

**TOWNSHIP OF MANSFIELD
PLANNING BOARD
REGULAR MEETING
Monday August 27, 2018**

The Regular Meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Vice-Chairman Borgstrom, Frederick Cain, Mayor Higgins, John Kampo, Chairman Preidel, Secretary Ashley Jolly & Barbara Crammer, Attorney Thomas Coleman, Engineer Robert Stout, Planner Barbara Fegley, and Traffic Engineer Alexander Litwornia. Randy Allen, Shane Fleming, Gary Lippincott, and Dalpat Patel were absent.

The meeting was called to order by Chairman Preidel followed by the flag salute and the following opening statement:

The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by the Mansfield Township Planning Board on January 22, 2018. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times, and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 25, 2018.

Application PB2018-6: Mansfield Township Minor Subdivision of 24548 East Main Street

Erin Szulewski, Parker McCay, Attorney for the applicant stated that this is an application for a minor subdivision. Variance relief has been requested for lot frontage as well as lot coverage. The property is located at Block 28, Lot 5 – 24548 East Main Street and is included in the Columbus Village Redevelopment area. The property is the former municipal complex and the Township is looking to subdivide it into two lots, with the front portion of the existing lot being sold to a redeveloper. Township Engineer, Chris Briglia, from Carroll Engineering was also in attendance. **Attorney Coleman** swore in **Township Engineer Briglia**.

Attorney Coleman stated that he believed that Mayor Higgins and Fred Cain would need to recuse themselves from this application. Three members would then be available to vote on the application. **Township Engineer Briglia** stated the property is approximately 3 acres and the front portion is being subdivided along East Main Street. Lot 5.01 (1acre) will be the front lot and lot 5.02 (2 acres) would be the rear lot. 20ft access easements will be leading from both East Main Street and Atlantic Avenue into the northeast corner of the rear parcel Lot 5.02. The access easements are meant cross easements to access both properties from both roads.

Attorney Szulewski marked the Minor Subdivision plan as exhibit A-1. **Township Engineer Briglia** pointed out the existing structures on the plan. He stated there are no improvements proposed with this application.

Planner Fegley referenced her August 20, 2018 letter and asked if the applicant had any problem meeting the suggested changes to the plan. **Attorney Szulewski** stated that they do not have a problem meeting the changes. **Planner Fegley** had nothing further.

Traffic Engineer Litwornia stated that it's an existing site therefore he had minor comments. He explained that since there will most likely be a revised parking layout, it may require some cross access

agreements for parking. He suggested a fire truck circulation plan. These comments can mostly be handled with a site plan application. He stated that the easement is for 20ft, but the driveway is larger than 20ft, so he would think they would want to make the entire driveway that goes out to Main Street the easement as opposed to 20 it would be 24ft. **Township Engineer Briglia** stated that they found a 20ft wide easement to be acceptable for most vehicles maneuvering. The reason it's located where it is, is because they are trying to keep it tucked against the northern property line. He is unsure if making the easement wider would help with circulation. **Traffic Engineer Litwornia** stated that the existing driveway is 24ft and it's being made now to 20ft; why not use the whole driveway instead of 7/8th of it because people are going to driving in the other 2-4ft to get out. **Vice-Chairman Borgstrom** stated that he believes there are some handicap parking stalls on the north side closer to Atlantic Avenue. **Traffic Engineer Litwornia** stated in between the middle of the driveway and the curb by the building there is a spot that is not part of the easement and he wanted to know why that was not being modified. **Township Engineer Briglia** stated they would investigate and adjust it accordingly. **Traffic Engineer Litwornia** showed the **Township Engineer** what he was talking about specifically on the plan. **Township Engineer Briglia** agreed to make the easement 24ft and to adjust the plan to reflect that.

Board Engineer Stout referenced his letter dated August 20, 2018. Starting with completeness, since this is a minor subdivision with no proposed improvements, he is okay with waving a lot of the items. Some things may be made a condition of approval. He agrees with Barbara and Al's comments of the easement width to encompass the entire driveway. He explains that a cross access agreement is needed because the old town hall building does not have a lot of parking, so the cross access agreement would be a good option to have. The parking counts can be handled if/when a site plan application is submitted. The only other item is the fact there is a septic system existing; only concern is make sure it does not cross over the property lines. At best he would like to see an easement on the other lot if needed or a definitive line where that should be. A little more evaluation of this should be completed. **Attorney Szulewski** stated they would comply with both comments.

Mr. Kampo questioned if this would affect the baseball field. **Attorney Szulewski** stated that there is no plans for any improvements as part of this application; therefore the baseball field is remaining exactly where it is located now. Only the front portion of the lot that fronts on East Main Street is being sold to the developer. The rear portion of the lot is remaining the same and can be accessed from the two access easements from Atlantic Ave and East Main St.

Chairman Preidel opened the meeting to the public for comments. There were no public comments. The Chairman closed this portion of the meeting.

Attorney Coleman stated the board would be approving a minor subdivision to create the two lots 5.01 and 5.02. The approval would be subject to the applicant (Township), complying with the Planner's letter dated August 20, 2018, the Engineer's August 20, 2018 letter, and the Traffic Engineer's August 21, 2018 letter; which the Township has agreed too. The approval would include waivers that are set forth in the letters and most importantly the two variances. Lot 5.02 will be landlocked and the township ordinance requires 30ft frontage and there will be no frontage. Also, lot 5.01 (new lot) will have a maximum lot coverage of 40% which is all due to pre-existing improvements.

Vice-Chairman Borgstrom made a motion to approve the above, which was seconded by **Mr. Kampo**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Kampo, Preidel

NAY: None NOT VOTING: Cain, Higgins ABSENT: Allen, Fleming, Lippincott, Patel

Application PB2018-5: Minor Subdivision VA Florence Company, LLC – Margolis

Michael Gross, Attorney for the applicant stated that they have properly notice for the meeting. He stated that they came before the board for amended preliminary and final site plan; however that application was withdrawn in regards to access on Jacksonville-Hedding Road. The applicant went forward with the portion of the application that fronts on Florence-Columbus Road in representation that the applicant would attempt to obtain approvals for a bridge over Crafts Creek, so it can be accessed on both sides to Florence-Columbus Road and Jacksonville-Hedding Road. The purpose of this application is one of the conditions in the 2009 Resolution was that the applicant would consolidate lots and currently they are consolidating into two lots. Secondly is the amended site plan application in order to accommodate the proposed bridge.

Attorney Coleman swore in **Engineer French** the engineer for the applicant. **Engineer French** showed the Minor Subdivision and Lot Consolidation Plan, sheet 1 of 9, and is dated August 7, 2018. The Plan was marked as exhibit A-1. **Engineer French** stated that part of the prior condition of the 2009 approval was the consolidation of the lots. The purpose is that some of the buildings would go through where the lot lines are located. The intent was to consolidate the 5 lots into 1. As part of the minor subdivision this plan will facilitate that condition. There will be two lots; lot 11.01 which would have frontage on Florence-Columbus Road with a lot area of 102.115 acres. On the east side of Crafts Creek there is a new lot 11.02 is proposed and this is a lot area of 88.577. These lots are fully conformed; no variances required. The minor subdivision will be filed by Plat.

Attorney Gross stated they had no further testimony and that they agree with all the comments in the review letters. **Planner Fegley** referenced checklist D, Minor Subdivision checklist, she did not see the uses on properties within 200ft. A waiver should be requested if the uses are not going to be provided. **Engineer French** he stated they will show the uses. The intent is to file the subdivision by map or by plat so legal descriptions will be provided along with the map and all will be filed with the County as well. **Traffic Engineer Litwornia** stated there is a cross access easement that is not shown on some of the subdivision plan. **Engineer French** explained that part of the amended site plan approval, the intent is that there will be a cross access easement from Florence-Columbus Road through lot 11.01, which is the west side of Crafts Creek; in favor of the property on the east side which is on the Jacksonville-Hedding side. The intent is to have building 3 have access to Florence-Columbus Road and back to the site. No easement is proposed along the back parcel. The point of the easement is to allow access to Florence-Columbus Road not Jacksonville-Hedding Road. **Traffic Engineer Litwornia** stated the back should be for Emergency purposes only. **Engineer French** agreed with that.

Engineer Stout referenced their letter dated August 24, 2018. He explained that he has spoken to the applicant and Engineer and they've agreed to all of the conditions. **Chairman Preidel** asked if there were any questions from the board members. The board members had no questions. **Chairman Preidel** opened the meeting up for Public Comment:

Karen Bellaran, Jacksonville Road – verifying there is no traffic going out the back portion. She also questioned what they were doing at this point. **Attorney Gross** stated that this approval does not allow any building at all; the next approval is the one that allows the building on the Florence-Columbus Road side.

There were no further questions from the public; therefore **Chairman Preidel** closed the public comment section of the hearing.

Attorney Coleman stated this subdivision would be allowing the two lots to be identified as Lot 11.01 and 11.02. It is subject to the comments in the professionals review letters.

A motion to approve the above minor subdivision was offered by **Vice-Chairman Borgstrom** and was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel

NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Application PB2018-5: Amended Preliminary & Final Site Plan – Margolis

Attorney Gross stated that Engineer French has an exhibit that shows the amended site plan. **Engineer French** explained that the exhibit is the overall site plan and index sheet 2 of 40, last revised August 10, 2018. This exhibit was marked A-2. **Engineer French** described the amended site plan stating that there is nothing on the east side of Crafts Creek, Jacksonville-Hedding Road. This is only focused on buildings 1 & 2 on Florence-Columbus Road. This depiction shows the potential for the possible future bridge to go over Crafts Creek. The idea of the amended site plan is to accommodate that opportunity for the potential bridge across. In doing so, there were some minor modifications on the south side of building 2 for the loading dock area, as well as, on the west side of building 2. This building (2) got reduced by 9,148 square feet. The loading dock area stayed the same in size, but got shifted a bit to the north.

Attorney Gross stated that there were variances and waivers granted in 2009 and in 2018. He questioned if any of those have changed except for the number of parking spaces. **Engineer French** stated that only the number of parking spaces were impacted by the amended site plan. The approval from the July site plan required 1,315 parking spaces for buildings 1 & 2; 557 were provided. Since the building was reduced by 9,148 square feet, the parking requirement goes down to 1,305. The parking spaces they are now providing is 559. In essence the variance has become less intense by the amended site plan. **Engineer French** agreed with all the board professionals review letters.

Engineer French discussed the phasing of the project. He explained that they would construct buildings 1 & 2 as part of the amended site plan. The intent is that building 2 would be constructed first. All the offsite to support buildings 1 & 2 would be constructed now as well as the internal roadways, stormwater management basins, utilities, and the roadway widening and improvements on Florence-Columbus Road. There will be no change in the height of the buildings; they will remain 50ft. On the Jacksonville-Hedding side the only improvement that will be happening there is the extension of the water main from Jacksonville-Hedding Road through that parcel, under Crafts Creek to support buildings 1 & 2. The water main will not be dedicated to Mansfield Township; it will be dedicated to New Jersey American Water or potentially stay as a private water main.

Attorney Gross asked questions regarding bank parking. **Engineer French** stated he purposes to do an administrative approval process; there is not an end user currently and it has been designed to accommodate the parking there is, in the event that the end user doesn't need all the parking spaces then those spaces would simply would not fill those. He asked for administrative approval through the board engineer's office. **Attorney Gross** questioned soil removal. **Engineer French** stated they do not intend to remove a ton of soil from the property. They are intending on balancing the site; the excess top soil will be used to berm along the landscape berms along Florence-Columbus Road. The intent is to keep the top soil on property. They will comply with Ordinance section 47-1 in the event soil has to be removed from the property.

Attorney Gross questioned if the basin design would be accordance with class 4 safety regulations. **Engineer French** stated that the designs for the basins meet those requirements. **Attorney Gross** then mentioned the change in the runoff grates. **Engineer French** explained that there was some minor modifications to accommodate the future roadway so in essence there some minor adjustments with stormwater basins as part of the amended site plan approval, but they remain in compliance with the stormwater management rules; the reductions that go over Crafts Creek are still less than the original approval from 2009.

Attorney Gross referenced Traffic Engineer Litwornia' review dated August 21, 2018, which requested to reduce the number of truck parking space. **Engineer French** stated that the truck parking

spaces would be the trailer storage that is really for building number two. Because of the rules that restrict the hours that truck drivers can be behind the wheel, the trailer parking area is a premium, for flexibility and efficiency for the operation of the warehouse distribution facility. He explained they want to allow for some flexibility for the end user. There has been no changes in the truck parking from the July 2018 approval. **Engineer French** stated building one does not have a guard shelter at this time. Building two will have a guardhouse associated with it; they do show two guardhouses on the site plans, in the event there are two end users there would be two guardhouses.

Attorney Gross questioned the submission of a sign package. **Engineer French** stated that as part of the approved site plans as well as the amended site plan, they show one private identification sign at the entrance on Florence-Columbus Road. That would be a sign to identify the site itself. The sign package for the end user would be brought back to the board (once the end user is established), with a master sign package that would be consistent and cohesive for the entire buildings 1 & 2.

Attorney Gross then mentioned the contribution to the bypass and whether it was already made. **Engineer French** stated that bypass contribution was already provided to the Township. **Attorney Gross** asked Engineer French to run through the other agency approvals and their status. **Engineer French** stated the approvals they've already received for the site are as follows: DEP for Wetlands, DEP dam safety permit, DEP flood hazard permit, DEP water extension & sewer extension approval, NJDOT utilities opening permit for road crossing, approval from NJ Turnpike Authority for the work contemplated for Jacksonville-Hedding Road, water extension from NJ American Water, Burlington County Soil Conservation certification, and conditional approval from Burlington County Planning Board. The applicant will be seeking approval for the following: Mansfield Township Environmental Commission, The Fire Official, and all recommendations in Stout & Caldwell's letter which they agree to comply. This would include; Burlington County Planning Board where they will go back with the minor subdivision and amended site plan, Burlington County Soil Conservation District again will submit amended plans.

Planner Fegley stated she was comparing the landscape plans and on the older plans there is an area that shows different patterns (proposed open space area), this is not included on the new plan, there is however a note that all other open space areas that are not designated for sod that have been disturbed will be using the open space grass mixture. **Engineer French** stated that all that is different is the graphic showing the shades. Their plans are to comply with the same landscape they had prior in the original approval. **Planner Fegley** questioned sheet 19 of 40 stating there were some shade trees along the streets; however there does not seem to be as many as the original. **Planner Fegley** then mentioned the additional buffering for Liberty Lake as well as an 8 foot chain link fence. **Engineer French** stated that was correct, as part of the prior approval they agreed to an 8 foot fence with barbed wire to surround the sides of buildings one and two. He further explained that the whole idea was to keep the landscaping the same as was included in the prior approval. There were some modifications for the future road for the potential bridge.

Traffic Engineer Litwornia referenced his review letter dated August 21, 2018. He stated that the applicant has basically agreed to everything. He explained that in the site triangle areas he would like to have the maximum mature height of 3 feet. In the landscaping plans, it's shown what the maximum height of the different bushes are; in the future the bushes grow and are supposed to be trimmed to 3 feet. If the mature height is set at 3 feet, in the site triangle areas, a big maintenance problem is eliminated. **Attorney Gross** agreed to add it to the plans. **Traffic Engineer Litwornia** brought up the pro-rata share of contributions for the site traffic going up by Petticoat Bridge Road for future signal. **Attorney Gross** stated that was a condition of the July approval also. **Traffic Engineer Litwornia** stated they would come up with an estimate after the approval; there would be another one on the other site as well later on.

Engineer Stout referenced his review letter dated August 24, 2018. He stated that most of the issues have been discussed with the applicant and their engineer, and they are in agreement on most of the items. **Engineer Stout** asked about the bank parking to make sure that all of the stormwater management

has been addressed in case that it does go in, it can be done administratively. **Attorney Gross** stated that the question is has the stormwater management plan been designed for the maximum number of parking spaces. **Engineer French** stated that it has been.

Chairman Preidel opened the meeting up to the public and the following comment was made:

Karen Belleran, Jacksonville Road – questioned the widening Florence-Columbus Road and how far that would go. **Engineer French** stated that the majority would be in front of the property.

Chairman Preidel closed the public comment portion of the meeting as there were no further questions.

A motion to approve the above amended preliminary and final site plan was offered by **Vice-Chairman Borgstrom**.

Attorney Coleman stated that the motion is approving an amended preliminary and final site plan approval for the two previously created lots 11.01 & 11.02. This would be subject to the applicant complying with each of the professionals review letters. The approval is also includes the parking variance allowing 559 spaces where 1,305 spaces are required for buildings 1 and 2.

The motion was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel

NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Chairman Preidel stated that the applicant requested to move two resolutions up on the agenda. The other board members had no objections; therefore the following resolutions were reviewed for approval:

Resolution 2018-7-9, VA Florence Company, LLC Amended Preliminary & Final Site Plan Approval. (See resolution attached).

A motion to approve the above resolution was offered by **Mayor Higgins** and was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Preidel

NAY: None NOT VOTING: Kampo ABSENT: Allen, Fleming, Lippincott, Patel

Resolution 2018-8-10, VA Florence Company, LLC Amended Preliminary & Final Site Plan and Minor Subdivision. (See resolution attached).

A motion to approve the above resolution was offered by **Vice-Chairman Borgstrom** and was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel

NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Application 2018-4: Prestige Academy, Preliminary & Final Site Plan – Block 4, Lot 8.02

Chairman Preidel stated that the applicant has asked to carry the application until the September 24, 2018 meeting. **Attorney Coleman** stated that the Attorney for this application has waived any of the board's time requirements. A motion to carry was offered by **Vice-Chairman Borgstrom** and was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel

NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Completeness Review Application 2018-7: Ad-Dawah Center of NJ-Block 30, Lot 13.01

Attorney Roselli representing the applicant as well as the applicant's site engineer. **Planner Fegeley** referenced her letter dated August 22, 2018, stating that she did not receive plans or anything she was able to read until after the letter already went out. She explained she had a number of issues with the site and feels this application should be deemed incomplete. When she visited the site, it appears that graves are within the proposed area. There is one grave stone in particular that is next to a tree; she doesn't know if there is a grave under there. There is also a number of significant trees that needs to be addressed on the plans. The Environmental Commission possibly should've been involved. There is a septic system that is shown and that's underneath the parking lot, which can be done but may be a lot more difficult since we do not know what size the septic is going to be or whether the soils are such that the septic can be accommodated on the site. There is a water pipe on the site that was not shown on the plan and a facet above ground that also was not shown. It is her opinion that there is significant amount of items missing from a planning standpoint that she thinks the applicant needs to address prior to hearing the application.

Traffic Engineer Litwornia referenced his letter dated August 21, 2018. He explained that there is a need for so many parking spaces; if there is that many parking spaces needed and we did not hear any testimony or get any data for it than a traffic report will need to be provided to handle the access going in and out of the site. There is a cross access easement between the site and the cemetery; a surveyor will need to review the cross access easements. The site plan circulation was not reviewed because the plans were not readable. A larger set must be submitted prior to this application being heard. He does not feel there is enough data provided to review this application.

Engineer Stout referenced his letter dated August 24, 2018. He explained that he agrees that this application is incomplete. Most of the drainage that is needed for the background and the soil borings, drainage area maps, and storm sewer information is not included so he is unable to tell if anything works. Therefore a complete application will need to be submitted.

Attorney Roselli stated that the applicant was being pressured to get an application filed. He explained that they have no problems submitting the information that is requested by the professionals. The applicant would provide revised plans. In regards to the access to the cemetery, there was an agreement in place prior to the purchase of the property in which the prior owner agreed to give access to Mansfield Cemetery. The agreement basically states that the owner of the property would agree to give access, which is what this applicant is intending to do without a defined location. The access agreement did not require an actual easement or dedicated area.

Attorney Roselli requested that instead of filing a new notice, that they continue the hearing for completeness without further advertisement until the September meeting. **Chairman Preidel** questioned what the professionals would prefer. **Attorney Coleman** stated that he cannot carry an incomplete application. The applicant can re-advertise for the September meeting and get everything submitted in time for completeness review and possibly a hearing; however the risk is on the applicant.

Attorney Roselli asked the site engineer to make some comments, however **Attorney Coleman** stated that they cannot hear testimony this evening. **Attorney Roselli** asked if the board typically deems an application complete and moves onto the hearing in the same night. **Attorney Coleman** stated that yes especially when an application has deemed incomplete and the board has confidence that the applicant will come forward with the information that is requested. **Engineer Stout** recommended pushing the application

to October; giving the applicant plenty of time to submit and the professionals enough time to review. **Attorney Roselli** stated that would be reasonable.

Chairman Preidel asked for a motion to deem the above application incomplete. A motion was offered by **Mr. Kampo** and seconded by **Vice-Chairman Borgstrom**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel
NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Resolution 2018-6-8: Pulte Extension of Approvals (see attached)

A motion to memorialize the above resolution was offered by **Vice-Chairman Borgstrom** and was seconded by **Chairman Preidel**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel
NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Resolution 2018-8-11: Resolution for Master Plan Consistency Regarding Township Ordinance 2018-14 (see attached)

Mayor Higgins and Mr. Cain recused themselves from this resolution. A motion to approve the above resolution was offered by **Vice-Chairman Borgstrom** and was seconded by **Mr. Kampo**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Kampo, Preidel
NAY: None NOT VOTING: Cain, Higgins
ABSENT: Allen, Fleming, Lippincott, Patel

Approval of Minutes:

A motion to approve the minutes from June 25, 2018 was offered by **Vice-Chairman Borgstrom** and was seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel
NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

A motion to approve the minutes from July 11, 2018 was offered by **Mr. Kampo** and seconded by **Mr. Cain**. Motion carried on a roll call vote recorded as follows:

AYE: Cain, Higgins, Kampo, Preidel
NAY: None NOT VOTING: Borgstrom
ABSENT: Allen, Fleming, Lippincott, Patel

A motion to approve the minutes from July 19, 2018 was offered by **Mr. Cain** and seconded by **Mr. Kampo**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel
NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

New Business:

Secretary Jolly spoke to **Attorney Coleman** about changes to specific requirements for the submittal of board applications. The thought of the professionals and secretary was to change the requirement from 15 calendar days to 15 business days. The code needs to specifically state to send all applications, plans, and documents directly to the professionals as well as to each board member. The board agreed to send all changes to the Township Committee.

A motion to send recommended code changes to the Township Committee was offered by **Chairman Preidel** and was seconded by **Vice-Chairman Borgstrom**. Motion carried on a roll call vote recorded as follows:

AYE: Borgstrom, Cain, Higgins, Kampo, Preidel
NAY: None ABSENT: Allen, Fleming, Lippincott, Patel

Comments from the Board: The board members had no comments.

Public Comment:

Bob Tallon, Axe Factory Road – Explained that he sits on the Environmental Commission and feels that many times they are not included on the reviews for these applications. **Chairman Preidel** recommended that Mr. Tallon make a recommendation to the Township Committee for changes to the code.

Kimberly Clark, 3193 Route 206 – Questioned how the Ad-Dawah application was heard this evening given the fact that they have two open violations. **Attorney Coleman** explained that the application was deemed incomplete, therefore it was not heard this evening. It was on the agenda for completeness only not on for hearing.

Motion for Adjournment:

A motion to adjourn the meeting was offered by **Mr. Cain** and was seconded by **Vice-Chairman Borgstrom**. All ayes. Motion carried.

Respectfully Submitted by:

Dated Approved:

Ashley Jolly, Land Use Coordinator
