

BRIELLE PLANNING BOARD  
TUESDAY, March 10, 2020

The Regular Meeting of the Brielle Planning Board was held on Tuesday, March 10th, 2020 at 7:30 p.m. in the Brielle Borough Hall, 601 Union Lane. After a moment of silent prayer and a Salute to the Flag roll call was taken:

Present – Mayor Thomas Nicol, Thomas Condon, James Langenberger, James Maclearie, Francis Pierciey, James Stenson, Corinne Trainor, Glenn Miller and Christian Siano.

Absent - Councilman Frank Garruzzo and Madeline Ferraro

Also present were David Clark, Board Attorney, Al Hilla, Board Engineer and Carol Baran, Board Secretary. There were 23 people in the audience.

Christian Siano, Alternate Member #2 to 12/31/21 was sworn in by Mr. David Clark.

A motion was made to approve the Minutes of January 14, 2020, this done by James Maclearie, seconded by Corinne Trainor and approved by unanimous vote, all aye.

CORRESPONDENCES:

Copy of Monmouth County notice to DEP for mosquito Control.

Copy of State notice to DEP for roadway resurfacing on portions of Route 70.

Copy of notice to DEP for Block 59, Lots 8-8.01, 4 Crescent Drive, to allow legalizing a floating dock, lower dock section, open boat lift & 10 mooring piles.

Copy of notice to DEP for Block 72, Lot 20, 403 Kenli Lane, for improvements to single family home.

OLD BUSINESS:

Tom Condon made an announcement. NOTICE: Application for Major Subdivision for 619 Rankin Road will not be heard this evening, revised plans must be submitted.

NEW BUSINESS:

The Board turned to an application for Block 77.01, Lot 3, 421 Higgins Avenue, Owned by Midlantic Equity Partners (applicant Dr. Ilan Gamburg), Site Plan application. Parking Requirements - 26 spaces required for dental office; 14 spaces proposed. Change in condition from previous approval for use of rear gravel parking lot.

Mr. Miller stepped down from the dais due to a possible conflict.

Mr. Henderson stated that the applicant had received the denial letter from the Zoning Department, the correct fees were paid, taxes are paid to date and the property owners within 200 feet and the newspaper were notified, a copy of the notice with the affidavit had been turned into the Planning Board secretary. At this time Mr. Keith Henderson, Esq. started testimony for this application and had two people sworn in, Dr. Ilan Gamburg and William Parkhill, Engineer.

Mr. Gamburg stated that he has been a practicing dentist since 2015 with an office in Brielle since 2018. His office currently has five employees, four full-time and one part-time which sees three patients at a time, Monday, Tuesday and Thursday 9 am until 7 pm and Friday 9 am until 6 pm. Mr. Gamburg continued with details of his current office not having enough space and his desire to move to the building located on Higgins Avenue. Mr. Henderson asked Mr. Gamburg if during the due diligence period did you explore the parking issue with experts. Mr. Gamburg responded he did, and he feels the parking can meet his needs. Mr. Henderson asked if there was parking in the front of the building and Mr. Gamburg responded yes. Mr. Gamburg suggested the parking spaces could be stacked. The employees would park exclusively in the back leaving four spaces in the back lot for overflow.

Mr. Condon opened to the public for questions, hearing none he closed that portion and opened to the Board members.

Jim Langenberger asked if Mr. Gamburg had considered paving the gravel parking lot in the back of the lot. Mr. Gamburg responded yes; they would consider it. Mr. Henderson added they could use pervious asphalt in the back lot. Mr. Langenberger asked if there was a backdoor so patients could come in from the lot and Mr. Henderson responded correct.

Mr. Stenson asked the Doctor how many patients they see. Mr. Gamburg responded three at one time.

Ms. Trainor voiced concern over the stacked parking with possibly six patients trying to park at a time. Mr. Gamburg responded they hoped to space the appointments far enough apart. Mr. Gamburg added they do not turn over patients at the same exact time, scheduling is also stacked.

Mr. Pierciey, Mr. Siano and Mayor Nicol had no questions.

Mr. Maclearie asked how many employees worked for him. Mr. Gamburg responded six including himself with one being part-time.

Mr. Condon asked how Mr. Gamburg intended to regulate the parking. Mr. Henderson stated plans were approved in 2017 by the Board with only one change which was medical as opposed to other office space. Mr. Henderson suggested that the applicant

could enter into a Title 39 agreement with the Borough so the Police Department would be able to enforce the parking.

Mr. Parkhill then came forward to testify. Mr. Henderson asked if he had previously testified before this Board. Mr. Parkhill responded he has not. Mr. Parkhill stated he has a bachelor's in science and has been licensed in the State of New Jersey since 2009. Mr. Henderson asked if the Board was satisfied with his qualifications. Mr. Condon responded that the Board was satisfied and would accept Mr. Parkhill as an engineering expert. Mr. Henderson asked Mr. Parkhill to state what was already approved and what the applicant hopes to get approved. Mr. Clark asked to Mr. Parkhill to mark his exhibits as Exhibit A1 (Title sheet) and Exhibit A2 (existing conditions site plan). Mr. Parkhill explained these exhibits were the blow ups of the same plans submitted with the application to the Board.

Mr. Parkhill stated that the property has 10 gravel parking spaces in the rear and four paved parking spaces in the front on Higgins Avenue. He continued by saying the 2017 approval included a piping system for the drainage. Mr. Parkhill and Mr. Hilla's conversation earlier today concluded that if pervious asphalt was installed it would maintain the proper drainage for the lot. Mr. Henderson asked Mr. Parkhill to identify the variances need with this application. Mr. Parkhill responded that 14 parking spaces were proposed and that 26 parking spaces were required for medical/ dental use. Mr. Henderson asked if the parking lot is paved does that eliminate one variance. Mr. Parkhill responded yes; they would need just one new variance for the deficiency in the number of parking spaces. Mr. Henderson asked Mr. Parkhill if he could address any other concerns from Mr. Hilla's letter. Mr. Parkhill responded Mr. Hilla did have a question of how trash is handled, and he added they currently have a trash enclosure and there are five cans in there. Mr. Parkhill continued by saying that Mr. Gamburg indicated his office had a low trash use and sharp medical objects are contained inside the building and are regularly picked up by a company. Mr. Parkhill stated that he felt having the Doctor move right in advances the good of the public with no negative impact to the Borough.

Mr. Condon asked if Mr. Hilla had any questions or concerns. Mr. Hilla stated that the parking spaces in the front of the lot are faded and need to be re-striped and that he thought that there should be some signage in the front for rear parking. Mr. Henderson suggested the doctor could include parking instructions to the patients when it sends out notice to the patients.

Mr. Condon opened the hearing to the public for questions to the applicant's engineer. None being heard, he closed that portion.

Mr. Condon asked the Board for questions. Mr. Langenberger asked if the doctor would put more than three working rooms in the office space. Mr. Henderson responded there would be a need for more than three rooms due to special procedures performed by the office and the need for rooms to house those procedures. Mr. Langenberger asked if the office got busy would they hire more employees. Mr. Henderson responded it is not in the best interest of the doctor to make it inconvenient for patients.

Mr. Siano asked about the current lighting in the back lot. Mr. Parkhill responded there is already lighting which lights up the lot with consideration for the neighbors.

Mr. Maclearie asked how many square feet currently and how many in the new space. Mr. Gamburg responded that the engineering office currently 1000 square feet and that the medical office is going to be 2600 square feet.

Mr. Condon asked if the public had any questions. Hearing none he closed that portion.

Mr. Condon asked the Board for comments. The Board members felt it was a good use of the building.

Mr. Clark clarified that a motion to approve the application would include the conditions the Board had stated which were agreement to pervious paving of the back lot, restripe the front parking, Title 39 agreement and parking instruction signage in the front and given to the patients.

Mr. Stenson made a motion to approve the application with the stated conditions, Ms. Trainor seconded.

Ayes: Mayor Thomas Nicol, Thomas Condon, James Langenberger, James Maclearie, Francis Pierciey, James Stenson, Corinne Trainor, Christian Siano

Noes: None

Mayor Nicol stepped down from the dais and Mr. Miller returned.

The Board then turned its attention to the application for Site Plan/Use Variance approval for Block 54, Lots 1-2 & Block 58.01, Lot 2, 101-103 Ocean & 1 Ocean Avenue, owned by 1 Ocean Road, LLC (Applicant — Paradise Hospitality, LLC) to allow expansion of The River House Restaurant (Note: Third floor Bridal Suite & elevator tower constructed are not in conformance with Zone Plan). Docking berth — 1 docking berth per 4 restaurant seats, exterior seating on deck alone is at least 106 seats. Bridal Suite, pergola over second floor space, island bar & pergola over bar & adjacent areas are expansion of a Non-Conforming use. Structure & rooflines differ from previous Structure, expansion of Non-Conforming use. Lot Width — 75 feet required; 74.6 feet existing & proposed. Front Yard Setback (Ocean Avenue) — 30 feet required, 15.5 feet existing, 10.8 feet proposed to shed roof overhang, 14.8 feet proposed to the building wall, 11.5 feet to the island bar and 6.5 feet proposed to the island bar pergola. Rear Yard Setback — 30 feet required; 10.8 feet existing. Water's Edge Setback — 25 feet required; 12.2 feet existing. Side Yard Setback - 10 feet required, 2.8 feet existing, 4 feet proposed to new stairs. Side Setback (accessory) - 10 feet required; 1.3 feet existing. Lot Coverage — 25% maximum allowed; 47% existing & 44% proposed. Building height — 35 feet maximum allowed, 35 feet existing & 38.81 feet proposed (to elevator tower). Unoccupied Open Space — 25% minimum required, about 8% existing. Non-Residential FAR (Floor Area Ratio) - .25

maximum allowed, .68 existing, .71 proposed. 183 off-street parking spaces required (due to the addition of the Bridal Suite), variance required for 3 off-street spaces for Bridal Suite). Ocean Avenue stairs encroach onto Ocean Avenue Right-of-Way. Handicap Parking spaces required, none shown.

John Guinco, Esq. introduced this application by stating that there have been alterations to the plans that were submitted to the Board, the main change being a reduction in the elevator tower height which reduced and/or eliminated the height variance being required. Mr. Condon asked Mr. Clark whether this change to the plans required re-noticing of the application. Mr. Clark stated that the notice provided the public with a general understanding of the approvals being sought by the applicant and that the one change in the plans did not require re-noticing as any height variance has either been reduced or eliminated entirely due to the change in the plans. Mr. Guinco then had two people sworn in-- Dan Condatore, a licensed architect, and Barbara Ehlen, a licensed professional planner.

Mr. Dan Condatore stated his credentials, which are that he is a licensed architect in the State of New Jersey since 2008 with his own company since 2014 appearing before other Boards (but not previously before this Board).

Ms. Barbara Ehlen stated her credentials, which are that she is a licensed professional planner in the State of New Jersey with Beacon Planning and Consultants since 2008 appearing before other Boards (but not previously before this Board). The Board accepted the qualifications of both professionals.

Mr. Condatore stated that he prepared the plans for the application, analyzed the Municipal Ordinances, and investigated the history of the use of the property. Mr. Condatore stated that his company was retained at the end of 2017 when his client took over the operating business at the River House.

Mr. Condatore testified that in the winter of 2018 the owner obtained building permits to undertake some renovations to the bar on the marina side. Mr. Condatore explained that in the summer of 2018 the property was operational as it had existed as a modified restaurant, existing patio and two-story banquet facility. Mr. Condatore described the restaurant over the last thirty years and that it developed with different levels as the building was updated. He stated that the applicant wanted to give the building a new fresher look, more unified. In speaking to the Zoning officer Mr. Condatore discovered that the structure had some non-conformities and asked what could be done to the property. Mr. Condatore stated that he was told that if they stayed within the existing footprint, they could make improvements to the property. Mr. Guinco asked Mr. Condatore to explain what he meant by existing footprint and what they relied on. Mr. Condatore explained they used past approvals from the Borough. Mr. Condatore explained they filed zoning plans to be able to move forward. Mr. Condatore testified that is when demolition began and they noticed issues, such as ADA compliance issues, sloping floors and leaking skylight.

Mr. Condatore stated they discovered more issues such as the original concrete patio located under the wooden deck. The applicant went back to the Zoning Officer with a subsequent application to replace the patio in its place. Mr. Condatore had hoped to find existing plans for that bar, but they did not, so they concurred they did not have the right to replace the bar back. Mr. Condatore testified they wanted to add the half story for the bridal suite. Mr. Condatore continued they were here today to ask for these things and also to seek permission to install pergolas.

Mr. Guinco asked Mr. Condatore if the building is built on the same foundation and he responded it is on the same foundation. Mr. Condatore explained there was a basement with all the utilities which they wanted to preserve. Mr. Guinco asked if they continued to build until they reach these issues and Mr. Condatore responded yes.

Mr. Guinco asked Mr. Condatore how many seats were in the prior approval. Mr. Condatore responded that he could not find an approved occupant load and the applicant was relying upon the seating capacity which had historically operated at the site in the past which, based upon his investigation, is approximately 160 people for the banquet facility, 100 people for the patio/bar area, and 75 people for the smaller restaurant lower level. Mr. Condatore felt the current application filed before the Board is consistent with the historic use of the property. Mr. Condatore explained they increased some of the accessory uses. Mr. Condatore stated this property had been operating with 87 parking spaces in the past.

Mr. Guinco asked Mr. Condatore to explain what the applicant has come to the Board to seek. Mr. Condatore marked Exhibit A1-- 2<sup>nd</sup> Floor Area Plan. Mr. Condatore explained the purpose of the exhibit is to show the relationship between what the existing floor was and what the applicant is proposing. He explained that the existing 2<sup>nd</sup> floor plan was 4490 square feet and the existing patio was 641 square feet. The square footage represented a reception area, small office, exterior patio, small kitchen space and outdoor stairways. Mr. Condatore explained that the applicant has reduced the building area of the second floor and proposes to create a ceremony area covered by a pergola for ceremonies and photographs. The applicant is also proposing to flatten the roof to the first-floor bar which will reduce the 2<sup>nd</sup> floor building area and increase to deck area. Mr. Condatore stated that the use of the space will be strictly for ceremony and photographs. Mr. Guinco asked Mr. Condatore about the proposed Bridal Suite area. Mr. Condatore explained that the Bridal suite is in the mezzanine area in the front of the building, approximately 285 square feet. Mr. Guinco asked if that was included in the 3872 square feet and Mr. Condatore responded it was not included and constitutes additional square footage. Mr. Guinco asked the purpose of the mezzanine and Mr. Condatore replied for the Bride to get ready and spend time with the Bridal party.

Mr. Condatore marked Exhibit A2 - Elevations. Mr. Clark asked if this exhibit showed the changes and Mr. Condatore replied no but he would point out the things that did change.

Mr. Condatore explained when building an elevator there is a minimum height needed for the overrun beyond the elevator's stop. According to Mr. Condatore, he felt that this

overrun would not be included in calculating height restrictions but that Ms. Elissa Commins, the Borough Zoning Officer, said that it should be included. Mr. Condatore testified that the applicant could reduce the height of the elevator and eliminate the need for this variance. Mr. Condon asked if the elevator had been installed and Mr. Condatore answered no they would not even order it until they receive approval from the Board.

Mr. Condatore introduced Exhibit A3 - Site Plan. He explained this exhibit shows the replacement of the patio bar. Mr. Condatore explained that the change would level out the bar area which had no access from the parking lot. The four-sided bar comes under the proposed pergola area. Mr. Guinco asked Mr. Condatore to explain the pergola. Mr. Condatore stated that the pergola is a premanufactured aluminum system that is automated to open for nice weather and close for inclement weather. Mr. Condatore shared pictures of the pergola system and marked it as Exhibit A4. Mr. Guinco asked Mr. Condatore to put Exhibit A1 back up to show where the proposed pergola would cover the bar and where a second pergola would cover the ceremony space.

Mr. Condatore went back to Exhibit A3 to show the stairway. He explained that the stairway would exit the second floor down to the main patio. Mr. Guinco asked if with all these proposals does the footprint remain the same and Mr. Condatore responded yes that is correct. Mr. Condatore marked Exhibit A5 – first floor layout. Mr. Condatore explained the exhibit shows the changes which are 7892 square feet existing and 7856 square feet proposed, existing patio remains the same, and four additional structures: three existing cooler boxes and a 91 square foot existing valet. Mr. Condatore explained they were trying to refresh the whole building. Mr. Guinco asked Mr. Condatore to explain in more detail the patio/bar area. Mr. Condatore stated they were replacing the existing awning with the pergola. Mr. Condatore marked Exhibit A6 – first floor area plans and explained how it relates to canopy and pergola area. Mr. Condatore explained there were several canopies in the original restaurant, they propose to put small canopies over the front entrance, walk to the back and a pergola over the bar area. Mr. Guinco asked Mr. Condatore if he had lighting plans. Mr. Condatore introduced Exhibit A7 - lighting plan and explained the decorative fixtures on the path, railing lighting, existing parking lot lighting not being changed, and the pergola comes with lighting. Mr. Guinco asked Mr. Condatore if he was asking the Board to approve an alternative lighting plan which would light the same area without additional spill over and Mr. Condatore replied yes. Exhibit A8 - Gotham Lighting plan was introduced, marked and explained by Mr. Condatore.

Mr. Guinco asked Mr. Condatore about the proposed ground level ramp and Mr. Condatore responded yes and it will be ADA compliant. Mr. Condatore introduced and marked Exhibit A9 - Landscaping plan. Mr. Condatore explained that the proposal includes sealing and filling in the cracks and restriping and cleaning existing landscape for parking lot. Also, main entrance paver path with awning and backside for ADA accessible. Mr. Condatore stated in Mr. Hilla's review there was a small step access which went slightly over and that will be moved so that it is within the property lines.

Mr. Condatore responded to Mr. Guinco's reference to the ADA ramp by explaining how the ramp will have a decorative handrail on one side and provide access to first floor. Once someone is inside the elevator will provide access to the other floors.

Mr. Guinco asked if Mr. Condatore would work with Mr. Hilla on the landscaping for remote parking lot and Mr. Condatore responded that he would absolutely do so.

Mr. Guinco asked if the valet service would be provided to all the banquets, Mr. Condatore responded he could not answer that would be a question for the ownership. Mr. Guinco asked about the trash area and Mr. Condatore replied there is an existing gate along the back, they will update, and trash is picked up privately.

Mr. Guinco asked in reference to Mr. Hilla's letter would Mr. Condatore be able to comply with the requirements of the letter and work together with Mr. Hilla, Mr. Condatore responded yes.

Mr. Guinco added it his understanding they would provide valet service for all banquets and on busy weekends if there was no banquet.

Mr. Hilla wanted to clarify the variance relief on the parking. Mr. Guinco asked Mr. Condatore about the ADA spaces. Mr. Condatore replied that there are 4 ADA spaces required (see Exhibit A3) and that the proposed 4 ADA spaces take away two spaces from the plans so that 87 spaces goes to 85 spaces with the Handicap parking

Mr. Hilla asked if the rear deck would be level and Mr. Condatore responded yes level with the lower level which will make it easier to be compliant with ADA requirements.

Mr. Hilla asked about the exterior stair and Mr. Condatore responded it would be for staff and will be controlled.

Mr. Hilla asked how many seats at the proposed bar compared to the original and Mr. Condatore responded the bar is slightly larger than the original, he estimated 40 people and added they would lose tables and chairs.

Mr. Hilla explained the original canopies were temporary and had been approved in the past, but that the last owner was told ten years ago they would need to come to the Board for approval to replace the temporary canopies with something more permanent.

Mr. Hilla asked for Mr. Condatore to explain the roof elevations. Mr. Guinco introduced and marked Exhibit A10 – aerial photos. Mr. Condatore responded to Mr. Guinco that only the roof lines were part of the permit issued. Mr. Condatore explained the roof lines. Mr. Guinco asked Mr. Condatore to clarify the top two photos were existing building and the bottom two were what they have done so far, and he responded yes there were.

Mr. Hilla asked about the landscape plan which showed two features, one of which was a fence parallel to the curb and Mr. Condatore stated it was a mistake that was a curb

line not a fence. Same drawing, Mr. Hilla asked about a gate and Mr. Condatore said it would be a decorative structure to walk through. Mr. Guinco responded the client doesn't consider it critical but would like to have it as an attractive feature.

Mr. Hilla pointed out the lighting must be fully operable in its entirety in reference to both parking lots and Mr. Condatore responded they would work with him. Mr. Condatore said they would provide an adequate lighting plan if they need to change it.

Mr. Hilla wanted to discuss the railing at the dock, he asked Mr. Condatore to explain. Mr. Condatore used Exhibit A10 to show the access off the dock to get to lower restaurant, as a safety measure they propose a guardrail, not occupied space. Mr. Hilla asked if there were different levels between the restaurant and the dock and Mr. Condatore responded yes. Mr. Hilla wanted clarification they were not expanding the area and the plan should be amended accordingly. Mr. Condatore agreed. Mr. Condatore responded to Mr. Hilla's item #11 stating they would work with a contractor to take care of the jetting.

Mr. Condon stated we would address the letter from Mr. Houseal at the next meeting.

Mr. Condon opened the meeting up to the public. Mr. Tom Stuhmann, 106 Ocean Avenue, came forward. Mr. Stuhmann asked Mr. Condatore about an outdoor patio. Mr. Condatore responded the area did increase because of flattening the roof and that the areas would be used for short periods of time for the ceremony and photographs. Mr. Stuhmann asked if there would be amplified music on the outdoor patio on the upper floor and Mr. Condatore responded no. Mr. Stuhmann asked if there would be amplified music on the lower level. Mr. Condatore responded there would be some music, a small band or single acts.

Mr. G Kevin Callahan, 205 River Mist Way, came forward and asked to see the roof line exhibit and for Mr. Condatore to explain the roof line. Mr. Callahan asked the square footage of the deck area. Mr. Condatore responded 1200 square feet currently and it was originally 641 square feet. Mr. Callahan asked if the owners were going to testify and Mr. Guinco responded he did not plan to have them testify. Mr. Callahan asked the use of the deck area and Mr. Condatore responded for formal ceremonies. Mr. Callahan asked if the restaurant would have access to the stairway and Mr. Condatore responded it would be a controlled stairway not open to the public. Mr. Callahan asked if there would be music and Mr. Guinco responded indoors there would be music and Mr. Condatore responded no music outdoors. Mr. Callahan asked about the drainage and Mr. Condatore responded it connects to the internal drains which can be seen in the photo. Mr. Callahan asked the size of the pergola, Mr. Condatore responded the height is a 9ft. flat top pergola and approximately 35 x 35. Mr. Callahan asked how they would shield the residents from the deck and Mr. Condatore responded they would put a fabric fixed screen along the property line. Mr. Callahan asked about the trash location and Mr. Condatore responded it is the same location as was existing. Mr. Callahan expressed complaints regarding the noise from dumping the bottles and cans into the recycling containers and Mr. Condatore said he would address that issue with the owners.

Mr. Callahan asked to submit six photos which were marked as Exhibits O1-6. Mr. Callahan asked Mr. Condatore if they were exhaust fans seen in photo 1 and Mr. Condatore responded yes, they were existing. Mr. Callahan asked if screening would be put up to block HVAC system. Mr. Condatore said yes, they could. Mr. Callahan asked Mr. Condatore to confirm that photos 3 and 4 showed the deck and its height. Mr. Callahan asked about stairs that come off the back and Mr. Condatore responded that service stairway was staying. Mr. Callahan asked about the ratio for square footage whether it included the coolers. Mr. Condatore responded it does not, he did not feel they should be but if it does, they will be added. After doing some research Mr. Condatore responded they already were included.

Mr. Callahan asked about the fencing and access from the marina. Mr. Condatore responded that there is an entry from the marina to the restaurant and they felt as a matter of safety that would like a railing on the wooden deck area. Mr. Guinco added the fence would remain and they would add a fence for safety so there is no question about additional space. Mr. Callahan questioned the mention of stairs that are not on their property area. Mr. Condatore responded there is an existing stair and when they rebuild it will be within the boundaries.

Mr. Howard Dubinett, 100 Ocean Avenue came forward and was sworn in. Mr. Dubinett expressed his dislike of the easement being cut off by a fence and Mr. Condatore responded that was part of their plan for safety, but they would not do anything which is illegal. Mr. Dubinett asked about the lighting plan which he felt was not submitted. Mr. Condatore assured him that they had submitted a lighting plan and would address it accordingly. Mr. Dubinett asked if there would be larger weddings and Mr. Condatore responded nicer weddings, not larger ones.

Mr. Condon read Lt. Boyd's response letter which stated the Department has reviewed the application and it had no additional stipulations. Mr. Condon asked if there were any more questions from the public. Hearing none, Mr. Condon closed that portion. Mr. Condon then turned to the Board for questions.

Mr. Stenson asked for clarification on the square footage whether the 1851 included the ceremony space and Mr. Condatore replied it did include that space. Mr. Stenson also asked if they had increased the total space by 1300 square feet and Mr. Condatore replied yes.

Ms. Trainor asked referencing Exhibit A-1, if the ceremony space can be accessed after the ceremony and Mr. Condatore yes it could be accessed by the wedding attendees. Ms. Trainor stated her concern with the noise and asked if it could be restricted. Mr. Condatore stated they could restrict that space. Ms. Trainor asked where the elevator tower appeared on the footprint. Mr. Condatore used Exhibit z8 to point out the small roof area in the top right corner which he called a hip roof.

Mr. Siano asked if the area for the ceremony would not be accessed after the ceremony and Mr. Condatore replied that is how it is being proposed.

Mr. Miller asked if the capacity had been increased for the wedding and Mr. Condatore replied they have not increased it; the reception space remained the same.

Mr. Maclearie asked what the third floor was before the addition, and Mr. Condatore responded there was nothing it was more like an attic space. Mr. Maclearie asked if they had picked up more square footage because of the bridal space and Mr. Condatore said no they had removed a total of 618 square feet from the back which was administrative offices. Mr. Maclearie asked if the third floor of the elevator was for the bride and her bridal party and Mr. Condatore responded yes. Mr. Maclearie asked if this fell under the marine commercial zone and Mr. Guinco replied this is the existing condition. Mr. Condon asked Mr. Hilla to shed some light. Mr. Hilla responded the property was originally a part of the Brielle Yacht Club development, this property with the parking across the street and the marina in the mid 80's. He continued it was developed all at the same time, it was proposed and ultimately approved all at the same time as one project even though they are two blocks apart. Mr. Maclearie talked about no music upstairs on the outdoor space and Mr. Condatore replied there would be music in the reception space and the outdoor deck area but no music on the ceremony space.

Mr. Condon asked Mr. Hilla why the elevator shaft wouldn't be considered like a chimney on the side of a house and Mr. Hilla responded he did not know. Mr. Guinco asked if he could respond. Mr. Guinco interpreted the Borough ordinance similar to many which provide for mechanicals and elevator shafts on the second or third floor roof area but not on the roof line. Mr. Hilla added our ordinance does list many things but not elevator shaft specifically.

Mr. Condon asked if the elevator goes to the Bridal suite and if there is a staircase just in case of emergency and Mr. Condatore replied yes and there is a direct connection between the Bridal suite and reception space. Mr. Condon asked if anyone would be able to go the Bridal suite from the reception space. Mr. Condatore replied there are ways to control that access. Mr. Condon asked if there were means to dampen the music on the lower level. Mr. Guinco responded they could investigate it but the residents to the westward side would be blocked by the building. Mr. Guinco added he would consult with his clients and get back to the Board.

Mr. Condon announced this application would continue at the next meeting which is April 7<sup>th</sup>, 2020. Mr. Condon also announced no further noticing would need to be made by the applicant.

As there was no other business to come before the Board a motion to adjourn was made by Mr. Stenson seconded by Ms. Trainor and unanimously approved, all aye. The meeting was adjourned at 10:03 p.m.

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Carol Baran, Recording Secretary

Approved: April 7<sup>th</sup>, 2020