

Zoning Board Chairman Mr. Cupersmith called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Cohen, Mr. Weil, Ms. Tulman, Mr. Willard, and Mr. Cupersmith
Absent: Mr. Leoncio and Mr. Hundal
Also, present: Mr. Chris Norman, Board Solicitor; Mr. Bennett Matlack, Board Engineer; and Mrs. Jennifer Gaffney, Board Secretary

Mr. Norman swore in Mr. Matlack as the Board Engineer.

RESOLUTIONS

Resolution 23-13 ZC2022-022 – 11 Lexton Run | Block 229.23 Lot 5
 Kevin D’Antonio

Mr. Cohen made a motion to approve the application. Ms. Tulman seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Ms. Tulman, and Mr. Cupersmith
Nay: None
Abstain: Mr. Weil and Mr. Willard

Resolution 23-14 ZC2022-021 – 64 Whyte Drive | Block 213.03, Lot 92
 Josh Raffel

Ms. Tulman made a motion to approve the application. Mr. Cohen seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Ms. Tulman, and Mr. Cupersmith
Nay: None
Abstain: Mr. Weil and Mr. Willard

Resolution 23-15 ZC2022-024 – 1180 Kirkwood-Gibbsboro Road | Block 196, Lot 18
 Maria Vasertiger

Mr. Weil made a motion to approve the application. Mr. Cohen seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Mr. Weil, Ms. Tulman, Mr. Willard, and Mr. Cupersmith
Nay: None
Abstain: None

Resolution 23-16 ZC2022-023 – 1 Nolen Circle | Block 213.10, Lot 19
 Joseph Miessau & Jaclyn Bennett

Mr. Cohen made a motion to approve the application. Ms. Tulman seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Ms. Tulman, and Mr. Cupersmith
Nay: None
Abstain: Mr. Weil and Mr. Willard

Resolution 23-17 ZC2022-017 – 30 Simsbury Drive | Block 304.12, Lot 1
 Jason & Nickki Elkins

Mr. Cohen made a motion to approve the application. Ms. Tulman seconded the motion. A roll call vote was followed:

Aye: Mr. Cohen, Ms. Tulman, and Mr. Cupersmith
Nay: None
Abstain: Mr. Weil and Mr. Willard

Resolution 23-18

ZC2022-002 – 32 Ashton Drive | Block 304.02, Lot 12
Rajiv & Marisol Patel

Mr. Weil made a motion to approve the application. Mr. Cohen seconded the motion. A roll call vote was followed:

Aye:

Mr. Cohen, Mr. Weil, Ms. Tulman, Mr. Willard, and Mr. Cupersmith

Nay:

None

Abstain:

None

MINUTES FOR APPROVAL

February 9, 2023
February 23, 2023

OLD BUSINESS

KHMER BUDDHIST HUMANITARIAN ASSOCIATION, INC

B Zone Case #ZC2023-003

1234 BERLIN ROAD, Block: 262, Lot: 6

Mr. Norman summarized the application for the record. Applicant is seeking approval to amend the phasing plan of their approved final site plan to commence construction of site work and buildings concurrent to the completion of the decorative elements of the walls and gates.

Applicant also requests an extension of the time to complete the decorative elements of the walls and gates until December 31, 2024.

Mr. Robert Baranowski, Jr., Esq. attorney for the applicant introduced Mr. Alex Kahn, Director of Khmer Buddhist Temple and Mr. Paul Witthohn, the applicant’s engineer from CES. Mr. Norman swore in both the applicants.

Mr. Baranowski gave a summary of the history of the project while referring to Mr. Matlack’s review letter.

Mr. Baranowski stated that they have a contractor lined up that is ready to start the work on the construction of the temple. He stated that the temple and the meditation gardens would take up to 3 years to complete. The decorative element of the walls would require another 2 years. The walls are complete with regards to structure elements and about 95% complete except for the gates and the decorative elements.

Mr. Cupersmith asked if the time extension that the applicant is requesting was enough time. Mr. Kahn spoke with the monks and confirmed with Mr. Baranowski that the time frame requested is sufficient.

Mr. Baranowski asked Mr. Kahn to verify and confirm everything that was stated was accurate. He stated that they are very precise with the timing, the J1 visas for the monks are in order and they are here through December 31, 2024.

Mr. Baranowski stated that Mr. Witthohm could answer any questions with regards to the site plan. Mr. Matlack asked if there were any elements of phase 1 aside from the decorative elements that are not complete. Mr. Baranowski confirmed that all elements of phase 1 have been completed.

Mr. Cupersmith opened the meeting up to the public.

Mr. Ron Davidson of 2 St. Albans Place was sworn in by Mr. Norman. He stated that he lives with in the neighborhood across from the property. He voiced concerns and complaints for the noise that events held at the property 4 times a year are too loud.

Mr. Baranowski stated that there is a specific measurement that is between specific hours of the day. He stated that they would like to work together with Mr. Davidson as good neighbors. Mr. Kahn assured Mr.

