

**EAST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT
MINUTES OF June 22, 2017**

The meeting of the East Windsor Township Zoning Board was held on Thursday, June 22, 2017, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Zoning Board Chairperson Shelley Shifman called the meeting to order at 8:04 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Mr. Bailey, Ms. Berdzik, Mr. Cosenza, Mr. Illuminate, Ms. Shifman, Mr. Primiano, Mr. Rago

Members Absent: None

Professionals and Staff Present: Allison Quigley, Zoning Board Secretary
Michael O'Donnell, Board Attorney
Roman Petruniak, Zoning Officer
Richard Preiss, Township Planner
Daniel Dobromilsky, Township Landscape Architect
A. Maxwell Peters, Township Engineer

NEW AND REAPPOINTED MEMBERS

David Illuminate, Alternate #1, Term Expires: December 31, 2017

Mr. O'Donnell administered the Oath of Office to Mr. Illuminate.

APPOINTMENTS

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

PUBLIC FORUM

Chairperson Shifman opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

February 16, 2017

MOTION TO APPROVE MINUTES MADE BY: Mr. Rago

MOTION SECONDED BY: Mr. Bailey

ROLL CALL

AYES: Mr. Bailey, Ms. Shifman, Mr. Primiano, Mr. Rago

NAYES: None

ABSTAIN: Ms. Berdzik, Mr. Cosenza, Mr. Illuminate

APPLICATIONS/PUBLIC HEARING

EWT File #ZB17-001 Old Trenton Donuts Inc.
325 Princeton-Hightstown Road
Block 3, Lot 10
Preliminary and Final Major Site Plan with Bulk and Use
Variances

Mark Shane, Esq. of Shane & White is representing Old Trenton Donuts LLC, who has filed an application regarding the subject property located at 325 Princeton Hightstown Road, also known as Block 3, Lot 10. Mr. Shane introduced his witnesses present tonight; Thomas Thill, John Rea, Ray Rehankap, and Michael Marinelli. Mr. O'Donnell swore in Mr. Shane and the applicant's witnesses.

Chairperson Shifman asked Michael O'Donnell, Board Attorney, to swear in the Board's professionals: Richard Preiss, Township Planner; A. Maxwell Peters, Township Engineer; Roman Petruniak, Township Zoning Official, and Daniel Dobromilsky, Township Landscape Architect. Mr. O'Donnell swore the professionals in.

Mr. Shane called his first witness, Thomas Thill to testify. Mr. Shane asked Mr. Thill by whom he is employed. Mr. Thill stated that he works as a consultant for construction and development work for the applicant and that he retired from Dunkin Donuts in 2013, and has since worked with the applicant. Mr. Thill stated that he handles applications such as the one before the Board tonight, developing site plans and construction plans for the various Dunkin Donuts locations the applicant manages. Mr. Shane asked Mr. Thill to give the Board an overview of the application and the project proposal. Mr. Thill stated that the subject site has an existing Gulf Gas Station on site and is located at the corner of Old Trenton Road and Princeton Hightstown Road. The applicant has entered into an agreement with the landlord, who owns the gas station on site, to lease the interior of the existing building on site and reconstruct it into a Dunkin Donuts coffee shop. In conjunction to the addition of the Dunkin Donuts on site, the application also includes improvements to the existing gas station that the landlord has requested. Mr. Thill stated that two of the gas pumps will be eliminated and the remaining gas pumps will be relocated to the east side of the site under a new canopy.

Mr. Thill entered into evidence Exhibit A-1, titled "Getty Gas Station Conversion – Existing Conditions Exhibit," dated June 22, 2017. The exhibit shows an aerial photograph of the existing site conditions.

Mr. Shane asked Mr. Thill what uses the site is currently utilizing. Mr. Thill stated that the site currently functions as a gas station with pumps on both sides of the property. There is also a repair shop operating in the existing building on site. Mr. Shane asked Mr. Thill what his visual

observation of the property is. Mr. Thill stated that the gas station doesn't appear to have been updated in a long time. He stated that this application is aiming to improve the aesthetics of the site and to make it a nice visual for the surrounding area. Mr. Shane asked Mr. Thill if the applicant would be utilizing the interior seating available inside the proposed Dunkin Donuts coffee shop. Mr. Thill stated at the present time the septic system is inadequate for both of the proposed uses. Mr. Thill stated that they have talked to the East Windsor Municipal Utilities Authority (EWMUA) and there is a sewer line that is being installed in connection with the Aurobindo project across the street. He stated that they are finalizing an application to get an easement in order to connect to the new sewer and water line. Mr. Thill stated that while they are unsure exactly when that will happen, it is their intention to connect to the sewer and water as quickly as possible. He stated that if that does not happen by the time they get this Board's approval, they would not install any interior seating until such time they are connected.

Chairperson Shifman asked the Board's professionals if they had any questions or comments. Mr. Rago asked the applicant if there were any plans to excavate the existing tanks on site to ensure they are still in good condition. Mr. Shane stated that he would defer to the engineer's testimony on that, but added that the tanks were replaced in 2015. Mr. Rago asked if relocating the pumps would require any new tanks to be installed. Mr. Thill stated that it would not, they would just have to reroute the product lines from the tanks to the new pumps. Mr. Rago asked if there is an existing oil separator that needs to be removed. Mr. Thill stated that he did not believe so.

Mr. Shane called his next witness to testify, Michael Marinelli of Menlo Engineering, the project engineer. Mr. Shane asked Mr. Marinelli to go over his education and experience. Mr. Marinelli stated that he graduated from Rutgers University in 1999 with a degree in civil engineering. He stated that he received his engineering license in 2007 but he has been working in engineering for over 18 years. He stated that he has testified before hundreds of Boards as a professional witness in New Jersey. Chairperson Shifman accepted his credentials.

Mr. Shane asked Mr. Marinelli if he prepared the submitted engineering plans for this project. Mr. Marinelli stated that was correct. Mr. Marinelli referenced Exhibit A-1 and stated that the property currently has access from Old Trenton Road and Princeton Hightstown Road. He stated that the subject property measures approximately 0.55 acres and is located in the R-O Research Office zone. He stated the property is surrounded by medical office buildings to the north, a JCP&L substation to the west, the Aurobindo site to the south, and office buildings to the east. Mr. Marinelli stated that the site currently has an operating gas station, repair shop, and convenience store. The site has four gas pumps and the tanks were replaced in 2015. The existing building measures approximately 1,400 square feet has two garage bays that are being utilized for the repair shop use. Mr. Marinelli stated that in the aerial photograph in Exhibit A-1, there are numerous cars in varying states of disrepair being stored on the site as a result of the repair shop use. Mr. Marinelli stated that site only has five existing striped parking stalls.

Mr. Thill entered into evidence Exhibit A-2, titled "Getty Gas Station Conversion – Use Variance Plan Exhibit," dated June 22, 2017. The exhibit shows the submitted site plan with the landscaping details added and overlaid on the same aerial photograph that was used in Exhibit A-1. Mr. Marinelli stated that applicant is seeking approval to convert the existing 1,400 square foot building into a Dunkin Donuts. Mr. Marinelli stated that when the Dunkin Donuts is fully built

out, there will be 15 interior seats and two entrances, one facing southeast and the other facing south. He stated that the applicant also proposes to construct a 24 by 7 or 168 square foot cooler addition to the building in order to store product. The applicant is also proposing to remove the pump along the Princeton Hightstown Road entrance in order to improve circulation around the site and instead construct four pumps with eight filling stations on the southern side of the site with a canopy above. The canopy would measure 46 feet by 48 feet. Mr. Marinelli stated that the applicant will be adding curb lines and widening the driveway areas on the site to improve circulation. He also stated they would be adding a dumpster and dumpster enclosure, as one is not currently existing on site. He stated they are providing 15 parking spaces with 2 ADA compliant spaces on the north side of the building. Mr. Marinelli stated that in order to provide the proposed parking, they will be removing several existing areas of asphalt, but with the widening of the driveway areas there will be a slight increase to the overall impervious coverage on site.

Mr. Marinelli stated that the applicant is proposing to install a monument sign on site. He stated that there is an existing pylon sign on site, however the sign itself does not reside within the property boundaries, instead the sign is approximately six feet into the right of way. Mr. Marinelli stated that the applicant is proposing a ground mounted monument sign that is only six feet high and six foot eight inches long and complies with the Township ordinances. The sign will be located on the property and not within the right of way.

Mr. Marinelli stated that the site currently grades toward the south east side of the site and there are existing drainage facilities located within the roadway. He stated that they will maintain the same drainage patterns. Mr. Marinelli stated that impervious coverage on site will increase slightly but the change is so small that it does not meet the criteria to require any more storm water management improvements. Mr. Marinelli stated that the green area in the northwest corner is the existing septic field and the well is located in that area as well. He stated they would be continued to be used until they can connect to sewer and water.

Mr. Marinelli stated that the applicant is beautifying the site but adding landscape to the site. They are proposing one shade tree, but Mr. Marinelli stated that he believed there were more areas on site that shade trees could be planted to further beautify the site. The applicant is also proposing 66 evergreen shrubs, located around the parking areas to provide a visual buffer. They are also including 133 ground plantings near the monument sign and parking islands.

Mr. Marinelli stated that the lighting plan is in conformance with the Township standards and also provides adequate lighting for safety purposes on site. The applicant is proposing three pole mounted shoe box lighting fixtures that will measure 18.5 feet in height. The pole mounted lights will be used in the parking areas and will provide 0.5 foot candles of illumination in those areas. The average lighting intensity for the parking areas are 0.71 foot candles. Mr. Marinelli stated that the canopy above the gas pumps will also be illuminated with 12 LED fixtures recessed into the canopy.

Mr. Marinelli stated that the applicant is requesting several variances and waivers with their application. The first variance the applicant is requesting is a use variance to permit the Dunkin Donuts. He stated that the site currently has two non-conforming uses, one being the repair facility and convenience store and the other being the gas station. The applicant is proposing to maintain

the gas station but replace the repair shop and convenience store with the Dunkin Donuts. Mr. Marinelli stated that there are several non-conforming conditions on site in terms of the bulk standards. He stated that the site is in the R-O zone and four acres are required in the zone for development, however the site is only 0.55 acres. He added the two adjoining sites are currently developed and are in use so there is no way for the applicant to gain additional land to meet the ordinance requirements, so they are asking for continued relief from a few of the bulk standards, most stemming from the smaller size of the lot. These include lot area, lot width, and front yard and rear yard setbacks. Mr. Marinelli reiterated that all of these are existing non-conforming conditions that the applicant is not worsening in anyway. He stated that the applicant is also seeking a variance regarding impervious coverage. The site is permitted 65% impervious coverage, but the site currently exists with 69% impervious coverage. Mr. Marinelli stated that the applicant is proposing to increase impervious coverage by 4% in order to widen the drive aisles to improve circulation.

Mr. Marinelli stated that the applicant is also requesting a waiver regarding canopy signage. He stated that the proposed sign for the gas station on the canopy will measure approximately 18.4 square feet or 11% of the façade. The ordinance only permits a sign that measures 10% of the façade, so the applicant is requesting a variance. Mr. Marinelli stated that they are also seeking a variance relating to the accessory structures on site. He stated that the pump islands and canopy are accessory structures to the gas station use and that the ordinances require the accessory structures to be 175 feet from the roadways. He stated that the applicant could not conform to those standards, as the site is much smaller than that. Mr. Marinelli stated that they are also seeking relief from the fuel pump set back. The gas pumps are proposed to be 10 feet from the adjacent roadway, but the ordinance standards require 20 feet.

Mr. Marinelli stated that the applicant is proposing three façade signs located on the north, east, and southern sides of the proposed Dunkin Donuts. Mr. Marinelli stated that the ordinance allows them two façade signs because they have two fronts on the building, however they are requesting relief to install a third façade sign because traffic travelling south on Princeton Hightstown Road would not be able to see the site or identify the business until they are past the entrance driveways, and that would create a hazard. Mr. Marinelli stated that the applicant is also seeking relief from landscape buffering. He stated that the zoning standards require a 175 foot set back from Princeton-Hightstown Road, a 100 foot setback from Old Trenton Road, and a 50 foot landscape buffers on the rear and side yards. He stated that the subject property is too small to accommodate all of these requirements. He stated that the applicant is proposing to include additional landscaping along the rear of the site and to the west.

Chairperson Shifman asked the Board and its professionals if there were any questions. Mr. Peters asked Mr. Marinelli how the drainage from the canopy is handled. Mr. Marinelli stated that they will use standard down spouts that are commonly used for these types of structures. Mr. Peters stated that the Township ordinance allows a maximum average site illumination level of 1.0 foot candle but the applicant is proposing 3.71 foot candles as the site average. Mr. Peters stated that the applicant should discuss that with the Board and make clear if they are requesting a waiver for that standard. He added that the 23.43 foot candle illumination below the canopy, while there is no Township standard that specifically addresses that area, he felt that it seemed excessively bright and suggested that the illumination levels be brought down to about 15 foot candles in that area.

He added that his understanding is that the septic system is already undersized for the current uses on site, and that adding the Dunkin Donuts, even without interior seating, would be too much for the current septic system. He stated that at a minimum the applicant should provide an amended certificate from the county Health Department verifying that the septic system is functioning properly.

Mr. Dobromilsky asked Mr. Marinelli to indicate the zoning standards for the setbacks, because he testified that one of the gas pumps would require relief from the setback standard. Mr. Marinelli stated that the existing pumps are each located about 15 feet from the right of way, and now the applicant is proposing to relocate all of the pumps, and one pump will be 10 feet from the right of way. Mr. Dobromilsky asked Mr. Marinelli how wide the sidewalk is on the west side of the building. Mr. Marinelli stated that there is no accessible sidewalk on the west side of the building. Mr. Dobromilsky asked why that is. Mr. Marinelli stated that there was two feet from the building wall to the curb and then a 24 foot wide drive aisle. Mr. Dobromilsky asked Mr. Marinelli how patrons would access the Dunkin Donuts if they parked in the stalls on the west side of the site. Mr. Marinelli stated that the assumption would be those stalls would operate as employee parking. Mr. Dobromilsky asked Mr. Marinelli if they had considered removing some of the existing paved areas to bring the impervious coverage into conformance on the site. Mr. Marinelli stated that they had not done that exercise, but stated that they were providing two extra parking stalls and they could potentially remove those to bring down the impervious coverage. Mr. Dobromilsky stated that he wasn't referencing the parking stalls but rather the paving between the handicap stalls and the cooler or other small areas of pavement that weren't necessary for circulation. Mr. Marinelli stated that he had looked into that, and pointed out that the ADA space on the north side of the building is 25 feet from the building face, so the paving was needed of circulation. He added that there is a door proposed next to the cooler, and that would be used for deliveries of product, so they kept that area paved as a loading space. Mr. Dobromilsky asked how large the delivery truck will be. Mr. Thill stated that Dunkin Donuts doesn't make the donuts on site, they are delivered in a box truck once a day in the early morning. Once a week paper goods will be delivered by a tractor trailer truck, but that could be scheduled during a slower period. Mr. Dobromilsky stated if a truck parks in that area to make a delivery, the entire drive aisle is cut off and no cars can pass through that way. Mr. Thill stated that was correct, but that would only be for the time of the delivery, which approximately takes 20 minutes. Mr. Marinelli stated that the plan was designed so if a delivery is being made or if the gas station area is full of customers, there is an alternate route for circulation around the site. Mr. Shane asked Mr. Marinelli if there's any current traffic flow around the building. Mr. Marinelli stated that there is not, and referenced Exhibit A-1 which shows a box truck that has been parked on the side of the building, cutting off that area for circulation.

Chairperson Shifman asked if emergency vehicles would be able to circulate around the building in the event of an emergency. Mr. Marinelli stated that typically, fire companies would not fight a fire on site for a gas station, but rather from the roadways. He stated a fire hydrant will soon be added as a part of the sewer and water improvements taking place across the street at Aurobindo that will allow emergency responders to adequately fight any fires from the street rather than on site. Chairperson Shifman asked if traffic would be permitted to enter the site from both Old Trenton Road and Princeton Hightstown Road. Mr. Marinelli stated that all four driveways will be full circulation. Mr. Petruniak asked Mr. Marinelli to indicate the parking stalls on the exhibit

of the site. Mr. Marinelli did so, and stated that there are two ADA spaces on the northern face of the building, three spaces on the south east side of the building, and four spaces directly across from those, and then three additional spaces in the north corner of the site and three spaces in the south west corner.

Mr. Shane asked how many employees would typically work on this type of site. Mr. Thill stated about three employees with a fourth managerial employee who comes in from time to time, and the gas station would likely have one or two employees. Mr. Primiano stated that if Mr. Thill's employee estimation is correct, six parking stalls would be occupied by the employees who are working, and that only leaves a few stalls in the front open for patrons. He asked if anyone had an estimation for how many customers they expected per hour or some other parameter they could discuss. Mr. Thill stated that traditionally that the employees that would typically work at this facility would not own cars, and they would either be dropped off or would carpool. Mr. Primiano stated that the circulation plan has a lot of cross circulation for the different uses. He stated that the site circulation would be completely cut off if a truck was making a delivery and a car was also getting gas at the pump station closest to the building. Mr. Primiano added that another potential conflict could occur when a car enters the site from Princeton Hightstown Road and moves toward the gas station and another car is attempting to back out of the parking stalls in that area. He stated that it seemed like there were a lot of potential dangerous situations created by this circulation plan. He asked Mr. Marinelli if he could address any of those issues or provide his thoughts. Mr. Shane stated that they did have the traffic engineer for the project present tonight and he would touch on some of those items.

Mr. Primiano asked Mr. Marinelli if they had considered adding sidewalks around the site, especially on the road frontages, in the off chance that someone would try to walk to the site. Mr. Marinelli stated that there are no other sidewalks in the immediate area and if they built a sidewalk along any of the road frontages it would have nowhere to connect to. He stated that the site is not intended to promote pedestrian access. He stated that if the Board required sidewalks as a condition of approval, they would construct sidewalks. Mr. Primiano asked what impact a sidewalk would have to the site. Mr. Marinelli stated that because both roads are county controlled roads, they would require county approval as well to build sidewalks on the road frontages.

Mr. Primiano stated that the canopy appeared to only be one foot from the property line. Mr. Marinelli stated that was accurate but that the canopy was elevated. He stated that typically the concern regarding accessory structures too close to the property line is that they inhibit sight, however the canopy is elevated 16 feet in the air, so it would not affect any views. Mr. Primiano asked Mr. Marinelli if the applicant had considered eliminating the gas station use and instead just utilizing the site as a Dunkin Donuts. Mr. Marinelli stated that the applicant is actually just a tenant of the building on site, and the landlord and owner of the site is the owner of the gas station. Mr. Primiano asked if the applicant had considered purchasing an adjacent land to make the site bigger and to increase the circulation around site. Mr. Thill stated that would be up to the landlord. Mr. Primiano stated that the applicant was proposing a very intense use for the site and he just wanted to know if the applicant had considered some of these various solutions or ideas. Mr. Shane stated that the adjacent properties are owned and developed so he wasn't sure where the applicant could purchase land on either side.

Mr. Petruniak asked if there would be any diesel fuel on site. Mr. Marinelli stated that the site currently has diesel fuel but that would be eliminated. Mr. Petruniak stated that would mean no large trucks would come on site for fuel service, which would help with circulation. Mr. Petruniak asked Mr. Marinelli if a car enters the site from the first driveway on Princeton Hightstown Road, would they make a right or a left to access the gas pumps. Mr. Marinelli stated that he would think they would make a left and come across the front of the Dunkin Donuts to reach the gas pumps. Ms. Berdzik asked if a left turn onto Princeton Hightstown Road would be permitted from the site. Mr. Marinelli stated that he would defer any further circulation questions to the traffic engineer. Mr. Cosenza asked if any of the four gas pumps being proposed are already existing in terms of their locations. Mr. Marinelli stated that there are not, they are all being relocated. Mr. Cosenza asked Mr. Marinelli how traffic would access the south side of the site if all four gas pumps are being utilized. Mr. Marinelli stated that was an extreme case and stated they would either have to exit the site or make a K-turn and turn around. Mr. Preiss asked Mr. Marinelli what the distance is between the gas pumps. Mr. Marinelli stated they are 20 feet apart. Mr. Preiss asked Mr. Marinelli if cars were utilizing gas pumps on either side, would there be enough space for a third car to travel between them. Mr. Marinelli stated there would not be enough space for that to work. Mr. Cosenza asked if that is why the curb cuts are so wide on the plan. Mr. Marinelli stated that was correct, as the circulation was required. Mr. Cosenza stated that he would generally ask to reduce the curb cuts and eliminate dual access for each driveway. Mr. Preiss stated that he has worked with the applicant while they were developing this plan conceptually, and that the intent was to improve the overall aesthetics and circulation for the site. He stated that ultimately the Board's choice is either to approve this use with the improvements the applicant is proposing, or leave the site as it currently is. He stated that site is challenging due to its small size, so there has to be a series of tradeoffs, and that while the design may not be optimal what is proposed has tried to address the existing issues as best as it can. He stated that while typically he would agree with Mr. Cosenza to reduce the width of the driveways, in cases like this they allow for better circulation on site.

Mr. Primiano asked if someone could go through the parking calculations. Mr. Marinelli stated that the ordinance calls for two calculations, whichever is greater. He stated the first is one space for every two and a half seats, which includes patrons and employees. He stated that there calculations were based off 15 interior seats, which calculates 6 spaces required. He stated that the ordinance also outlines a calculation based on one space for every 40 square feet of patron space. Mr. Marinelli stated that the Dunkin Donuts will have 420 square feet of patron space, so the calculations yield 11 spaces required, which is where they got their calculations and parking counts from. Mr. Primiano asked Mr. Marinelli where fuel deliveries would occur on site. Mr. Marinelli stated that the fuel tanks are located on the south east side of the building. He stated that the submitted circulation plan shows the tractor trailer truck entering the site from Princeton Hightstown Road to access the fuel tanks and then exiting onto Old Trenton Road. He stated that deliveries would generally be done on off hours when the property isn't as busy. Mr. Primiano asked if the truck is currently making a delivery and blocking off the seven parking stalls on the south side of the site, and the six employees are utilizing six parking stalls, where would any patrons park in that event? Mr. Marinelli stated that would be the worst case scenario. Mr. Marinelli stated that he discussed with the applicant that when the site is connected to sewer and water, they would no longer need the septic field in the rear of the site, and they could potentially land bank some parking stalls in that area. This way if there are issues on site, there would be an

avenue to rectify that with additional parking. Mr. Primiano asked if the applicant had submitted any information regarding restricting deliveries to certain times. Mr. Marinelli stated that he did not believe that could be done in advance. Mr. Thill stated that the daily food deliveries will be done around 4:00 AM, prior to the store opening. Mr. Primiano asked about fuel deliveries. Mr. Thill stated that would be at the discretion of the landlord and owner of the site.

Mr. Petruniak asked how many gas station attendants would be working on site. Mr. Thill stated that he would think one attendant would service all the pumps, but added he is not the operator of this gas station. Mr. Preiss suggested that because the Board had many questions regarding the gas station operation, and no representative of the gas station or landlord were present this evening, that it might be appropriate to have the applicants go get the answers to these questions or return with a representative of the gas station to the next hearing. Mr. Dobromilsky agreed with Mr. Preiss' suggestion.

Mr. Primiano asked if they would be hearing any testimony from the architect. Mr. Thill stated that he could talk about it, as he hired the architect and instructed the architect in this design. Chairperson Shifman pointed out that the representative of the gas station was also not present to answer questions either. Mr. Rago asked if the new sewer and water lines were strictly sanitary service or if they are dual service. Mr. Marinelli stated that the sewer would not be combined with the storm water management systems.

Mr. Primiano asked if anyone would be addressing the memorandum provided to the Board by the East Windsor Township Health Department about the application, specifically the part regarding the alterations in 2010 that were not properly approved before occupancy. Mr. Primiano asked if they had gotten that approved. Mr. Thill stated that was the landlord's decision.

Mr. Dobromilsky asked if the applicant had explored the possibility of demolishing the existing building and rebuilding for the Dunkin Donuts. Mr. Thill stated that would likely make the project cost ineffective.

Mr. Shane stated that they would like to wait to have their other witnesses testify, as it was clear that they would have to return with a representative of the landlord to answer the Board's questions. He asked if the matter could be carried to the next meeting of the Board. Chairperson Shifman agreed with Mr. Shane's suggestion and asked for a motion from the Board to carry the matter. Mr. Primiano stated that he would like a representative of the architect present at the next hearing too. Chairperson Shifman agreed.

MOTION TO CARRY THE APPLICATION TO JULY 20, 2017 MADE BY: Mr. Primiano

MOTION SECONDED BY: Mr. Bailey

ROLL CALL

AYES: Mr. Bailey, Ms. Berdzik, Mr. Cosenza, Mr. Illuminate, Ms. Shifman, Mr. Primiano,
Mr. Rago

NAYES: None

ABSTAIN: None

Chairperson Shifman announced that the application would be carried without further notice required until July 20, 2017.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned.

CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Zoning Board of Adjustment Secretary of the Township of East Windsor Zoning Board of Adjustment and that the foregoing minutes of the Zoning Board of Adjustment, held on June 22, 2017, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Zoning Board of Adjustment this 28th day of September, 2017.

Allison Quigley, Board Administrative Secretary
East Windsor Township