JOINT LAND USE BOARD

REGULAR MEETING MINUTES

October 4, 2012

Chairman Schwager called the meeting to order at 7:06 pm.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Schwager led all present in the Pledge of Allegiance.

Roll was as follows:

John Casella – Absent, Frank Costantini – Present, John Descano –Absent, John Juliano – Present, Paul Lott – Present, Mayor Maccarone – Absent, Chief Marino – Present, Joe Maugeri – Present, Alan Schwager – Present, Bob Rushton – Absent, Les Viereck – Present.

Also present: Mike Aimino – Solicitor and Tim Kernan – Planner.

First on the Agenda are the Minutes from the regular meeting of September 29, 2012. J. Maugeri made a motion to accept the Minutes as written which was seconded by P. Lott. All were in favor except for L. Viereck who abstained.

Next on the Agenda is New Business; Rock Steady Fitness, a Use Variance for Block 12 – Lot 12.

Kathy Renner was present to represent Rock Steady Fitness, LLC. All Principals of the LLC are also present, Mr. Joseph Harbeson, Adam Griscom and Ronald Orbin.

Ms. Renner handed out pictures to the Board for the presentation. She stated that this property is located in the RC-2 Zone and it is right on Rt. 322 and is currently vacant.

For the record Mr. Aimino marked the pictures as A1.

Ms. Renner stated the proposed Use if for Cross Fit Training and it is a Use that they believe is, although not expressly stated as approved, it is more in the sense of a fitness gym type of Use vs. a sports recreational Use which is permitted in the zone. So their position is that this is very close to what is permitted in the zone. It is a true sport even though it is a fitness training center.

Mr. Ronald Orbin, a managing partner, was sworn in by Mr. Aimino.

Mr. Orbin explained to the Board what the proposed Use is for the facility. He stated that they practice cross fit which is a general physical conditioning program. Its aim is to develop the body at high intensity. The physiological demands of cross fit is very similar to the demands that you see every day, whether you are a college athlete, a parent, a laborer or a police officer.

Cross Fit is recognized as a sport and has been aired on ESPN. It also has worldwide games where athletes came from all over the world to qualify and compete in California.

Ms. Renner asked if they have leased the subject property for a one year period to which Mr. Orbin stated “yes”. She asked if they have done anything to the property at this point. Mr. Orbin stated that they painted the interior of the property and have installed rubber mats.

Mr. Orbin went through the pictures that were distributed to the Board and explained each one.

J. Maugeri asked if all they need to do this is a big open room. Mr. Orbin stated “yes”, they will install a cage and will have equipment like medicine balls, dumbbells, etc. but they really just need space.

Ms. Renner asked Mr. Orbin to describe the hours of operation. Mr. Orbin stated that cross fit is more or less geared towards professionals, so they plan on training in the morning and evenings, before and after work. Their basic scheduling will have up to “8” people in a class with one or two coaches. In the evenings, 6:00 would be the first class and that would typically run for about an hour, with about a half hour buffer in between when that class ends and the next class comes in for the second hour session. Ms. Renner stated that the hours would be six days a week and those six days would be Monday through Saturday. Mr. Orbin stated “yes”, Monday through Thursday they will have a 5:30 am class as well as a 7:00 am class. Then it will pick back up in the afternoons with a 4:00 class, 6:00 class and a 7:30 class. On Friday they will not have a morning class but will be open on Friday evenings for about “3” hours as an open session for people to catch up if they missed their workout during the week. Saturdays they will probably have 2 or 3 classes starting a 9:00 am through 1 or 2:00 in the afternoon.

There will be no changes to the outside of the property or the lighting. They are thinking about putting up a banner sign but no other signs. Ms. Renner stated that this would be subject to a separate application with the zoning office.

Mr. Orbin stated that they will probably have a stereo because people like to listen when they work out.

T. Kernan stated that everything he was looking to hear from the applicant has already been stated, he has no questions and would agree that the site is particularly suitable for the intended Use. He also supports the waiving of site plan

F. Costantini made a motion to open to the public which was seconded by L. Viereck. All were in favor.

With no public comment F. Costantini made a motion to close the public portion which was seconded by J. Maugeri. All were in favor.

Chairman Schwager stated that if they decide to put a sign up in the future to go and talk to the Zoning Office and he’ll guide them as to what is permitted and what is not and by Ordinance they are allowed a certain sign.

A brief conversation took place of the signage and what is allowed in that zone.

With no further comment, F. Costantini made a motion based on the Planners review and based on the testimony and application provided, that the proposed Use does not impair the zone plan, it does not adversely affect the surrounding areas and that the site on Rt. 322 is particularly suited for the proposed Use, based on the size of the property, the existing structures and adjacent uses, that we would waive the site plan and grant this variance and signage would be what is allowed in that zone. L. Viereck seconded the motion. Roll was as follows:

**P. Lott – yes, L. Viereck – yes, Chief Marino – yes, J. Maugeri – yes, F. Costantini – yes, J. Juliano – yes, Chairman Schwager – yes.**

Ms. Renner asked if there would be any objection if the gentlemen would like to start their business before the Resolution is passed.

Chairman Schwager stated that he does not have a problem with that and would support that. Mr. Aimino added that it would be at their risk.

With nothing further to discuss Chief Marino made a motion to adjourn which was seconded by L. Viereck. All were in favor.

The Joint Land Use meeting adjourned at 7:26.

Respectfully submitted,

Christina M. Marquis

Joint Land Use Secretary

*Minutes not verbatim*

*Audio recording on file*