





**New Amended Application: 2101 Associates, LLC/  
Robert Breunig**

**Application No. 3-12-18**  
Block 139 Lot 1  
2101 Dennisville – Petersburg Road  
Amended Major Site Plan/Pre. & Final

Chairperson Fisher continued the meeting by introducing the above listed application. Patrick Martin, Attorney representing the Applicant, 2101 Associates LLC, whose managing sole member is Robert Breunig, introduced himself before the Board. He also stated that the expert Engineer, Andy Schaeffer of Schaeffer, Nassar, and Scheidegg was also present. He stated that the application was initially supposed to be heard at the December 12, 2018 Board meeting but due to certain technicalities, it was rescheduled for this meeting. Attorney Martin stated that an announcement was placed on record at the December 12, 2018 Meeting.

Attorney Martin proceeded to mention the items proposed in the amended application. He requested that Solicitor Russell swear in both Mr. Breunig and Mr. Schaeffer. Solicitor Russell swore in both of them. Solicitor Russell also requested that Mr. Schaeffer be considered an expert for this application. Mr. Schaeffer began by discussing certain items mentioned in the review letter done by Board Professional Lewis H. Conley for this application dated January 7, 2019. The storage area was discussed. Mr. Conley questioned if it was still going to be built. Mr. Schaeffer affirmed it would, just not right away. Several other items were discussed including the pumps. He stated that some of the pumps would be taken out leaving a total of three (3) pumps. The canopy and the septic system were also discussed.

Attorney Martin questioned Mr. Breunig regarding the truck spaces. Mr. Breunig explained that these areas were being designated for truckers who wanted to drop off paperwork quickly. Mr. Breunig was also questioned regarding the pine trees on the property. He explained the situation regarding said pine trees. Attorney Martin continued asking Mr. Breunig questions regarding different aspects of the amended application. Mr. Breunig answered his questions and also discussed which portion of the building on the property was being used for office space. He mentioned that his company was a natural gas provider.

Attorney Martin continued the meeting by questioning regarding the food truck on the premises. Mr. Breunig answered his questions. A brief discussion was initiated regarding signage on the property. Attorney Martin asked Mr. Breunig to explain what was being done on one of the signs. Mr. Breunig addressed his request. Mr. Breunig requested that the bonding be reduced. Inspections were discussed in relation to the release of the bonds. Several Board Members also had questions for Mr. Breunig. Mr. Breunig also mentioned the animal habitat that was located on the property.

Board Professional Conley asked for the construction time schedule. Mr. Breunig answered anywhere between eighteen (18) to thirty-six (36) months. Mr. Breunig also discussed all the tanks that would be taken out and replaced. He mentioned that there would be no bar at this property location. Being new to the area, Board Member Keenan, asked for clarification of what exactly was being proposed to be built on the property. Mr. Breunig explained what was being done on the property. He stated that there will not be a bar at the property only a restaurant, and that the liquor license would be sold.

Councilman Benson asked how the application impacted from a planning point of view. Board Professional Lewis Conley addressed his question. He also stated his concerns regarding this application and wanted to know what was being done at the front of the property. Guarantees and landscaping were briefly discussed. Solicitor Russell also mentioned the concern that delay in building the proposed building would lead to unsightly areas with vehicle storage on the property. Mr. Schaeffer stated that Mr. Breunig agreed to the putting of fencing up on the property. Board Professional Lewis Conley agreed that it would make the property look a lot better. Mr. Breunig summarized the things that would be done on the property and how this would



**MOTION TO APPROVE THE LAND USE BOARD ANNUAL MEETING DATES FOR THE YEAR 2019 AS LISTED was:**

OFFERED BY: Councilman Benson

SECONDED BY: Chairperson Fisher

ROLL CALL: 8 Voted In Favor

0 Abstained 0 Opposed

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances**

Board Professional Lewis Conley briefly reported that basically nothing had changed with the Robert Breunig application. He also reported meeting with Tom Stanuikynas, a staff member of the DCA Local Planning Services (LPS). He stated that after that meeting, it was concluded that more still needed to be done before a Master Plan draft could be put together. The next working committee meeting was therefore rescheduled to February 20, 2019. He continued by mentioning that nothing else has happened with BOOS Woodbine (Family Dollar). He also mentioned that he had gotten a call back from Pinelands and they were finished with them. He stated that they requested to waive their two year guarantee.

Solar Panels in the Redevelopment Zone  
**Lewis H. Conley, P.P, P.L.S.**

**Review/Discussion**

He continued the meeting by speaking on the redevelopment zone. He stated that two (2) people had submitted proposals for the installation of solar panels. He stated that a third person included capping the landfill along with the installation of solar panels. He stated that this matter was currently under investigation, and all the concerns would be addressed. He wanted to know where the Board stood. It is being reflected in the minutes that the Board was in favor of pursuing the support for this current possibility.

5G Wireless Cell Phone Towers/Borough Right of Way  
**Lewis H. Conley, P.P., P.L.S.**

**Review/Discussion**

Board Professional Lewis Conley continued by discussing 5G Wireless Cell Phone Towers and their blocking of Borough Right of Ways. He mentioned a draft Ordinance that was put together to address this matter. He stated what the Ordinance proposed. Solicitor Russell further explained who drafted this Ordinance. He stated the process that the person went through to draft said Ordinance, and a "right of way" agreement. A brief discussion was initiated regarding this matter. In conclusion, Board Professional Lewis Conley stated that he was looking for a recommendation for Mayor and Council. Said recommendation was verbally given by the Board Members.

**Recommendations from the Engineer:** Nothing further to report.

**Recommendations from the Solicitor:** Nothing further to report.

The Secretary reviewed the sheets that she had passed out to the Board Members. She also mentioned that the Board was now going to be called the "Land Use Board." Solicitor Russell explained in detail the reason this was a good change. Board Professional Lewis Conley shared his experiences with this situation. There was no outside correspondence to review before the Board.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 8:40 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Vice-Chair Sherby

SECONDED BY: Mr. Keenan

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

**Monserrate Gallardo**

Monserrate Gallardo  
Board Secretary