If I may add, that would require a right of way permit to do that work in the township right of way.

MR. WEINER: I think that will fall under the general conditions of complying with the staff and meeting all township ordinances and permit requirements, but that's being pointed out for your edification so there's no surprises later on. So should the board move favorably, we've just read out three conditions. Are you agreeable to that?

MR. REDZINIAK: Yes.

MR. WEINER: Okay.

THE CHAIRMAN: Anybody from the board have any other questions? Hearing none --

MR. RICCOBONO: I have a motion to approve.

THE CHAIRMAN: We have a motion --

MR. WEINER: With conditions.

THE CHAIRMAN: -- from Mr. Riccobono.

MR. RICCOBONO: Yeah, with the conditions.

THE CHAIRMAN: We have a second?

MR. BEHAL: I second.

THE CHAIRMAN: We have a second from

Mr. Behal. Okay. Call the roll.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay. Approved.

Are you going to walk there from your house every day for the job?

MR. REDZINIAK: I got a driveway.

THE CHAIRMAN: Okay. Good luck with your application. Thank you.

MR. REDZINIAK: Thank you.

THE CHAIRMAN: Couple other pieces of business. We'll go back to the minutes of the December 19 meeting. I'll listen for a motion for the December 19, whoever is eligible.

MS. RAMPOLLA: I'll make a motion to approve.

THE CHAIRMAN: We have a motion. Do we have a second?

MR. WYNTER: I'll second.

THE CHAIRMAN: We have a second from Mr. Wynter. Among those eligible, are there any additions, deletions, corrections or changes to the minutes from that evening as presented? Hearing none, could you please call the roll, Loren.

MS. MORACE: I didn't get who motioned. I'm sorry.

THE CHAIRMAN: Oh.

MS. RAMPOLLA: I made the motion.

THE CHAIRMAN: And Ivan made the second.

MS. MORACE: Okay. Thank you. Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay. Next we have a bunch of resolutions. The town is asking, because we -- we may not meet in February, and they want to have these memorialized if we could approve all of those resolutions that we did this evening regarding the various positions within the board and the appreciations for Marge and Joe and all that, if we could please approve them this evening. So we can take them in a block.

MR. WEINER: We can do a block unless there's an objection to doing so.

THE CHAIRMAN: No objections? Okay. So if I could ask, except for the resolution for this application.

MR. WEINER: Perhaps, Mr. Chairman, if we want, I could just read out each one, and we'll do it with one vote.

THE CHAIRMAN: Okay.

MR. WEINER: So it's the resolution of appreciation for Marge Paterson, resolution of appreciation for Joseph Capodice. We're skipping Mr. Rosenthal, correct?

THE CHAIRMAN: Yes.

MR. WEINER: The resolution appointing -- well, we haven't appointed a counsel yet. We're going to skip number 6. Resolution appointing zoning board chair, resolution appointing zoning board vice chair, resolution appointing zoning board secretary, resolution appointing zoning board recording secretary, resolution appointing zoning board attorney, resolution appointing zoning board engineer, resolution appointing zoning board conflict engineer, and resolution appointing zoning board conflict attorney. If there's a motion.

MS. RAMPOLLA: I'll make a motion to approve.

MR. WEINER: Second?

MR. WYNTER: Second.

MR. WEINER: Mr. Wynter seconds.

THE CHAIRMAN: Okay. Well, actually, that's simple. We can do an all in favor.

MR. WEINER: Do a voice vote, yes.

THE CHAIRMAN: All in favor of that? Any opposed? Hearing none, then we have --

MR. WEINER: We have the resolution that we pulled regarding the litigation.

THE CHAIRMAN: -- Resolution for Domart.

MR. WEINER: Oh, that one, yes, Domart.

THE CHAIRMAN: Application Z-19-20, Domart, proposed use of document imaging. If you

remember, those of you who might have been here for that application, that was on New Brunswick Avenue. So any additions, deletions, corrections, or changes to this resolution as presented for Z-19-20? Hearing none, then I'll ask if --

MR. RICCOBONO: Motion to approve.

THE CHAIRMAN: Okay. Thank you. Do we have a second?

MS. PAPI: I was here that night.

Second.

MR. BEHAL: I'll second.

THE CHAIRMAN: Okay, Amy seconds. Please call the roll.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay. Then there's two other items that we have that kind of are on here and they're not. One is there is going to be some litigation on Summerhill Square. When we approved the liquor license for the -- not the liquor license. We didn't approve it.

MR. WEINER: If I could just to clarify, just to not confuse anyone, Summerhill Square is a plaintiff has an initiated litigation against the board regarding another application was the 645 Route 18, the Kmart application. Summerhill Square was essentially an objector. I'm sorry. I just wanted to clarify that, Mr. Chairman.

THE CHAIRMAN: So they're involved. We're going to be asked to retain an attorney to represent the board in that, and obviously, the attorney that we will be using is Jay because Jay was involved with that case with us in the first place. If anybody has any questions about this situation, we have to go into a closed session. So we have a resolution. If we have any questions about this litigation, then we can go into closed session. Otherwise, we don't have to.

MS. PAPI: Is it a closed session?

THE CHAIRMAN: No.

MS. PAPI: Oh, okay. I have questions.

MR. WEINER: If you're indicating you have a question, then we need a motion to move into executive session.

MS. PAPI: I have a question so I make a motion that we move into a closed session.

THE CHAIRMAN: Do we have a second?

MS. RAMPOLLA: Should we --

THE CHAIRMAN: Then I'll read this.

MS. RAMPOLLA: -- approve him as the --

THE CHAIRMAN: So okay, we have a request to open this, and do we have a second for that?

MR. RICCOBONO: Sure, I'll second it.

THE CHAIRMAN: Okay. All right, so.

"Whereas, the Open Public Meeting Act permit a public body to exclude the public from a meeting in certain circumstances; and

"Whereas, the East Brunswick Zoning Board of Adjustment has determined that such circumstances exist based on litigation;

"Now, therefore, be it resolved that the board enter into an executive session on January 30, 2020, and exclude the public from the discussions taking place during that session. The general nature of the matter to be discussed are litigation and matters involving attorney-client privilege.

"Be it further resolved it is expected that the matter discussed in closed session shall be made public as soon as the need for confidentiality no longer exists."

So --

MR. WEINER: Mr. Chairman, actually, Miss Rampolla was trying to interject, and I didn't get in quick enough, is we're going to have to reread that, but before we enter into executive session, we need to have a vote on the retaining of the attorney because I can't advise the board and answer the questions in executive session until I've been approved. So we should hold off on the executive session and --

THE CHAIRMAN: We didn't do that before?

MR. WEINER: -- and do that vote. We did not, no.

THE CHAIRMAN: Okay.

MS. RAMPOLLA: I'll make a motion to approve Jay Weiner as our attorney for that.

MR. RICCOBONO: And I'll second that.

MS. RAMPOLLA: For that particular litigation.

THE CHAIRMAN: Okay. Please call the roll on that.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes.  
 MS. MORACE: Mr. Wynter.  
 MR. WYNTER: Yes.  
 MS. MORACE: Ms. Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Zuckerman.  
 MR. ZUCKERMAN: Yes.  
 MS. MORACE: Mr. Riccobono.  
 MR. RICCOBONO: Yes.  
 MS. MORACE: Mr. Behal.  
 MR. BEHAL: Yes.  
 MS. MORACE: Ms. Rampolla.  
 MS. RAMPOLLA: Yes.  
 MS. MORACE: Chairman Philips.  
 THE CHAIRMAN: Yes.

MR. WEINER: And now we should have for the record a new motion to move into executive session once again. Miss Papi has moved.

MS. PAPI: I, Amy Papi, make a motion that we move into executive session.

MR. RICCOBONO: And I'll second that again.

MR. WEINER: We'll need to start over. I apologize.

THE CHAIRMAN: So I probably can be good at this because I just read it.

"Whereas the Open Public Meeting Act, N.J.S.A. 2:4-12, permits a public body to exclude the public from a meeting in certain circumstances, and

"Whereas the East Brunswick Zoning Board of Adjustment is determined that such circumstances exist based on litigation;

"Now, therefore, be it resolved that the board enter into executive session on January 30, 2020, and exclude the public from the discussions taking place during that session. The general nature of the matter to be discussed are litigation and matters involving attorney-client privilege.

"Be it further resolved it is expected that the matter discussed in closed session shall be made public as soon as the need for confidentiality no longer exists."

So now that is the resolution. I'll listen for a motion.

MR. RICCOBONO: I'll make the motion.

THE CHAIRMAN: Okay. Second?

MS. CLARKE: I'll second.

MR. WEINER: Motion is adopted. The resolution is adopted.

THE CHAIRMAN: Call the roll.

MR. WEINER: Yes. I'm sorry. Resolution will be adopted upon calling of the roll. You're throwing me curve balls tonight.

MS. MORACE: Mr. Berjaoui.

MR. BERJAOUI: Yes.

MS. MORACE: Ms. Papi.

MS. PAPI: Yes.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes.

(The board entered and exited executive session)

THE CHAIRMAN: And so we have a report that --

MR. WEINER: Mr. Chairman, if I could just quickly explain for the board. The formality, the reason for that is what we as a board discuss in executive session, which was referenced in the chairman when he went through -- twice he went through the resolution -- is that the board is talking to me and obviously our staff, as well. It's an attorney-client relationship, and those minutes once we say we're in executive session are separate minutes and are kept separate because they're not part of the public record. It's a confidential record for before the litigation purposes of attorney-client speaking confidentially about the litigation, and that's why we do it. Now when we exit out, now for keeping the minutes, our recording secretary knows, all right, now I can start back on -- pick up on the public portion, and that's why it's a bit formal, and it may sound a little bit choppy, but that's the reason for it.

MR. RICCOBONO: And also shouldn't be discussed with anybody on the outside --

THE CHAIRMAN: Yeah.

MR. RICCOBONO: -- what we stated here.

MR. WEINER: And that's another thing. Anything that was discussed in executive session --

MR. RICCOBONO: It's like Vegas. It

stays --

MR. WEINER: -- stays in executive session. It's not to be discussed with anyone from the Home News or anywhere else, your neighbor. It doesn't matter. It stays within here, and that's it.

THE CHAIRMAN: In the unlikely event that you receive a phone call from any press asking you about it, just say it's a matter of litigation and I'm not allowed to discuss it. That's the end of it. Okay.

So, Colleen, you have the resolution --  
MS. MCGURK: A resolution for Mr.

Redziniak.

THE CHAIRMAN: -- for this evening so that we can get that through. So this is the resolution to agree to what we had for the applicant this evening, and I'll read it because we don't have copies for everybody.

"Whereas, Ryszard Redziniak applied to the Township of East Brunswick Zoning Board of Adjustment, hereinafter board, for bulk variances for residential property, block 175.12, lot 17; and

"Whereas, the board met in compliance with the open public meeting act, holding the public meeting on January 30, 2020; and

"Whereas, the following board members decided the application: Steve Philips, Amy Papi, Wesam Berjaoui" -- apologize if I screwed that up -- Anthony Riccobono, Julie Clarke, Christine Rampolla, Dinesh Behal" -- well, Victor Santamarina was not here so -- "the applicant" -- and I hope we didn't miss anybody -- Ivan.

MR. WYNTER: Ivan.

MR. WEINER: Do we want to strike that out and simply -- if you want, you can just strike that out as a typo.

THE CHAIRMAN: We have to add Ivan and Rob.

MR. BEHAL: And Rob Zuckerman.

THE CHAIRMAN: We have Rob and Ivan.

"The applicant proposes to add 594 square feet to the first floor and 646 square feet to the second floor. The existing first floor consists of 815 square feet, and the existing second floor consists of 775 square feet. The new total footage would be 2,830.

"Whereas the considering" -- "after considering the testimony and allowing the opportunity for public questions and comments, the board has made the following findings of fact: The applicant

submitted the required affidavits of publication and affidavits of service with the board's attorney, determined the board jurisdiction to hear the application. The subject property consists of 7,330 square feet and is situated in the R-4 zone. Access to the site is from Hillsdale Road. The surrounding area consists of residential single-family dwellings. The applicant also requires the following bulk variances as part of the application. Applicant proposes adding 594 square feet for the first floor and 646 square feet to the second floor. Existing first floor contains 815 square feet, and the existing second floor contains 775 square feet. The new total square footage would be 2,870. A total side yard setback variance is being created due to this proposal. A setback of 20 feet is required whereas the applicant is proposing 15 foot, 8. The board is satisfied that the applicant has met the positive and negative criteria for the requested parking variance under New Jersey S.A. 40:55D-70(C)(2). The purpose of the MLUL would be advanced by the deviation from the zoning ordinance requirements, and the benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment. The setback variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning plan and the zoning ordinance."

Interrupt for a second. This is what goes back to the courts, that we have fulfilled all of our requirements, that we have met the positive and negative criteria, and so we put that into the resolution so it's clearly evident to -- in the evident of anybody questioning it that the legalities have all be handled and touched.

MR. WEINER: Which goes into why I was saying before, even a statement sometimes of saying that I'm voting this way or that way based on I felt they met their burden or they didn't meet their burden runs right to that statement right there.

THE CHAIRMAN: "Subject to compliance with conditions herein, the board is satisfied that the site plan substantially complies with the ordinance rules and regulations of the Township of East Brunswick, and a grant of preliminary and final amended major site plan approval is appropriate.

"Therefore, be it resolved the applicant's request for bulk variance is granted with the following conditions: All roof leaders will be directed towards the street, not towards the adjacent

properties" -- which we all put in there. "The garage will be utilized for off-street parking, not for storage purposes. The driveway will be widened to accommodate four off-street parking stalls and the widening meet any land development ordinance requirements. Failure to comply with the conditions listed above will render the approval granted by the resolution void."

And then we have a motion for this.

MR. RICCOBONO: Motion to approve.

THE CHAIRMAN: And a second?

MR. ZUCKERMAN: Second.

THE CHAIRMAN: Okay. Please call the roll, Loren.

MS. MORACE: Mr. Wynter.

MR. WYNTER: Yes.

MS. MORACE: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MS. MORACE: Ms. Clarke.

MS. CLARKE: Yes.

MS. MORACE: Mr. Riccobono.

MR. RICCOBONO: Yes.

MS. MORACE: Mr. Behal.

MR. BEHAL: Yes.

MS. MORACE: Ms. Rampolla.

MS. RAMPOLLA: Yes.

MS. MORACE: Chairman Philips.

THE CHAIRMAN: Yes. Okay. That takes care of that piece of business. We have one last item, and that is a discussion that was had with Keith regarding potentially providing the board with some alternative electronic arrangements, and maybe, Keith, you can spend a few minutes or a minute or two describing what it is you're thinking about.

MR. KIPP: Sure. As everyone knows, when an application comes, they're required to submit many sets of plans, many duplicate drawings, and if you ever see Loren's desk or her area, it's just a whiteout with paper everywhere. Every time we prepare a packet for this board and the planning board, she has to collate all these things, make copies. It's a lot of staff time to put this stuff together. Everything is pretty much either created or provided digitally as it is, so it's very easy for us to just send everything in e-mail and have everyone look over. Now, we understand everyone is used to plans. I was used to a phone that went like this. This is how I learned how to dial a phone.

MR. RICCOBONO: It's not quite the same thing.

MR. KIPP: I totally understand.

MR. RICCOBONO: If I see a topographic map and I see where the home is situated or the building is situated, I like to see the whole picture at one time, not to have to scroll through, what do you call it, a notebook or whatever.

MR. KIPP: Of course, I understand.

MR. RICCOBONO: I mean, it makes much more sense. I like to make notes on the individual sheet. Something like that. To get a resolution, that's another story. If you want to send me resolutions, that's fine. Minutes --

MR. KIPP: Sure, and I totally get it.

MR. RICCOBONO: Minutes is another thing. You got like 50 pages of minutes, a hundred pages of minutes, fine, but for something like a plan, I like to see a plan.

MS. MCGURK: What if it was on a board in front of a couple of like two or three in front of the board.

THE CHAIRMAN: Well, there's a problem because --

MR. RICCOBONO: I make notes on my plan. The reason we're thorough, the reason we're thorough here is because we do pay attention. We do go to the site. We do look at the plans, and we know what we're looking at.

MR. KIPP: Sure, and I'm not changing anything. You can bring a tablet with you and scroll and zoom and see any feature of the plan. I mean, it's something you have to get used to.

MS. RAMPOLLA: Maybe you can show us an example.

MR. KIPP: I can show you my tablet if you like. But also, I want to point out there's expenses, you know, to mail all this out. It's an expense that it seems to me it doesn't -- it's really redundant, and when you want to be green, which is what we're trying to strive to in almost everything we do, it's just a massive waste of paper for all of us.

MS. MCGURK: And the cost to the applicants --

MS. PAPI: I just want to comment.

MS. MCGURK: -- smaller applicants.

MS. MORACE: Average costs about a hundred dollars for mailing for each individual.

MS. PAPI: So I want to comment that as I was receiving all that material, and even bringing it here, and then I said to Loren, Loren, what do I do with this once I bring it home? Do I have to save it?

MR. RICCOBONO: Recycle.

MS. PAPI: And Loren said no, but then recycling, I was telling my husband, you better burn it because I thought it was private information, personal information.

THE CHAIRMAN: No.

MR. WEINER: It's all public record.

MS. PAPI: I didn't know.

MR. RICCOBONO: Except for what was said in closed session, the little thing that's going to come for this meeting, it's going to be like three pages, whatever it was during closed session --

MS. PAPI: I have to be honest with you.

MR. RICCOBONO: -- that's a different story.

MS. PAPI: Having all of that stuff --

MS. MCGURK: Once an application is deemed complete, anyone from the public can and should come and look at things.

MS. PAPI: Still, it's all that paperwork. What do you do with it? You have to throw it out anyway.

THE CHAIRMAN: I have some problems, Keith.

MR. KIPP: And I totally understand that.

THE CHAIRMAN: Because when we have people before us and I look at, you know, what we got tonight, for example, the application, this here, on the left-hand side -- on the right-hand I write down the name of the attorney, I write down the name of his engineer, anything, any notes about them. On the left-hand side, anybody that gets up from the public, I write their name down so I have it.

MR. KIPP: Okay, so (inaudible)

THE CHAIRMAN: I'm not going to type that. I'm not going to type that on --

MR. RICCOBONO: -- type in Mr. Ventimiglia.

MR. KIPP: I understand that, but you can write that on your agenda.

THE CHAIRMAN: No, I mean, we have three or four applications in a night. Each one is going to have its own sheet.

MS. MCGURK: Why don't you give the option. If you want it, you want it; if you don't, you don't.

MR. KIPP: That's something --

MR. WEINER: Or I was going to say if the intent is to somehow do an electronic setup for all the board members, if there's any particular board

member who wants to get certain things, like the large plans, in a hard copy, perhaps maybe for those one or two people, get them the hard copy. It's still a lot less work and --

MS. MCGURK: If I could cite an example, I worked for Eatontown, and they did go laptop tablets while I was there. Their solution was they had a big pull-down screen and a projector, and they would project the plans onto the screen, and then everybody could see everything. About the note taking, it wouldn't solve that issue.

MS. RAMPOLLA: I like that because I think there's really --

MS. MCGURK: You do need to see it large in some way.

MS. RAMPOLLA: True, but also, because we're a public body, so when people come to a meeting, I just -- I don't think visually it's very good for board members to be sitting up here with their faces like looking down into a screen sort of, you know, scrolling down.

A BOARD MEMBER: How about the noise?

MS. PAPI: Yeah, how about the noise?

MR. KIPP: It's also a distraction everyone crinkling pages and smacking the microphone.

MR. WEINER: I can tell you I've covered for the --

MS. RAMPOLLA: I don't disagree with you, but I think that your solution kind of --

THE CHAIRMAN: Hold on. Wait a second.

MS. RAMPOLLA: -- both of those issues. I think what you're saying about projecting it on a wall speaks to my concern and your concern. I think by having it on the wall, there's none of that -- none of the rustling of the papers, but then there's also none of the board members, you know, like in the screen sort of instead of -- I don't know -- being --

THE CHAIRMAN: Look, I may not be wanting to look at the specific page that's up there. I want -- because somebody mentioned something, I'm going to go --

MR. KIPP: With your tablet, you can scroll right through and see whatever you want.

THE CHAIRMAN: I have to see how a tablet's going to be able to do what I want.

MR. RICCOBONO: They're this big. You're limited by the size of the screen. The paper --

MR. KIPP: You can zoom in.

MR. RICCOBONO: I know you can zoom in. No, no, that's not what I'm saying. I'm not stupid.

MR. KIPP: No, I get it.

MR. RICCOBONO: I know I can zoom in. What I'm saying is I can get the whole picture, and I can see it all.

MR. KIPP: Right, and there's other advantages, too. Often, they're talking about something that while I'm sitting here, I'm bringing up the aerial and looking at the actual site while we're discussing it, and you don't have that. Everyone could have access to that and be looking at the same thing and be like, oh, wow. Maybe you pick up on something you wouldn't see on a set of plans.

MS. MCGURK: Go online or do anything.

MS. RAMPOLLA: We're not supposed to do that, are we?

MR. WEINER: We can only look at what's in the record.

MR. KIPP: Sorry.

THE CHAIRMAN: You can only look.

MR. WEINER: You can still look.

MR. RICCOBONO: You can look, yeah, but it's got to be --

MR. WEINER: It's got to be within the record in order for the board to look at it.

MR. RICCOBONO: A-1 or A-2. It's got to exist for us. Otherwise, it doesn't exist for us.

MR. WEINER: Keith, one of the things I've seen in Old Bridge is --

MS. PAPI: Everyone that received it electronically, did you -- I looked it on my iPad. Did everybody do that at home or no? Because we received it. Okay.

A BOARD MEMBER: Funny enough, I did print a lot of it out, as well.

MR. WEINER: One of the things I know that they've done at Old Bridge, they have like two or three monitors up over -- like right up here.

MR. RICCOBONO: That can't hurt either.

MR. WEINER: What they do is the items -- they may have like two, three items, and they may have a different thing on each monitor.

THE CHAIRMAN: Hold on everybody. Wait. Debbie is going to have absolutely no way of doing all this and typing it. You got five different people talking. You got conversations here, conversations here, conversations there. Debbie is going to be pulling her hair out because this is -- we're still in session. So I'm going to ask everybody to rein it back in, and we'll talk about it.

MR. RICCOBONO: -- screen for my

computer. I can see anything.

THE CHAIRMAN: Keith, I think I talked to you about this briefly. I don't think we're going to have a resolution tonight. What I'd like the board to do is think about this proposition or this proposal, think of the positives and the negatives, and then the next time we have a meeting, unless it's one of those 11 o'clock meetings, we'll go through this, and then we'll have give and take as to whether or not this makes sense, does it partially make sense. Do we do the minutes and the resolutions? Do we get involved in more elaborate than that? Any other options that we want to have. But it came up. I'd like everybody to think about it, and then we can probably -- again, Keith, let's say we don't have a very super busy meeting the next time, we put it on the agenda.

MR. KIPP: Okay, and again, there's alternatives. Maybe some board members would like to have a tablet. Maybe some would request plans or something like that as we move on.

MS. CLARKE: You provide the tablets to us.

MR. KIPP: Yeah, that's what I'm thinking. It wouldn't be an iPad. I can't afford that, but it would be some kind of Android.

THE CHAIRMAN: As long as your dog doesn't eat it. All right, on that note, I do want to -- didn't get a chance to welcome Mr. Zuckerman to the board, but we have a new member, so welcome this evening.

MR. ZUCKERMAN: Thank you, thank you very much. I really appreciate and everyone's kindness to me today, and I look forward to working with all of you, and some of you are new people that I just met tonight. Most of you I have known for a little while, but I really look forward to this. Thank you.

THE CHAIRMAN: Thank you. All right. Our next meeting is -- we don't know.

MS. MORACE: Looks like it will be March 5.

THE CHAIRMAN: March 5.

MS. MORACE: The February 6 meeting is going to be cancelled, and we don't have anything on the agenda for the 20th as of this moment, so probably March 5.

MR. RICCOBONO: When is Ferris coming up?

MS. MORACE: Okay. That's going to be Ferris Farms, so March 5, yes.

MR. RICCOBONO: I can't be here.

MS. MORACE: You won't be here, but I

know I've gotten confirmation from everybody that's coming.

MR. RICCOBONO: And it's going to be long so we can't vote on that next meeting.

MS. MORACE: If by chance you can't make it, please let me know because we do need a quorum, and I'm just -- we're just at a quorum with everybody, so if something comes up and you don't think you can make it, please let me know.

THE CHAIRMAN: By the way, Tony, if Ferris is on March 5, we're not discussing tablets.

MR. RICCOBONO: We're not going to discuss the tablets. That's what I was just telling Keith.

MR. KIPP: We may have Mr. Santamarina on tablet. That possibility is there.

THE CHAIRMAN: Okay. Anybody have anything else? Then I'll listen for a motion.

MR. RICCOBONO: I'll motion to adjourn.

THE CHAIRMAN: Do we have a second?

A BOARD MEMBER: Second.

THE CHAIRMAN: All in favor.