

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
MAY 3, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:35 P.M. Members present were Braun, Luttman, Tobia, Morris, Farrell, Wilson, Rible, Kiley Mueller, Mason, Attorney Rubino, Engineer Gerken, Planner Bergailo, Planning Board Secretary Lang, Recording Secretary Schinestuhl and Court Reporter Arnone.

Chairman Braun announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 12, 2004.

SALUTE TO THE FLAG

Chairman Braun welcomed Mr. Mason as alternate No. 2. Chairman Braun said the Masotti application is off. No new date has been scheduled.

CARRIED APPLICATION

JAMES ALBURTUS – PB#5-2004 – 2009 World Street, Block 31, Lot 4.01, R-10 zone. Application complete: April 16, 2004. Applicant seeks permission to amend approved subdivision to allow home to violate front and side yard setbacks due to a utility easement. Minor with variances.

George Megill, Esq. appeared for the applicant.

Attorney Rubino reviewed the file and stated the Board had jurisdiction to proceed.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Minor subdivision plan prepared by Benchmark Engineering last revised July 18, 2002
- A-3 Monmouth County Board of Health Review letter dated April 21, 2004

PB-1 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated April 21, 2004

Sworn by Reporter Arnone:

James Alburтус
Glenn Gerken, Engineer
Cheryl Bergailo, Planner

Attorney Megill said the applicant was before the Board in August 2002 for subdivision approval for two properties at this site. We found the SMRSA easement was larger than what we thought. The pipes are outside of the easement. We had to turn the house just slightly.

Mr. Alburtus said he is the owner of lot 4.01, 2009 World Street. A subdivision was granted back in 2002. There is a SMRSA easement on the property. The house was proposed outside the easement. That changed. Once we received approval we found that the sewer main was in the area of where we were going to put the house. We received paperwork from SMRSA from 1974 and it stated the easement started 26' off First Avenue. In the paperwork dated 1989 it states it is 14'. We had to adjust the foundation. Because of the easement the house is 4.7' off of the side yard setback. The setback increases as it goes down World Street.

Attorney Rubino said there are two variances needed. 30' is required for front setback and 26' – 29' is being proposed. Mr. Gerken said the west side setback is 4.32' and at the front it is about 10'. Mr. Gerken said those are the only two variances needed. Attorney Rubino said this is an amended subdivision and will have to be refiled. Committeeman Tobia asked if the applicant would be willing to landscape the setback where it is 4.32' off the property line. Mr. Alburtus said the neighbor has already installed a fence. Committeeman Tobia said that is fine.

The application was open to the public.

Mark Kellogg, 1005 First Avenue, was sworn. Mr. Kellogg said he lives directly across from this property. He asked the Board how many of them visited the site. Attorney Rubino said that is not a proper question. Mr. Kellogg said he read the minutes of the October 2002 meeting and it states that there are two very small bungalows on site and they will come down and all setback requirements will be met. He will also meet all requirements of the zone. It says he has no intention of asking for a variance. Mr. Alburtus said he had to ask for the variance because of the easement. We had to move the house. You are not allowed to build in an easement. Mr. Kellogg said you went and built this house before you found that out. Mr. Alburtus said when he purchased the lot it was a buildable lot.

Mr. Kellogg asked what Mr. Alburtus was going to do about the water situation. There is no storm sewer on First Avenue. It is just draining on to level ground. What do you intend to do about that? Mr. Alburtus said he has to do the appropriate paperwork. It would have to be approved. Mr. Kellogg said there is a storm sewer on First Avenue. Mr. Gerken said the town has no indication of that. Ms. Bergailo said we have to address that. We have no knowledge of that.

Entered into evidence:

OK-1 Photo of the house as it stands, taken April 20, 2004.

OK-2 Photo showing standing water on First Avenue

Attorney Rubino asked Mr. Gerken to take a look at the photos. Ms. Bergailo asked if there was a crawl space. Mr. Alburtus said yes. Ms. Bergailo said everybody knew there was an easement. The paperwork of 1974 shows it in a different place.

Harold Josefowitz was sworn. Mr. Josefowitz said he has a pile of brush on his property from this site and he could not put up his fence in November 2003. Attorney Rubino asked if there

were conditions on the property presently. Mr. Josefowitz said they got rid of the brush pile. Mr. Alburtus said that was put there with his permission. It has been cleaned up. Mr. Josefowitz said you put up that house with no regard for the law. Attorney Megill said there was a mistake made. Mr. Alburtus had discussions with the town. Things had to be worked out. He has been in touch with the township since this happened.

The application was closed to the public.

Attorney Megill said the applicant does not want to put in a storm sewer. Ms. Bergailo said you can't run the water into the street. Attorney Megill said he will work it out with the Engineer.

Ms. Wilson moved to approve the amended application for minor subdivision subject to payment of taxes and applicable assessments. The applicant shall comply with the review letters of the Board Professionals. Variances will be granted. Applicant will consult with Wall Township In-house Engineer, Matt Zahorsky, concerning water and drainage issues. Mr. Rible seconded the motion which was unanimously approved by a roll call vote. (Ms. Wilson, Messrs. Rible, Farrell, Kiley, Luttmann, Morris, Tobia and Braun voted yes.)

Mr. Manson recused himself on the Stuart application.

THOMAS H. STUART, JR. – PB#4-2004 – 1223 & 1228 Narrumson Road, Blocks 333 and 337, Lots 34 and 34.03, R-10 zone. Application complete: March 9, 2004, R-10 zone. Applicant seeks permission to subdivide lots, add a portion of lot 34.03 to lot 34 to create two conforming lots. Minor

Timothy B. Middleton, Esq. appeared for the applicant.

Attorney Rubino reviewed the file and stated the Board had jurisdiction to proceed.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Minor subdivision plan prepared by Charles Surmonte last revised February 9, 2004
- A-3 Monmouth County Board of Health review letter dated March 22, 2004
- A-4 Architectural plan prepared by Passman & Ercolina dated June 12, 2003

- PB-1 Plan review letter prepared by John Hoffmann dated March 25, 2004
- PB-2 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated April 12, 2004

Sworn by Reporter Arnone:

Thomas H. Stuart
Luis Perez, Builder
Glenn Gerken, Engineer

Attorney Middleton said this is a minor subdivision. Mr. & Mrs. Stuart own two of the lots. They are proposing to rearrange the lot lines. The proposed lot would have irregular lot line otherwise fully conforming. Mr. Stuart is a licensed surveyor.

Mr. Stuart said he is a licensed surveyor. He has lived at 1223 Narrumson Road for 20 years. He owns lots 34 and 36. He lives on lot 36. He purchased lot 36 forty years ago. He purchased lot 34 about eight years ago. The lots were consolidated by the tax assessor.

Attorney Middleton said you are proposing to add a portion of lot 34.03, which is to the east, to lot 34 and create a conforming lot. Mr. Stuart said that is correct.

Attorney Middleton said at the TRC meeting the Board asked only a portion be added to 34.01. requesting a variance for lot area instead of having an irregular lot line. Ms. Bergailo said you created a flag lot. With a lot in someone else backyard the Professional's suggested you cut it off at the rear lot line. How much is it undersized? Mr. Gerken said 8,700 s.f. .

Ms. Wilson asked how you intend to perfect the subdivision. Attorney Middleton said by deed.

Luis Perez, Builder, said he is a builder for Palatial Homes. He said he built the other eight houses in the subdivision.

Attorney Middleton said the Professionals are concerned with the size of the backyard. Mr. Perez said the total square footage of living space is about 2500 s.f. It will not be a very large home. That does not include the garage or basement. Ms. Bergailo said at the TRC the Professional's thought you were talking about 1400 s.f. The house appears to be rather large.

Committeeman Tobia asked if it would be possible to purchase property from lot 34.03. Attorney Middleton said no. Committeeman Tobia asked about lot 29. Attorney Middleton said he doesn't believe so.

Attorney Middleton said Palatial Homes was the corporation that constructed the homes on the adjacent lot. There was an agreement between Palatial Homes and the neighbors on lot 34.03.

Attorney Rubino asked if this home would be similar to the other homes. Mr. Perez said they are somewhat consistent. They are all unique. He said he can make the family room a little smaller. It is 15' X 14'. It is not that big. We could make it a little smaller. To eliminate it would be a problem.

Ms. Bergailo asked what is on lot 34.03. That lot has been regraded. Mr. Gerken said there is a sanitary sewer easement on that lot.

Mr. Perez said the lot is landscaped. It is just grass. It is natural for it to become part of lot 36.01.

Ms. Bergailo said the Board is not in favor of granting an undersized lot. It is just too undersized.

Mr. Kiley said he would rather see an undersized lot than an irregular lot line. Mr. Gerken said if it is 8,700 s.f. the building coverage would exceed. You would be allowed 1900 s.f.

Mr. Luttmann said there is frontage on two streets.

Mr. Perez said the new property owner would be responsible for the easement. Committeeman Tobia said lot 34.03 is maintaining it now. Attorney Rubino said lot 29 fronts on Manito. Mr. Perez said yes.

The application was open to the public.

Mr. Kresky, 1220 Manito, was sworn. Mr. Kresky said that lot is right next to my lot. Ms. Bergailo asked Mr. Kresky if he would like the applicant to give him that portion. Mr. Kresky said I take care of a small portion of it already. Ms. Bergailo said if he gave it to Mr. Kresky it would create an undersized lot.

Mr. Kresky said the proposed house has no backyard. Can the house be moved toward Narrumson? If you take away the stem lot it will be 8,700 s.f. The stem lot is not flat. It is like a gully.

Chairman Braun said the Board is not prepared to go any further tonight.

Attorney Middleton said he will set up a meeting with the neighbors.

Chairman Braun said the applicant needs to take a look at the size of the house. This application will be carried to June 7, 2004.

Attorney Rubino said no further noticing is required.

Attorney Middleton waived the time limits.

Mr. Manson returned to the meeting.

JOSEPH & DANA QUELI – PB#39-2003 – 2451 Allenwood/Lakewood Road, Block 974, Lot 2, RR zone. Date application complete: September 17, 2003. Carried from December 3, 2003 and February 23, 2004. Applicant request permission to subdivide Block 974, Lot 2 into two lots. There are currently two residential dwellings on one lot. In connection with the application one of the residences will be razed. Major with variances.

Attorney Rubino reviewed the file and stated the Board had jurisdiction to proceed.

Timothy B. Middleton, Esq. appeared for the applicant.

Entered into evidence:

- A-1 Jurisdictional Items
- A-2 Preliminary and Final subdivision Plans prepared by 3D Engineer last revised March 24, 2004
- A-3 Stormwater Management Report prepared by Donna Dunn dated July 2003
- A-4 EIS prepared by Donna Dunn dated July 2003
- A-5 Monmouth County Planning Board review letter dated October 14, 2003
- A-6 Monmouth County Board of Health review letter dated October 14, 2003
- A-7 Grading for drainage plan
- A-8 Wall Township Tax Map

- PB-1 Bureau of Fire Prevention review letter prepared by Joseph Rizzitello dated October 9, 2003
- PB-2 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated November 5, 2003
- PB-3 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated October 31, 2003
- PB-4 Wall Township Environmental Advisory Committee review dated September 22, 2003
- PB-5 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated April 26, 2004
- PB-6 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated April 27, 2004

Attorney Rubino said this application should be handled as a minor subdivision not a major subdivision.

Attorney Middleton said this subdivision is for block 974, lot 2. It is located on Allenwood Lakewood Road. There are two homes on the lot. It is now non-conforming. The home closest to Allenwood Lakewood Road is not conforming at all. The applicant proposes to subdivide the lot. The home closest to Allenwood Lakewood Road will be razed. Both lots will be undersized. Two variances are needed for lot width. Lot 2.01 the width proposed is 272' and 300' is required. Lot 2.02 the width proposed is 271' and 300' is required. The use variance is being eliminated.

Ms. Wilson asked Ms. Bergailo if all the dwellings will come down. Attorney Rubino said the Board has to know. Attorney Middleton said the one closest to Allenwood Lakewood Road is coming down.

Mr. Gerken said the plans show that both houses are coming down. The house farthest from Allenwood Lakewood Road has no violations. Attorney Middleton said the house closest to Allenwood Lakewood Road is coming down. The other house is conforming. It may or may not come down.

Sworn by Reporter Arnone: Joseph Queli
Donna M. Dunn, Engineer
Glenn Gerken, Engineer
Cheryl Bergailo, Planner

Ms. Dunn gave her qualifications which were accepted by the Board.

Ms. Dunn said the existing site contains two dwellings. It is 6.17 acres. It is located in the RR zone. The dwelling closest to Allenwood Lakewood Road will be removed. The shed will be removed. Lot 2.01 will have a width of 272.5' where 300' is required. Lot 2.02 will have a width of 271.12' where 300' is required. Lot 2.01 is 2.4 acres. Lot 2.02 is 3.77 acres. There is a concrete building and one structure in the center of the lot. The concrete building will be razed. A portion of the driveway will be removed. There are eight properties within the RR zone in the area. There are four lots that are undersized. Three of the eight lots do not conform.

Ms. Bergailo asked for the size of the new lots. Ms. Dunn said lot 2.01 will be 2.4 acres and lot 2.02 will be 3.7 acres. Two acres is required.

Attorney Rubino asked about side yard setbacks. Ms. Dunn said lot 2.01 has a setback of 95'. Ms. Bergailo said the existing house meets all the setbacks. Attorney Rubino said you meet or exceed side yard setbacks. Ms. Dunn said yes.

Ms. Bergailo said the driveway will be removed. Ms. Dunn said yes.

Ms. Wilson asked how the applicant will perfect the subdivision. Attorney Middleton said by deed.

Ms. Wilson, referring to Mr. Gerken's review letter, asked about the issues that came up regarding boundary lines. Attorney Rubino said the Board would like the applicant to fall on the short side. Attorney Middleton agreed.

Ms. Wilson, referring to Mr. Gerken's letter of November 5, 2003, stated the applicant must provide a construction easement from the owner of lot 5. An easement will not be required do to the fact that access will be through the neighbor's yard.

Attorney Middleton said the garage can be dismantled and taken down.

Committeeman Tobia asked for a time schedule to remove the building in the back. Attorney Middleton said within four to five months. Attorney Tobia said once removed you will cease use of that driveway. Attorney Middleton said yes.

Ms. Wilson said the structures within 200' are not shown on the plans. Attorney Middleton said we will put them on.

The application was open and closed to the public.

Attorney Rubino said the structures within 200' must be put on the plans. The subdivision will be perfected by deed. Revise the plans and make it a minor subdivision subject to Mr. Gerken's approval.

Ms. Wilson moved to approve the application for minor subdivision subject to the payment of taxes and applicable assessments. The applicant will obtain Monmouth County Planning Board and Monmouth County Board of Health approval. Variances will be granted. The subdivision is to be perfected by deed. All dwellings and accessory structures are to be removed except conforming structure on proposed lot 2.01. All structures within 200' of the subject project will be shown on the plans. The applicant agrees to correct boundary locations. Mr. Rible seconded the motion which was unanimously approved by a roll call vote.

Committeeman Tobia said they must change the lot line and change the width of the lot.

Ms. Bergailo said the applicant must advise the property owners around the site. Attorney Rubino said just send them a letter stating you are accepting their boundary line.

(Ms. Wilson, Messrs. Rible, Farrell, Kiley, Luttman, Morris, Mueller, Tobia and Braun voted yes.)

9:05 P.M. the Board recessed.

Ms. Wilson recused herself on the Allaire Properties application.

9:17 P.M. the meeting resumed.

ALLAIRE PROPERTIES – PB#7-2003 – Airport Boulevard & Route 34N, Block 942, Lots 37 & 57, OR-1 zone. Application complete: February 3, 2003. Carried from September 29, 2003, October 6, 2003, October 27, 2003, December 1, 2003 and March 1, 2004. Applicant seeks mix use development consisting of 329,125 s.f. of office space and 9,000 s.f. of manufacturing facility. Site/Use

Timothy B. Middleton appeared for the applicant.

Entered into evidence:

PB-20 Traffic Impact Study review prepared by Nicholas Verderese dated May 3, 2004

A-27 Rendering

Attorney Middleton said at the last hearing Mr. Dahms gave testimony regarding the loop road. There was the suggestion of more than one left turn lane. Mr. Verderese issued a traffic report. With the proposed project there is an increase of time for someone to make a left. There was a suggestion to make two left hand turn lanes.

Ms. Bergailo asked if the proposed roadway will be privately owned and maintained. Attorney Middleton said yes.

Mr. Dahms said he made some minor changes to the plan. At the south half of the project there will be four three-story office buildings. They will all be similar. They will have the same footprint. Floor plans have been submitted. We are asking for preliminary and final approval for those four buildings. We are asking for preliminary approval for the warehouse, office in the back, the bank and the smaller office building.

Mr. Dahms went over the circulation and access issues. The southerly driveway will continue to access off Route 34. The alignment has been revised. It will have much better circulation. The northerly access to Route 34 is now tied into the alternate jug handle. We will eliminate some of the parking lot access points. There is some loss of parking. As a result of the change we are going to be five spaces short. It is deminimus.

Mr. Dahms said the basin will be constructed so it can be easily accessed.

Chairman Braun said you are adding back the road. You made adjustments to it. You have made a number of changes.

Attorney Rubino asked if there was a revised plan that has been submitted. Mr. Dahms said he will submit it to Mr. Gerken.

Attorney Rubino said the last plan is dated February 13, 2004 along with that jug handle concept plan. Mr. Dahms said the last full set of plans was revised through February 5, 2004.

Mr. Dahms said the last plan that was reviewed by the Board had a T-intersection with an S-driveway loop. That loop road now is much more conducive. There will be a STOP sign. Additionally it would make sense to name that road Airport Boulevard. Committeeman Tobia said for clarification he thinks all three roads should be named. Mr. Dahms said okay.

Attorney Middleton said a copy of the revised plan was submitted to the traffic engineer. We can have that marked.

Entered into evidence:

A-28 Jug handle concept plan

Captain Morris left the meeting.

Chairman Braun asked Mr. Gerken if there were any concerns regarding drainage. Mr. Gerken said the modified drainage included this loop road. There are no concerns.

Chairman Braun said the Board will work with this concept plan.

Ms. Bergailo asked about signage. She said she wants to maintain jurisdiction on signs. Mr. Dahms agreed. Chairman Braun said the buildings should be clearly identified. We don't want a bunch of pylon signs. Attorney Middleton agreed.

Chairman Braun asked about variances. Attorney Middleton said there is one for light spillage and curb radii. We are five parking spaces deficient. Chairman Braun suggested banking five parking spaces so no variance is needed. Mr. Dahms said there is good distribution of parking for each building.

Mr. Groeber said the loop road will act as a failsafe. The types of uses in this area are generally similar with traffic in this area. If the jug handle is slow moving that will change. It will work nicely. This will work well internally.

Captain Morris returned.

Chairman Braun asked about access to the building to the north. Will you grant them access? Attorney Middleton said that is a good idea. Chairman Braun said we want to make sure that road is used enough so grass does not grow.

Attorney Middleton said the only other issue is the concept of the second left hand turn. Mr. Groeber said the overall traffic conditions at the proposed site in the AM peak hours is generally lighter. In the PM peak hours the conditions on Route 34 reverse. Levels of service are described in our report of February 2004. The concern was for the left turn onto Route 34 northbound. The east bound side of Airport Road will be modified from a single left to a double left turn. This will not cause a lot of additional congestion. It will substantially reduce the delay. We will agree to the concept plan subject to approval by DOT.

Chairman Braun said our traffic expert said you do not add any traffic on that site. Mr. Verderese said the double left hand lane will be an improvement. The applicant is not putting any traffic on that side.

Attorney Rubino said Captain Morris said there is a problem regarding the access easement and that is that you be required to maintain snow removal. I suggest there be some sort of language in the resolution stating you will be responsible to maintain that. Attorney Middleton agreed.

Chairman Braun said repeaters need to be put on the buildings. Attorney Middleton agreed.

The application was open and closed to the public.

Attorney Middleton said the applicant will comply with all review letters.

Mr. Luttman moved to approve the application for preliminary and final site plan for the four office buildings. Buildings 4, 5, 6 and 7 for preliminary and final approval and buildings 1, 2, and 3 preliminary only. Approval subject to payment of taxes and applicable assessments. The applicant will comply with the requirements of Freehold Soil Conservation District, Monmouth

County Planning Board and Monmouth County Board of Health. The applicant will obtain approval from NJDEP and NJDOT. The applicant shall obtain LOI and wetlands permits. The applicant will comply with Wall Township Affordable Housing Trust Fund and ADA requirements. The applicant shall obtain a tree removal permit. The applicant shall submit a complete set of revised plans within one month. The applicant shall submit an application for Subtitle 1 of Title 39. The applicant shall install a Knox Box system. The applicant shall meet with the Wall Township Police Department to address repeater system. The applicant shall schedule a pre-construction meeting with the Township Engineer. The applicant shall have an easement on loop road to allow public access. Loop road to be maintained by the owner. Snow removal shall be done by applicant if not done in timely fashion it will be done by the Township at the owner's expense. Landscaping shall be done on loop road subject to approval by Township Planner. Planning Board will retain jurisdiction over future tenants for signage. The applicant shall make contribution for water improvements. The applicant shall name all three roads subject to the approval of Wall Township Police Department and Township Planner. The applicant shall install dual left hand lanes northbound from Airport Road. Basement is to be used for mechanicals and storage only. Committeeman Tobia said the applicant must schedule a pre-construction meeting with the Police Department regarding construction traffic. Mr. Farrell seconded the motion which was unanimously approved by a roll call vote. (Messrs. Luttman, Farrell, Kiley, Morris, Mueller, Rible, Tobia and Braun voted yes.)

RESOLUTIONS TO BE MEMORIALIZED:

FAMA, LLC – PB#39-2001

Block 755, Lot 332

Attorney Rubino read the resolution of approval. Mr. Farrell moved to adopt the resolution as read. Mr. Luttman seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Farrell, Luttman, Morris, Tobia and Braun voted yes.)

SCOTT CASUCCIO – PB#44-2003

Block 917.01, Lot 104

Attorney Rubino read the resolution of approval. Mr. Kiley moved to adopt the resolution as read. Mr. Luttman seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Kiley, Luttman, Farrell, Morris, Mueller, Tobia and Braun voted yes.)

DONALD & PATRICIA WEIR – PB#6-2002

Block 118, Lots 25, 26 & 68

Attorney Rubino read the resolution of approval. Mr. Kiley moved to adopt the resolution as read. Mr. Farrell seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Kiley, Farrell, Luttman, Mueller and Braun voted yes.)

MINUTES TO BE APPROVED

Committeeman Tobia moved to approve the minutes of the Regular and Workshop Meeting of March 15, 2004. Mr. Rible seconded the motion, which was unanimously approved by a roll call vote.

RECOMMEND AND REVIEW

ORDINANCE NO. 10-2004 – Pertaining to Sign Regulations

Ms. Bergailo said this is an amendment to the sign ordinance. It is making minor changes to the free-standing sign section.

Mr. Farrell moved to recommend to the Township Committee that Ordinance No. 10-2004 be adopted. Mr. Kiley seconded the motion which was unanimously approved by a roll call vote. (Messrs. Farrell, Kiley, Luttmann, Manson, Morris, Mueller, Tobia and Braun voted yes.)

ORDINANCE NO. 11-2004 – Pertaining to the CR-10 (Commercial Recreation) Zone

Ms. Bergailo said this ordinance is modifying the maximum lot coverage. The ordinance proposes maximum lot coverage – all buildings – from 10% to 20%, maximum lot coverage – all impervious surfaces – from 20% to 55%. This matches the conditions in the zone.

Mr. Farrell moved to recommend to the Township Committee that Ordinance No. 11-2004 be adopted. Mr. Luttmann seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Farrell, Luttmann, Kiley, Morris, Mueller, Tobia and Braun voted yes.)

ORDINANCE NO. 12-2004 – Amending the Zoning Map regarding Block 274, Lots 10, 11 and 12

Ms. Bergailo said this ordinance pertains to the south side of Allaire Road. It proposes the change in zone from RR-6 to RR-6/R-60. If permitted by Developer's Agreement. Committeeman Tobia said this is the Rothen property. The township will get 18 acres of land.

Mr. Farrell moved to recommend to the Township Committee that Ordinance No. 12-2004 be adopted. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Farrell, Kiley, Luttmann, Manson, Morris, Mueller, Tobia and Braun voted yes.)

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:30 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary

