



The applicant is represented by Duncan M. Prime, Esq. The applicant is requesting a site plan and use variance amendment to convert 4 of the existing 8 dispensing pumps to "3 + 1" dispensers. They give the options of Premium, Mid Grade and regular gasoline as well as the clean diesel. There will be no tractor trailers permitted to get the diesel fuel.

Board member McColgan arrived to the meeting.

Mr. Rosenberger swore in Ronald E. Klos Jr., PE.

Mr. Klos gave testimony that there would be a new underground storage tank placed underground. They are proposing to replace the 4 dispensers that are closer to Tilton Road. The existing free standing signs would be refaced to add the diesel pricing. The size of the sign would not change.

Board member Coleman asked what they would define as a tractor trailer and how they would enforce the rule of no tractor trailers.

Mr. Klos stated that anything that has a cab and a trailer on it.

Mr. Rosenberger swore in Elizabeth Leheny, PP. Ms. Leheny gave testimony that the positives would outweigh the detriments. The use will have no impact on the public good or zone plan.

Mr. Dennis read from his report dated October 1, 2015.

The applicant has agreed to accept as a condition of approval the technical comments by Mr. Dennis.

Ms. Cuvillo read from her report dated October 1, 2015.

The applicant has stated they have procedures for large vehicle cueing in the event of many large vehicles waiting for gas at the same time in order to not cause a traffic issue. It is part of employee training.

## **Public Comments**

None.

A motion to approve application 10-15, Wawa for a Use Variance was made by McColgan and seconded by Clute.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane and Mayer.

Opposed: None

A motion to approve application 10-15, Wawa for a site plan amendment was made by DiPietro and seconded by Hauslet.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane and Mayer.

Opposed: None

## **#13-15 Kaushil Patel**

732 Cheltenham Ave.

B. 919 L. 1.01

Zoning District: RC

Requested: D(1) Use Variance

The applicant is representing himself.

Mr. Ghelani, Mr. Nasser and Mr. Patel were all sworn in.

Mr. Patel stated that he would like to add an additional kitchen to his property.

Rami Nassar, P.P. and engineer spoke on the applicants behalf. The applicant is proposing to add a 16 x 14 commercial kitchen to the rear of the property to make vegetarian meals. The meals would then be delivered to senior citizens at a day care facility in Somers Point. There would be approximately 40 – 50

lunches a day made and delivered. There would be no employees coming to the property, no “customers” coming to the property and no signs on the property.

Tiffany CuvIELLO read from her report dated October 1, 2015.

### **Public Comments**

John Baglivo of 730 Cheltenham Avenue stated he lives next door to the applicant. He feels this is a great idea and is for this application.

### **Board Questions**

Board member Clute asked if the applicants goal was to one day expand to a restaurant.

*No.*

Board member Sperling asked what the difference was between a commercial kitchen and regular kitchen.

*Health Department requires a triple sink, hand sink, mop sink and other things that are not required for residential kitchens.*

Board member Sidrane asked if the applicant lived in this house.

*Yes. The Mother and Father in law will be the ones cooking the meals and running the kitchen with no additional employees.*

Will there be deliveries?

*No. The applicants' father in law goes out and buys the supplies.*

Will the kitchen be large enough?

*Yes.*

Board member McColgan asked if this was a company operating at a profit.

*Yes, the day care pays for the food.*

Chairman Mayer stated that he does not feel this should be done in a residential area, but does like the idea.

Board member Coleman asked the applicant if a kitchen was once used to cook meat could it be used to cook their vegetarian foods.

*No. Once meat is cooked in a kitchen it cannot be used by the applicant to cook the vegetarian foods.*

Board member Clute asked Tiffany if a residential home was allowed to have an office in it for profit.  
*Yes.*

Board member Sperling asked where they are getting their vegetarian food at right now.  
*Right now they are getting it from a restaurant but there is no guarantee that it is actually vegetarian and the service that they would be providing is not available anywhere else.*

### **Facts and Findings**

Board member Clute feels this is a very good concept.

Board member Sperling stated that he respects what they are trying to do and has no problems with it.

Board member Sidrane stated it's a great idea but the kitchen is undersized.

Board member Hauslet stated that he feels this could be done without any harm to the community and is favorable to this.

Board member DiPietro stated he does not really have any concerns and really likes the idea.

Board member Coleman stated that he is favorable to the application.

Board member McColgan stated that he feels the property is not suitable and the applicant will probably outgrow this rather quickly.

Chairman Mayer stated he loves the idea but that this could be done at another place not in a residential area.

A motion to approve application #13-15, Kaushil Patel for a Use Variance to add a 231 square foot commercial kitchen was made by Clute and seconded by DiPietro.

All in favor: Clute, Coleman, DiPietro, Hauslet

Opposed: McColgan, Sidrane, Mayer

**Application Denied.**

**#12-15 Michael Scioli Jr.**

301 Huntington Ct.

B. 945 L. 11

Zoning District: RC

D(2) Use Variance

Mr. Scioli was sworn in. He stated that he is requesting to add a second floor deck off of the master bedroom to the existing home at 301 Huntington Court. He was just at the board last month for approvals and decided to add the proposed deck after that. The board looked at Exhibit A-1, Deck plans. The applicant stated that this deck would improve the look of the home. The proposed deck is an 8 by 12 deck.

Tiffany CuvIELlo read from her report dated October 1, 2015.

Board member DiPietro asked what would be under the deck on the ground.

*A Concrete pad.*

**Public Questions and Comments**

None.

A motion to approved application # 12-15, Michael Scioli Jr. for a D(2) Use Variance for an addition of an 8 by 12 deck was made by Hauslet and seconded by DiPietro.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane, Mayer

A motion to go to closed session.

8:13 pm back in session.

Meeting adjourned 8:13 PM.