

Chairman Sayah called the meeting to order and the Administrative Officer read the opening statement. The meeting was held remotely via Zoom due to COVID-19.

**ROLL CALL:** The roll call showed the following members present: Chairman Paul Sayah, Nicholas Borrillo, Glenn Cantor, Richard Mertens, William Stahnten, and Michael Ryan. Matthew Hughes and Jose Orozco were excused. Michael Wrubel was absent.

Also in attendance were Andrew Bayer, Board Attorney, Charles Cunliffe, Board Engineer, Jennifer Beahm, Board Planner, Shari Spero, Licensed Tree Expert, John Aguiar, Code Enforcement Officer and Eileen Cusa Zoning Board Secretary.

**PLEDGE OF ALLEGIANCE:**

**SWEARING IN OF ZONING BOARD PROFESSIONALS:** Mr. Cunliffe and Ms. Beahm were sworn in.

**APPROVAL OF MINUTES:** Mr. Mertens made a motion to approve the minutes from the May 8, 2023 meeting. Motion was seconded by Mr. Borrillo and carried with Messrs. Borrillo, Mertens, Ryan, and Sayah.

**VOUCHERS:** There were no vouchers to approve.

**CORRESPONDENCE:** Case No. BA21-21 Countryside North American Partners will be carried to July 24, 2023 with notice, an extension has been granted to the board through that date.

**RESOLUTIONS:**

**APPLICATIONS BEFORE THE BOARD:**

a. **Case No. BA18-36/ 1294 Equities**

Sal Alfieri, appeared as Attorney for the extension of time for 1294 Equities requesting (2) one year extensions of Time through February of 2024. Mr. Alfieri appeared before the board to discuss how the applicant is still waiting for outside approvals, which all should be obtained by July 2023. The applicant was also awaiting public water and sewer. Mr. Cantor made a motion to grant the extensions, seconded by Mr. Stahnten and carried with Messrs. Borrillo, Cantor, Mertens, Ryan, and Sayah. Extensions granted.

b. **Case No. BA21-25/ Carlos Ortiz Castaneda**

Mr. Alfieri appeared before the board as attorney for the applicant to discuss the application for Carlos Ortiz Castaneda. Mr. Alfieri brought in Mr. Rob Sive as Professional Engineer to discuss the Engineering details of the application. Mr. Sive let the Board know that this property has been rezoned recently to HD-4 instead of HD-2. The applicant plans on maintaining the existing dwelling and construct a 4,092 sq. ft. building to be used for storage of landscaping materials and equipment. Parking in the rear will be added as well as refuse enclosure, septic fields, fencing and other improvements. The building will contain an office for 1-2 assistants as needed. A stormwater basin will be installed near Route 33 to drain towards, applicant is proposing to maintain the buffer. The refuse is proposed within the rear of the building. Mr. Cunliffe asked if the sidewalk

will need relief or will they be installing one along Route 33, the applicant agreed to install sidewalks. The applicant discussed having the driveway as gravel as some machinery ruins the pavement. The Board requested the driveway to be paved. Ms. Beahm questioned the bin size that will be used, the applicant will be using no larger than 6 feet in height bins for storage of different landscaping materials. The Board Engineer discussed in depth the commercial vehicles that will be left on site. Ms. Spero requested the applicant pay into the tree fund if not enough trees are provided on site and suggested the spruce tree to be taken down. The single family dwelling on the site has an existing separate driveway which will stay separate from the commercial access driveway. Mr. Ortiz, applicant appeared before the Board to discuss the business operations, his Landscaping Company does property maintenance, some snow removal for residential properties and irrigation. The operation hours are usually 7am-7pm , he currently has 12-14 employees with 1 office assistant and about 6-7 cars in and out daily but hopes to grow the business to about 10-12 cars for parking daily. Overnight there will be 3 dump trucks, 2 box trucks, and 3 trailers but Mr. Ortiz asked for about 10 commercial vehicles to be included in the resolution.

No visitors from the public will be accessing the site and there will be a gate on the driveway of the site. The residential dwelling is currently being used by relatives, rent-free, Mr. Aguiar let Mr. Ortiz know if the home will be rented a Landlord and Rental Certificate will need to be obtained. Mr. Ortiz was asked about any materials being brought back to the site in which he stated sometimes here and there plants or trees will be brought back, Mr. Alfieri asked the Board to include this into the resolution. Mr. Ortiz stated the recycling center in Freehold will be used for all other materials removed from properties. This site will have no retail sales, no maintenance or repair to vehicles and no processing or recycling on site. The Board questioned the use of pesticides and other chemicals to be used, Mr. Ortiz stated he follows all EPA and DEP standards. Some small cans of fuel will be kept on site for daily usage, no fuel tanks will be on site. Mr. John rea, appeared before the Board for the traffic testimony spoke in depth about the expected traffic for this type of usage. Christine Cofone also appeared as Planner and spoke about the benefits and detriments of this application and reviewed the Planning testimony.

Mr. Mertens made a motion to approve this application improvements and was seconded by Mr. Cantor, and carried with Messrs. Borrillo, Cantor, Mertens, Stahnten, Ryan and Sayah. Application is approved.

Mr. Stahnten made a motion to adjourn the meeting. Motion was seconded by Mr. Cantor and carried. Meeting adjourned at 8:35 p.m.

Respectfully submitted,  
Eileen Cusa, Recording Secretary

NOTE: A CD or DVD of this meeting is available on request.