

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 27, 2016**

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Vice-Chairman Barthelmes.

Salute to the Flag and observance of a moment of silence for the troops.

Re-Appointed Board Members Messrs. Barthelmes and Novellino were sworn in by Attorney Greg Vella.

Roll Call: Present - Barthelmes, Morelli, Novellino, Bailey, Conoscenti, and Ferro.
Absent - Frost and Mostyn. Late: Lambros (arriving 7:35 p.m.).

ELECTION OF OFFICERS:

CHAIRMAN:

Election of Officers began with a nomination for Chairman. Mr. Morelli made a Motion to nominate Mr. Novellino to serve as Chairman. Mr. Bailey offered a Second. Roll Call Vote: Morelli, Bailey, Barthelmes, Conoscenti and Ferro voted yes to the election of Mr. Novellino to serve as Chairman.

Congratulations to Mr. Novellino. Mr. Novellino thanked the Board

VICE-CHAIRMAN:

Election of the Office of Vice-Chairman. Chairman Novellino made a Motion to nominate Mr. Barthelmes to serve as Vice-Chairman. Mr. Morelli offered a Second. Roll Call Vote: Novellino, Morelli, Conoscenti, Bailey and Ferro voted yes to the election of Mr. Barthelmes to serve as Vice-Chairman.

Congratulations to Mr. Barthelmes. Mr. Barthelmes thanked the Board

SECRETARY:

The Motion to appoint Pamela D'Andrea as the Board Secretary was made by Chairman Novellino with a Second offered by Mr. Ferro. Roll Call vote was taken: Novellino, Ferro, Barthelmes, Morelli, Bailey and Conoscenti voted yes to appoint Ms. D'Andrea.

Ms. D'Andrea thanked the Board.

Mr. Lambros arrives at 7:35 p.m.

Chairman Novellino announced that the Township has a fair and opening bidding process for the appointment of Board professionals. No bids were received outside of those submitted by the present Board Professionals. Chairman Novellino personally reviewed all of the bids. He offered that the Board professionals do an outstanding job.

ELECTION OF BOARD PROFESSIONALS:

ATTORNEY:

A Motion to appoint Gregory W. Vella, Esq. of the firm of Collins, Vella & Casello, L.L.C. as Board Attorney was made by Chairman Novellino with a Second offered by Mr. Conoscenti. Roll Call Vote: Novellino, Conoscenti, Lambros, Barthelmes, Bailey, Morelli and Ferro voted yes to appoint Gregory W. Vella, Esq.

Attorney Vella thanked the Board.

ENGINEER:

The Motion to appoint Leon S. Avakian, Inc. as the Board Engineering firm with Matt Shafai, P.E. as the principal Engineer was made by Chairman Novellino with a Second offered by Mr. Lambros. Roll Call Vote: Novellino, Lambros, Morelli, Barthelmes, Bailey, Conoscenti and Ferro voted yes to appoint Mr. Shafai.

Mr. Shafai thanked the Board.

PLANNER:

The Motion to appoint the firm of Heyer Gruel with Fred Heyer as principal Board Planner was made by Chairman Novellino and Mr. Morelli offered a Second. Roll Call Vote: Novellino, Morelli, Barthelmes, Conoscenti, Lambros, Bailey and Ferro voted yes to appoint Fred Heyer, P.P.

Mr. Heyer thanked the Board.

COURT REPORTER:

The Motion to appoint Angela Buonantuono as the Board Court Reporter was made by Chairman Novellino and a Second offered by Mr. Lambros. Roll Call Vote: Novellino, Lambros, Bailey, Barthelmes, Morelli, Conoscenti and Ferro voted yes to appoint Ms. Buonantuono.

Ms. Buonantuono thanks the Board.

DESIGNATION OF THE OFFICIAL NEWSPAPER:

The Motion to designate The Asbury Park Press as the official Board newspaper was made by Chairman Novellino with a Second offered by Mr. Morelli. Roll Call vote was taken: Novellino, Morelli, Bailey, Barthelmes, Conoscenti, Lambros and Ferro voted yes to designate the Asbury Park Press and the official newspaper.

REGULAR MONTHLY MEETING SCHEDULE:

The Motion to adopt a regular monthly meeting schedule for 2016 and the first meeting date of 2017 with the meetings to begin at 7:30 p.m. in the Municipal Building located at 215 Millstone Road, Millstone Township, New Jersey, was made by Chairman Novellino and a Second offered by Vice-Chairman Barthelmes. Roll Call Vote: Novellino, Barthelmes, Lambros, Bailey, Morelli, Conoscenti and Ferro and voted yes to as follows:

January 27, 2016	July 27, 2016
February 24, 2016	August 24, 2016
March 23, 2016	September 28, 2016
April 27, 2016	October 26, 2016
May 25, 2016	November 30, 2016
June 22, 2016	December 15, 2016
	January 25, 2017

Chairman Novellino read the dates into the record.

APPROVAL OF MEETINGMINUTES: November 19, 2015

The eligible members having reviewed the minutes, Mr. Lambros made a Motion to approve the minutes and Vice-Chairman Barthelmes offered a Second. Roll Call Vote: Lambros, Barthelmes, Novellino, Morelli and Bailey voted yes to approve.

RESOLUTION:

Z15-10 LENZO, JAMES AND JOHN - -Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Proposed use of property is for the sales and servicing of recreational vehicles. Applicant seeks a Waiver from submission of checklist waiver. Waiver granted and the matter was deemed complete on 11-19-15.

Mr. Lambros made a Motion to memorialize the Resolution Mr. Morelli and offered a Second and Roll Call Vote: Lambros, Morelli, Barthelmes, Bailey and Novellino voted yes to memorialize.

CARRIED APPLICATION:

Z15-06 SZUCS, CHRISTOPHER - Block 9, Lot 9.15. Property located at 1061 Windsor Road consisting of 12.88 acres in the RU-P Zoning district. Applicant seeks variance approval for constructed accessory structure for height where 16 feet is maximum allowable height, 21.6 feet is requested; for minimum separation of accessory structure where 10 feet is required, 4 feet is proposed. Variance needed for Ord. Section 4-9.11 detached garage in the side yard or rear yard visible from the public street shall be architecturally consistent to the principal residence. Application deemed complete on 8-25-15. Application heard in part on 10-28-15. Carried to 1-27-16. Extension of Time granted to 1/31/16. No further noticing required.

Attorney Peter Lanfrit appeared representing the applicant. Following a submitted survey, Engineer Shafai prepared revised letter setting forth additional variances required. Mr. Lanfrit advised that the applicant re-noticed and finds same to be appropriate for the Board to hear the matter, reads the next three evidence into the record.

Our engineer submitted and updated reports December 2, 2015.

Mr. Lanfrit advises that Mr. Shafai references new variances with respect to the storage containers located on the side of the property. The structures are not permitted accessory structures and require a usevariance, setback variances, a variance for exceeding the total allowable square footage, as well as a third variance for the home occupational use in the garage where the maximum allowable area is 500 s.f., applicant has 535 s.f. Mr. Lanfrit stated that those are the three additional issues per Mr. Shafai's report of December 2, 2015.

Mr. Lanfrit refreshed the Board's recollection of the testimony presented at the October 28, 2015 meeting. He stated that the property contained wetlands and the applicant moved the containers out of the wetlands. Mr. Szucs built a second garage for storage.

It was noted that the Board professionals went out to measure. The applicant removed the two storage containers from the property, eliminating the side yard variance and the maximum square footage allowed for accessory structures. Mr. Lanfrit discussed the variances that have been removed by the elimination of the two roll off containers.

At the October meeting, Mr. Sadowski submitted a drawing of all of the structures on the property as well as their square footage.

Chairman Novellino announced that Mr. Morelli was absent at the October 28, 2015, meeting, advising that he has reviewed the videotaped recording of the meeting as well as the exhibits and is deemed eligible to hear the continuation of the application and vote on same.

Attorney Vella advised that Mr. Sadowski, applicant's architect, was previously sworn in at the last meeting and is still under oath.

Entered into Evidence is Exhibit A-14, Minor Site Plan and Variance Plan prepared by Ronald J. Sadowski, P.E. dated 11/11/15.

Mr. Sadowski refers to the Exhibit A-14 and describes the changes including the removal of the two storage containers. The 535 square foot home office is located in the rear area of the garage. Mr. Sadowski stated that it is fully developed.

Mr. Scuzs still under oath explained the area contains his office and his assistant's office. Technically, the office is 517 s.f.

Mr. Barthelmes asked about when the home occupation ordinance was adopted. Mr. Shafai advised prior to 2004.

Attorney Vella swore in Paul Ricci, Planner. Mr. Ricci presented his credentials. He is a licensed professional planner in 2000 also member of the AIP. He had received his Masters in city regional planning from Rutgers. He stated that he has testified throughout Monmouth County and has testified in 20 of the 21 counties. The Board accepts Mr. Ricci as a professional planner.

Mr. Ricci testified that he is familiar with the Township's zoning ordinance and the master plan. He has review and pertinent sections of the ordinances. He has visited the subject property and the home office.

Attorney Vella Marked into evidence, Exhibit A-15 Three page Planning Exhibit for Szucs prepared by Paul Ricci, AICP, and P.P. dated 10-15 consisting a survey and two pages of photos of the property.

Mr. Ricci stated that the RU-P zone is geared for ten-acre lots. Mr. Szucs property is marginally an oversized lot. He stated that the majority of the site consists of wetlands and buffers and is heavily encumbered by environmental constraints, leaving 1.6 acres of buildable area. Mr. Ricci stated that there is a small area where the accessory structures can be located due to the environmental constraints. Mr. Ricci went over the exhibit for the Board. He explained the benefit of having the buildings next to each other.

Mr. Ricci stated that the accessory structure is located 261 feet from the street and is buffered by arborvitae and hidden from the street view. He offered that the positive outweighs the negative and achieves the Township planning goals.

Mr. Ricci stated that the applicant has a large oversized door to allow him to park his RV in that building where it is out of sight.

Mr. Ricci offered that this is a better alternative to the newly enacted ordinance requiring the building to match the principal home. He discussed that a vehicle could be unsightly as long as it is registered and titled, there is no ordinance to that effect. He feels this application meets several purposes of the MLUL, and he explained.

Board Planner Fred Heyer commented on Mr. Ricci's testimony. Planner Heyer offered that this is hardship site considering that the lot area is substantially environmentally constrained. Planner Heyer stated that it feels disjointed to look to the front, which is in violation of the recently adopted aesthetic standards.

The photo from the front yard shows that the buildings have been largely screened. Planner Heyer commented that what stands out to him is the upper part of the new garage and the old garage. He feels that a similar color may make it less disjointed. He feels that it is not that far above of what is allowed when consistent with the home. The

color and the existing vegetation go a long way to mitigate the negative impact of the new structure.

Planner Heyer felt that the home office is a deviation from the ordinance but not a serious concern. The main impact is the existing garage. Now we are trying to look at the new ordinances, which want residents to mirror the look of the principal dwelling.

The applicant testified that he has no employees in the home office. He and his assistant, which is his wife. Board Engineer Shafai stated that the ordinance allows one employee in home office.

Mr. Lambros stated that if the applicant had applied for a permit, he would have ended up before the Board and they would have been able to work with him prior to his building the structure.

Mr. Ferro asked if matching colors would make it more conforming. Since the building is already constructed, he stated that the Board could not control the material that was used, leaving the only item the Board has control over is the color. The Board discussed the issue.

Mr. Scuzs has a log home and the garages are aluminum. The applicant advised that it is not feasible for him to paint the buildings.

Chairman Novellino placed on the record that he drove by the property today.

Engineer Shafai stated that the applicant has eliminated the two containers and removed the scaffolding.

Chairman Novellino opened the application to the public at 8:35 p.m. Seeing no public comment, he closed at the same time.

Mr. Lanfrit summarizes the application. He feels that plantings alongside of garage screen off that side of the garage and feels the size and color can be mitigated by the plantings. Painting does not give a solution or answer he stated. The applicant feels the variance he is seeking is appropriate because he is trying to hide the RV.

Mr. Lambros offered that arborvitae could be thinned by deer and suggesting a better plant.

Planner Heyer has no problem with hiding the building.

The Board discussed the application.

As a condition of approval, the applicant must apply and pay for the appropriate permits for the constructed building. Engineer Shafai advised that there is a time frame set for that in the Resolution.

Chairman Novellino agreed with Planner Heyer. The office space is not an issue. He agreed with strategies to mitigate the impact of the building. He prefers to hide it rather than paint it and feels that is safer. The applicant should plant for the future by planting

vegetation that is going to survive. By addressing landscaping to the side and front, he offered that the applicant could achieve what the Board wants.

Mr. Barthelmes stated that he drives by that area often and the buildings are not easily seen from the road. He stated that there is no pedestrian traffic. Additional plantings to screen are beneficial. He offered that the property is meticulously kept.

Mr. Lambros stated that it is a property that you do not look at because you are travelling by a secluded area. He offered that it is not obtrusive and stated that he appreciates that the applicant will agree to screen the building more and that he has removed the containers. He offered that the applicant would have done better by getting the permits first.

Mr. Morelli agreed with applying for the permits first. He stated that getting rid of the containers keeps the property clean and nice and screening is the best option.

Attorney Vella read the Conditions of Approval should the Board vote positively in granting the application, including but not limited to: removal of storage containers which are not permitted on site, apply for permits and obtain all construction approvals within 45 days of the adoption of the Resolution, installation of four (4) conservation easement markers per ordinance, applicant shall add additional deer resistant evergreens and low lying plantings that are deer resistant along the new garage, etc.

Mr. Conoscenti made a Motion to approve as conditioned, Mr. Bailey offered a Second. Roll call Vote: Conoscenti, Bailey, Barthelmes, Morelli, Lambros, Ferro and Novellino voted yes to approve the application.

NEW APPLICATION:

Z15-10 LENZO, JAMES AND JOHN - -Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Proposed use of property is for the sales and servicing of recreational vehicles. Applicant seeks a D-1 variance to permit outdoor display of recreational vehicles. Application deemed complete on 11-19-15. Date of Action 3-18-16. Noticing required.

Attorney Vella advised that he has reviewed the jurisdictional packet and find same in order to accept jurisdiction over the application.

Attorney Vella read the following exhibits into evidence:

A-1	Jurisdictional packet
A-2	Application dated 9-29-16
A-3	Web Notice posted 1-20-16

A-4	Survey of Block 17, Lot 8.04 prepared by Daniel Hundley, P.L.S.of Crest Engineering dated 2-2-09, Last Rev. 6-12-09
A-5	Cursory Wetland Investigation prepared by Crest Engineering dated 9-29-15
A-6	Stormwater Management Report prepared by Crest Engineering dated 9-29-15
A-7	LOI from NJDEP dated 1-31-15 for Block 17, Lot 8
A-8	No Further Action Letter from NJDEP dated 5-30-08 for Block 17, Lot 8
A-9	Use Variance Plan prepared by Crest Engineering dated 9-10-15
A-10	Architecturals prepared by Perez & Radosti dated 9-25-15
A-11	Traffic Report from McDonough & Rae Associates dated 9-24-16
A-12	Color Aerial prepared by Crest Engineering
A-13	Mounted Rendering of Key Map prepared by Crest Engineering
A-14	Mounted Color Conceptual Site Plan
A-15	Mounted Color Front Elevation Plan
BOA-1	Engineer Report dated 10-30-15
BOA-2	Planner Report dated 1-15-16

Kenneth Pape representing the applicant is seeking use variance approval for the use of RV dealership on subject site. He advised the Board if they approve the use variance, the applicant would return to the Board for Site Plan and Subdivision approval.

Mr. Pape explained that the use variance relief is for to establish an RV dealership on the Route 33 corridor. He explained it is a bifurcated application. All of the proofs for the use are presented to explain how the site will be developed and the site plan will follow should use variance be granted.

Mr. Pape went through the particulars of the project. He stated that the site is known as Block 17, lots 8.04 and 8.05 had received planning board approval to construct 32,000 s.f. of retail space. He advised that approval would be abandoned should this application be approved.

Mr. Pape offered that Crest Engineering and McDonough and Rae are here this evening and have also been the professionals on the Davis application and are familiar with this property.

Attorney Vella swore in Mr. Peter Strong, P.P. with Crest Engineering. Mr. Strong has appeared before the board many times and is accepted as an expert witness.

Mr. Strong explained that the Board granted a technical submission waiver in the Fall. The Hom Farm did not need to be surveyed in this portion of the application.

Attorney Vella entered into Evidence Exhibit A-13 Mounted Key Map of the cover sheet of the plans

Mr. Strong explained how Lots 8.04, 8.05 and part of Lot 10 would make a 12-acre parcel. He stated that to the east of the site is PNC bank and to the west, Harter Equipment.

Refers to A-12, Mr. Strong explains the property, surrounding properties and roads.

The Lenzos, John and James, have been in the RV business for over 30 years. They have an established RV business located in Lakewood and are looking to bring their business here. Mr. Strong advised that he had met with the Lenzos and made a site visit to come up with this plan. He provided an overall description of the site. Referring to a Color version of sheet 6, sales and service facility for the RV building. He advised the Board that permits have been received from NJDOT for the two previously retail centers.

Attorney Vella asked the applicant many bulk variances he is requesting. they advised that there are no bulk variances being requested. Mr. Strong advised that the parking provided is permitted and conforming per Board Engineer Shafai.

Mr. Strong stated that the property is located in both the HC and PCD zones. They envision commercial- type development.

Mr. Pape stated that the Lenzos truly know their needs. They knew lots 8.04 and 8.05 did not meet their needs. They approached the Hom's to put them in a position of seeking no bulk variances for this application.

Mr. Strong stated that the distance between Route 33 and building pavement is to be 75 feet. The lighting would be during the hours of operation and they will work with State Police for safety plan. There are overnight safety systems. Mr. Heyer stated that LED allows for dipping and is effective lighting. For landscaping, they would work with the Board Landscape Architect. They explained that back lit lighting for the signage with the letters on entrance walls.

Mr. Bailey asked what activities would occur on the property.

Mr. Ferro asked how vehicle traffic going east how is that handled. Mr. Strong stated that the NJDOT advised that this project is too small and this is considered to be a minor traffic area. They will reinforce the shoulder but no additional lanes shall be created. No separate deceleration lane will be created. Mr. Strong stated that this project would generate less traffic than the projects approved previously. He explained

storm water basin and how water traverses the site. The basin has firefighting capability.

Mr. Strong advised that the site would be screened for the Hom property.

Referring to Exhibit A-14, Mr. Strong describes the property topography. He stated that the site is higher than the highway and levels out and drains back generally to the rear of the site SW corner will stormwater basin is planned. The natural ridge will be used for buffering and screening natural. The RV's on display rest of property flat and slopes to the rear.

The pond element permanent water 6 feet deep. It is an aesthetic feature for the site with a dry hydrant that could be would tap into that for this site and adjacent and nearby uses to fight a fire. Safety features were explained.

Mr. Strong advised that a post and rail fence around the perimeter of the basin with metal mesh and barberry type plantings are to be planted to provide a barrier.

Parking was discussed. The twelve (12) acre lot has a 50% limit on impervious coverage. Mr. Strong briefly explained the parking and circulation. He stated that there is access for large vehicles to maneuver and traverse the site.

Schematic landscaping was discussed, the details will be part of the site plan approval. The applicant will work with the Shade Tree Commission at the site plan stage. They had appeared before Shade Tree Commission who would prefer to see the landscape plan and will review and report at that time.

Mr. Strong reported to the Board that he has secured the wetland permits and advised that they are absent on from 8.04 and 8.05. For Lot 10, he stated that a cursory review site inspection and surrounding environs within 150 feet was performed and found no wetlands to affect this site.

The DRCC does not have any restriction on this site. Mr. Strong offered that nothing extraordinary was happening that the storm water management would not cover. There are no stream corridors. He felt the site was a unique 12 acres with no environmental constraints. He explained that they appeared before the Environmental Commission and had a similar response as they did with the Shade Tree Commission and will work with them at the time of the site plan.

The applicant is comfortable to advise The Board that Lot 10 has no environmental constraints.

Attorney Vella swore in Stephen Radosti, AIA who shared professional background. Mr. Radosti is a licensed architect who graduated from NJ Institute of Technology. The Board accepts him as a professional architect.

He advised that he designed the Davis' application that was approved by the Planning Board. He stated that this building is not a corporate prototype. The applicants guided

him on their vision. They wanted a beautiful building state of art. He stated the Lenzos wanted the building to reflect a feeling of home and nature and outdoors. They wanted open floor plans with lots of natural lighting. Mr. Radosti came up with something that met their criteria. He explains how he accomplished that with windows, doors and natural materials and hasearth tones for part of the outdoors.

The building contains LED up and down lights that are environmentally friendly. The roof is a standing seem roof with a shallow pitch. The building provides an outdoorsy feel. Large stone chimneys are used to anchor and provide a homey feeling.

Mr. Radosti stated that the functional items, vehicle drop off area, customer services area, main front door and large show room lots of natural light. He explained the location of the vehicle delivery area when purchasing or having a vehicle serviced. Ten (10) service drive thru bays are located to the rear of the building.

Over the front entrance, signage will be installed similar to the signage on the walls with aluminum individual back lit letters. The letters are silver in color to match the streamline RV's. He stated that this meets the architectural standards ordinance for a for the look of a non-residential building. The retaining wall and monument signs were addressed. The walls would be framing the entrance and flow with the contour of the landscaping.

Marked into evidence A-15 Mounted Color Front Elevation Plan

Mr. Radosti explained that the height at the roof ridge 33 1/2 feet. The Township ordinance allows 33 feet. He explained that he tried 30 feet but he was having a few aesthetic problems so he had to go with the 33 1/2 feet. He felt that aesthetically it would be an inferior building at 30 feet. He feels since the building is long, it will not appear that tall.

Engineer Shafai states that the building height is measured from the ground to the highest point of the roof.

Mr. Heyer stated that the assumption is a flat roof. This is driven by the pitch of the roof to make it more interesting. This is a discussion at site plan.

The applicant discussed wall signs as opposed to a free standing sign and the allowable area of signage. Mr. Heyer will check into whether or not this constitutes a third sign. He feels area is not an issue as a wall sign vs. a freestanding sign.

Attorney Vella swore in both John Lenzo and James Lenzo. John Lenzo lives in Millstone Township and James Lenzo resides in Colts Neck.

Mr. Pape advised that they are both principals of Colonial RV.

The Lenzos described what they do at their site. They advised they have approximately 40 patrons daily. They have been the top seller of Airstream products for 11 years in a

row. That is their specialty. It is a high-end product. They service vehicles from all over the world.

The Lenzos stated that their business is internet driven. They have an extensive amount of inventory and they have everything. A lot of business is done by appointment. An Airstream travel trailer can cost from \$40,000 to \$150,000 range in price. They are a high-end product. John Lenzo advised that only 3% of the RV market is high end.

John Lenzo stated that they do not rent out RV's. They want the site to look good. The architect has designed the building so that everything fits into the building. The Lenzos explained how this is a family business from the ground up.

The Lenzos stated that the building is not open on Sunday, it is illegal to sell motor vehicles on Sunday. The hours of 7am 9 p.m. Monday through Thursday, and 7 to 7 on Friday and Saturday.

Attorney Vella asked for clarification of the use variance requested. Sale of new RVs and sale of used RVs. The business will have a service department to sell RV parts and service RVs. There is a minimal walk in traffic for parts that they will sell. They do not sell accessories. The Lenzos advised that they do not do body work. They do not do painting. They do maintenance and repair service on the Airstream part. The chassis is made by Mercedes and Mercedes handles the chassis. They do change batteries.

Mr. Lambros asked if the business would have fuel storage. The applicant advised that they would not. They would take the vehicle down the street to fill a tank. They will not wash vehicles on site. They have 30 employees including the owners.

The applicants advised that this would be complete business relocation. The present business is located in Lakewood on a 2 1/2 acre lot.

The Lenzos sell three brands of RV's the applicant advised that Airstream occupies 78% of their business. The applicants will have a secure facility.

The applicant advised that the sewage tanks be emptied prior to them being brought to their site. The applicant advised that each bay has a floor drain and collection system.

The applicants were asked why they choose this site. This site particularly suits the business because it is a great location and close to turnpike. John Lenzo advised that this site has more land stating that 12 acres is tough to find. John Lenzo lives in Millstone.

Chairman Novellino opened the matter to the public at 10:30 p.m. Seeing no public comment on the application, he closed that portion at the same time

Attorney Vella made the announcement that the application will be carried to the February 24, 2016 meeting beginning at 7:30 p.m. No further noticing will be required.

Mr. Pape will provide testimony from the traffic expert and the planner at the February meeting.

NEW BUSINESS:

The Board had tabled the application of the Annual Report to the February 24, 2016 meeting.

Seeing no further business Mr. Bailey made a Motion to adjourn, Mr. Morelli offered a Second, and by unanimous vote, the meeting adjourned at 10:30 p.m.

Respectfully submitted,

Pamela D'Andrea