

**WALL TOWNSHIP PLANNING BOARD
MINUTES - REGULAR MEETING
MUNICIPAL MEETING ROOM
OCTOBER 25, 2004**

Vice Chairperson Luttman called to order the regular meeting of the Wall Township Planning Board at 7:30 P.M. Members present were Luttman, Tobia, Morris, Wilson, Rible, Kiley, first alternate Mueller, second alternate Manson, Attorney Rubino, Engineer Gerken, Planner Bergailo, Planning Board Secretary Lang, Recording Secretary Schinestuhl and Court Reporter Arnone.

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

SALUTE TO THE FLAG

Mr. Luttman announced the CJS application will be carried to November 29, 2004. They will renotece.

Attorney Rubino said we are going to do the resolution for S & G Developers, Inc. He said to Mr. Gerken the applicant is requesting permission to post a bond before they take the building down. The bank will not let them close until the map is signed. Mr. Gerken said that is okay we have done that in the past.

RESOLUTION TO BE MEMORIALIZED

S & G DEVELOPERS, INC. – PB#38-2004

Block 907, Lots 13 & 14

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

Ms. Wilson stepped down on the Belmar Gas application.

CARRIED APPLICATION

BELMAR GAS – PB#17-2004 – 1801 Highway 34, Block 922, Lot 1, OR-10 zone.

Application complete: July 29, 2004. Applicant requests permission to construct a bank. Site with variances

Timothy 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 Preliminary & Final Site Plan prepared by Lindstrom, Diessner & Woodcock last revised October 5, 2004. Architectural Plans prepared by Chris Rice dated July 19, 2004
- A-3 EIS prepared by Robert A. Woodcock dated June 25, 2004
- A-4 Construction Specifications prepared by Robert A. Woodcock dated June 25, 2004
- A-5 Stormwater Management prepared by Robert A. Woodcock dated June 25, 2004
- A-6 Monmouth County Board of Health letter dated August 9, 2004
- A-7 Colored rendering of Architectural Plan
- A-8 Rendering of Grading and Utility Plan

- PB-1 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated August 20, 2004
- PB-2 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated August 16, 2004
- PB-3 Wall Township Fire Prevention review letter dated September 30, 2004
- PB-4 Wall Township Environmental Advisory Committee review letter dated August 5, 2004
- PB-5 Wall Township Police Department review letter dated September 14, 2004
- PB-6 Planning review letter prepared by Cheryl Bergailo, Schoor DePalma, dated October 22, 2004
- PB-7 Engineering review letter prepared by Glenn Gerken, Schoor DePalma, dated October 25, 2004

Sworn by Reporter Arnone:

Robert Woodcock, Project Engineer
Chris Rice, Architect
Carl Chirico, President Allaire Community Bank
John Rea, Traffic Engineer
Gary Green, Plant Manager
Glenn Gerken, Engineer
Cheryl Bergailo, Planner

Attorney Middleton said the application is for Allaire Community Bank. The site is located on West Hurley Pond Road and Route 34. It is contiguous to Wall Stadium. The application calls for the construction of a bank. One of the issues raised was traffic circulation. Mr. Rea will address those concerns. He will discuss right in, right out on West Hurley Pond Road and one way traffic through the site.

Robert Woodcock gave his qualifications which were accepted by the Board.

Attorney Middleton asked Mr. Woodcock if he was familiar with the site and if he was the design engineer. Mr. Woodcock said yes.

Attorney Middleton asked Mr. Woodcock if he was involved in the design and layout. Mr. Woodcock said yes.

Mr. Woodcock said the site is located on the southwest portion of Route 34 and West Hurley Pond Road. It is .87 acres. It is vacant and heavily wooded. There is a steep slope on the site now. The applicant is proposing a 2,700 s.f. one-story bank on site. Ingress and egress will be off West Hurley Pond Road as well as Route 34. Attorney Middleton said there is no proposal to limit the egress onto West Hurley Pond Road. Mr. Woodcock said that is correct.

Attorney Middleton asked Mr. Woodcock to go over the traffic. Mr. Woodcock said there will be one way traffic toward the drive-thru. Parking spaces will be designated for employees. There will be three drive-in windows and one ATM. Attorney Middleton said cars will be able to make a right in off of Route 34. Mr. Woodcock said yes. Attorney Middleton said cars will go to the right and go to the parking area. Mr. Woodcock said yes. Attorney Middleton said there will be a circular one-way. Mr. Woodcock said that is correct.

Attorney Middleton asked Mr. Woodcock to describe the parking layout. Mr. Woodcock said there will be seven parking spaces in the back for employees only. The remaining eleven spots will be in front of the bank. To exit a car would go south and go clockwise around the bank.

Attorney Middleton asked Mr. Woodcock to go over the drainage plan. Mr. Woodcock said an underground recharge system is proposed.

Mr. Woodcock, regarding landscaping, we are proposing various deciduous and shade trees along Route 34. We will also have scattered shrubs and evergreens. Attorney Middleton said you do not want to create a landscape plan that will hide the bank. Mr. Woodcock said that is correct because of security.

Mr. Woodcock said there will be lighting under the under hang. There will be a free-standing light along the south and east property lines. Attorney Middleton asked if the lighting was adequate. Mr. Woodcock said yes. He said they will reduce the spillage onto the adjoining properties.

Attorney Middleton asked about the retaining wall. Mr. Woodcock said because of the slope of the property we had to cut through and install a keystone retaining wall. We will continue the swale with the neighbor.

Committeeman Tobia said regarding the testimony on landscaping you said it was more open because of security, instead of white ashes go to green vase zelkova. Mr. Woodcock agreed.

Attorney Middleton said he spoke with the Speedway and CJS and they did not want to sell any property. Mr. Kiley asked about making it one lot. Attorney Middleton said we had that discussion and it did not go far. Mr. Kiley said it would be better if there was no entrance from West Hurley Pond Road. Attorney Middleton said he has had discussions with CJS regarding that. Mr. Kiley suggested continue speaking with CJS. Attorney Rubino said the problem is once there is some type of approval. Attorney Middleton said we have tried. We have no objections to continuing. We have tried very hard.

John Rea gave his qualifications which were accepted by the Board.

Mr. Rea said he agrees with Mr. Gerken's review letter to restrict West Hurley Pond Road having a right in and right out. It will work. We will reduce the width of the aisle. It will be reduced to 18'. One way traffic flow from Route 34. Once into the parking area that aisle will remain two way. This can be accomplished through signs. The drive thru aisles are 12' wide. We could make them 11'. The last one we can make 20'. We will give a little more landscaping in that area. Mr. Gerken said the ordinance requires 19'. There is no reason for the extra wide aisles. Mr. Luttman asked if that will change the stacking. Mr. Rea said we can show some stripping on the west portion of the property. Attorney Rubino asked why do you feel the stacking is sufficient. Mr. Rea said because this is a local bank. You rarely see a lot of cars stacking. You will have room for about ten cars and that is what the ordinance requires. We will always maintain a bypass lane. Mr. Kiley said the waiver for stacking is not needed. Attorney Middleton said no. Mr. Gerken asked that he be provided with a sketch. Mr. Rea agreed. He said he agrees with most of what is in Mr. Gerken's review letter. He said they have agreed to make the changes.

Captain Morris said he has a concern with the egress on West Hurley Pond Road. He said his concern is safety over convenience. You are creating a very large T. Will it be safe? Mr. Rea said if restricted to right in and right out it will be safe. It will work. Captain Morris said he would rather see safety over convenience. I don't agree with the exit off of West Hurley Pond Road.

Attorney Middleton said if he was exiting this site onto West Hurley Pond Road and wanted to make a right describe that. Mr. Rea said only a right turn out will be allowed. They can see if there is any stacking. The sight distance is good. The alternative is worse. You are forcing those that want to go south into an area that is highly congested. Committeeman Tobia said the way the driveway is configured can that driveway be reconfigured so a car can only make a right turn. Mr. Rea said we can work together and come up with something. Committeeman Tobia said someone is going to make an illegal left turn. Mr. Kiley said he is concerned about traffic going across to the jug handle. Mr. Rea said you are correct. We don't want that to occur. Mr. Gerken asked if they received approval from DOT. Mr. Rea said we did not know what we would be submitting to them. They will also review West Hurley Pond Road. Captain Morris said he does not think the entrance onto West Hurley Pond Road will be safe. He suggested maybe down a little further on West Hurley Pond Road. Attorney Middleton said they tried that. Committeeman Tobia suggested right out only. Mr. Rea said they could probably live with that. We really need the right out more than the right in.

Mr. Luttman asked about impervious coverage. Mr. Woodcock said we are at about 7½% over. We can probably get it down.

Captain Morris suggested the applicant make the changes and come back. Attorney Middleton said he can do that.

Committeeman Tobia said this application will be carried to November 29, 2004 and you can approach the neighbor one more time. They are also on that night.

Chris Rice gave his qualifications which were accepted by the Board. Mr. Rice is the design architect.

Mr. Rice said the building is well within what is allowed. It will be a one story building 31'. It will be 2,800 s.f. It is not unlike the Sea Girt branch. It will be colonial red brick with a black roof.

Mr. Gerken asked if there will be a basement. Mr. Rice said yes. We do need some storage. It will be restricted to storage only.

Mr. Kiley asked if there will be an ATM inside. Mr. Rice said just outside.

Captain Morris asked about the hours of operation. Mr. Chirico said 8:00 A.M. – 7:00 P.M. five days and Saturday from 9:00 A.M. – 4:00 P.M. That includes the drive-in. Captain Morris asked about Sunday. Mr. Chirico said not at this point. Captain Morris asked at any other time. Mr. Chirico said we would probably not have this one opened on Sunday.

Attorney Middleton waived the time limits.

Committeeman Tobia, to Mr. Rice, the drive thru will have a cover that will be similar to the building. Mr. Rice said correct.

Ms. Wilson returned to the meeting.

WALL PROPERTIES DEVELOPMENT – PB#13-2004 – 1837 Old Mill Road, Block 270, Lot 26, HB-80 zone. Application complete: June 8, 2004. Carried from August 2, 2004. Applicant requests permission to construct a 2,162 s.f. building addition. The site is to be utilized as an office and a child care center

Richard Tilton, Esq. appeared for the applicant.

Attorney Rubino said the applicant was here previously. We marked items into evidence and accepted jurisdiction.

Entered into evidence:

A-10 Report prepared by Mr. Yesowitz, P.E. dated October 2004

PB-7 Traffic report prepared by Victor Ochieng, Schoor DePalma, dated October 25, 2004

Attorney Tilton said this application has been continued. It is for Kiddie Academy. It is located

at Block 270, Lot 26. It is located at Highway 35 and Old Mill Road. It encompasses 1.88 acres.

It is in the HB-80 zone. It is the old Wonder Bread building. We are proposing to add a little more than 2,000 s.f. to the building. We are proposing to develop it as a Kiddie Academy with office space. We are proposing 74 parking spaces. There will be an underground detention basin.

Attorney Tilton said he would like to have the architect address the building elevations and signage. Mr. Yesowitz will address the traffic impact and traffic concerns.

Sworn by Reporter Arnone:

Harvey Yesowitz
Carmen Cerminara

Mr. Cerminara said he is the project architect. Mr. Cerminara gave his qualifications which were accepted by the Board.

Mr. Cerminara said they are proposing two small additions, one to the front and one to the rear. We have taken the building and cleaned it up. We are proposing to take the existing masonry structure and clad it with an exterior installation. The existing roofs are in good shape and we're going to leave them. We are going to work with two light colors. We're going to use green as an accent in the window frames and in the canopy.

Mr. Cerminara said he will go over the signage.

Entered into evidence:

A-11 Rendering showing all the signs

Mr. Cerminara said we are proposing four signs on the building. The first sign is the Kiddie Academy logo. That will be above the entrance to the rear facing the parking lot. We are proposing three small signs for the tenants. They will be 1' 8" in height and 1' 8" in width. We have about 40 s.f. of sign. 50 s.f. is allowed. The pylon sign exists on the site. It stands 16' above the grade. The box light is about 6' X 6'. We are proposing to increase this slightly by putting a curved top on it. That will pick up the curves of the building.

Committeeman Tobia asked if that sign will be fully compliant with the ordinance. Mr. Cerminara said in terms of square footage we are under because it is a pylon sign. We are allowed 150 s.f. We are going to be at about 38 s.f.

Mr. Kiley said there are a lot of variances with this project. Some of them are existing. You are asking for an addition of an existing non-conforming building. He said he is concerned about the encroachment into the buffer against the residential property. He said he really doesn't like to see an addition to a non-conforming building when you already have a problem with the buffer. He asked about downsizing. Mr. Cerminara said he could try to address the area about the usable space in terms of the necessities of the Kiddie Academy. Mr. Kiley said you still have 10,000 – 8,000 s.f. Mr. Cerminara said there is no clear cut way to get an L-shaped Kiddie Academy. We thought that by bringing the front out it would break up the façade and not be an

eyesore. We

wanted to create something more eye appealing. Attorney Rubino asked how much more space are you picking up. Mr. Cerminara said 2,000 s.f. in total. Attorney Rubino asked is this space needed for the day-care. Mr. Cerminara said yes. Attorney Rubino asked if that was encroaching into the buffer. Mr. Cerminara said he doesn't believe so and the engineer can answer that. Attorney Tilton said Ms. Hoffmann will address that. Attorney Rubino said Ms. Bergailo is saying no.

Ruth Osborne, 1203 Bayberry Road, was sworn. Ms. Osborne said she thinks the plan is a very nice looking plan. She said she agrees that it would be nice to see this site improved.

Ms. Hoffman, still under oath, said there is an existing front setback of 40.99'. That is remaining. The addition is in line with the façade.

Attorney Rubino said you have to dedicate some roadway for Old Mill. Ms. Hoffmann said 8½' along Old Mill.

Mr. Kiley said by adding square footage you're also adding parking spaces which directly impact the fact that you only have a 5' buffer. Ms. Hoffmann said at the last meeting we agreed to increase the buffer to a minimum of 10' along the residential side. Ms. Hoffmann said there will be 10' along the front portion of the driveway. The driveway will narrow in and then expand back out to the rear.

Attorney Rubino asked if there was a buffer problem in the rear. Ms. Hoffmann said no. Ms. Hoffmann said they also agreed to provide additional landscaping along that side.

Ms. Bergailo said she never received a copy of the sign exhibit. Attorney Tilton said he would make sure the Board and Ms. Bergailo get one.

Committeeman Tobia asked if the facility could be utilized without the front addition. Attorney Tilton said it could be but it would not be economically feasible. Committeeman Tobia said could you build the project if the Board said that would be prohibited. Attorney Tilton said the applicant may elect not to.

Harvey Yesowitz, previously sworn, gave his credentials which were accepted by the Board.

Mr. Yesowitz said he reviewed the site and prepared a traffic impact study. Mr. Yesowitz said he looked at the existing conditions. Old Mill Road is the front of the property. It is close to the State Highway. Old Mill Road has been realigned to create a 90 degree intersection with Route 35. To the north along Old Mill Road is the 18th Avenue intersection. They are stop controlled along Old Mill Road. There are three travel lanes in this section of Route 35. Traffic counts were conducted during the morning and afternoon peak hours. 7:00 – 9:00 A.M. and 4:00 – 6:00 P.M. Along Old Mill Road there were 325 cars per hour during the morning peak and 220 cars per hour during the afternoon peak hours. Along Old Mill Road towards 18th Avenue there is the rear entrance/exit to K-Mart. There is also a Board of Education facility opposite that on the west side of Old Mill Road. We used a Trip Generation handbook which is

the compilation of

data for many similar sites with the approximate number of trips in and out of a project. Kiddie Academy generates somewhat lower traffic volumes than indicated by the trip generation handbook. The parents are allowed to drop-off and pick-up their child anytime during the morning and afternoon periods that are convenient for them. This helps distribute the traffic over several hours.

Attorney Rubino asked how the applicant controls something like that. Mr. Yesowitz said when a parent comes with a child they park their car and bring their child in. Attorney Rubino said from a timing standpoint. Mr. Yesowitz said there really is no control. It allows children to enter and exit at a time that is convenient for the parents. There is no start and end times. There is maximum flexibility for the parents. The parent's park. They come in. There is a touch pad they have to use to get into the door. They sign the children in. The parent leaves. The same thing occurs when they pick up the child. The average time is five to fifteen minutes. It is usually higher in the afternoon. Parents may want to speak with the teachers. The average turnover is ten minutes. We project that there will be 63 cars arriving during the peak hours and 55 exiting. It would be reverse in the afternoon. The volume of traffic on Route 35 is heavy in this area and we would like to discourage any left turns from Old Mill Road onto Route 35. We have recommended directional signs. Old Mill Road will be at good levels of traffic. The no left turns from Old Mill Road will have to be approved by NJDOT. At Old Mill Road and Route 35 we increase the delay by two seconds during morning peak hours and five seconds during afternoon peak hours. The intersection at Old Mill Road and Route 35 is somewhat problematic. It is an offset intersection. By reassigning traffic at this location we are going to be increasing the right turn from Old Mill Road on to 18th Avenue.

Mr. Yesowitz said he has looked at the circulation for the site. There is perpendicular parking. The spaces along the building will be reserved for parents picking up and dropping off their children. The parking lot meets accepted design standards. The driveway will function satisfactorily. The sight distance from the driveway is acceptable. The only thing that should be mitigated is a large bush adjacent to the driveway. It should be relocated or removed. He said, in his opinion, this child care center with small office space can operate safely and efficiently.

Captain Morris said you recommend people to go, if going northbound on Route 35, to go down to 18th Avenue and then Route 35, is that correct. Mr. Yesowitz said yes. Captain Morris asked if they do not comply with that what level of service are Route 35 and Old Mill. Captain Morris said he is concerned about the impact at that intersection. Mr. Yesowitz it is operating at level service C in the morning and D in the afternoon now. Captain Morris asked what impact this application would have on that intersection. Mr. Yesowitz said it would increase overall delay by two seconds in the morning and five seconds in the afternoon if there is no left turn. If there is a left turn it would operate at a level F service. Old Mill has all through traffic. Captain Morris said he is very concerned about the movements. Mr. Yesowitz said we've recommended the no left turn sign. There is no question that if you have a no left turn there may be some enforcement that is going to be required. Captain Morris said how we create a situation so it is not an enforcement thing. There is a real concern about the movements at that intersection at Route 35 and Old Mill. He said he does not see a lot of people obeying that sign.

Mr. Yesowitz said we can have an approved NJDOT no left turn which is enforceable by the police department. We

can also have directional signs on the site.

Mr. Manson said what happens to the people on Route 35 that are making this left turn off Route 35 onto Old Mill. Mr. Yesowitz said this still functions as a typical T intersection. The person making the left onto Old Mill has the right of way. No matter what you use this building for you are going to have traffic volumes associated with it.

Mr. Kiley asked Mr. Yesowitz what his view was on the report from Schoor DePalma stating there was a failing condition at 18th Avenue and Old Mill. Mr. Yesowitz said they basically reported what our computer analysis has indicated.

Ms. Wilson said in the Schoor DePalma report it requests testimony to be provided by the applicant as to whether the poor levels of service result in cueing. Do they? Mr. Yesowitz said there is certainly some cueing. Ms. Wilson said if there is cueing can it be mitigated and how are you suggesting these cueing problems be mitigated. Mr. Yesowitz said that cueing means there is more than one car waiting to make a turn. You have cueing at almost every intersection. The question is the level of cueing. There is going to be an increase and it is going to happen under any set of circumstances. It is an existing problem. The best solution is to realign one or both of the legs so that you don't have an offset between the two intersections. That is not something the applicant can do.

Mr. Manson said one of his concerns is children being dropped off right before parents go to work and getting picked up right after they get off work. The traffic situation is going to create a lot of pressure on that area. Mr. Yesowitz said dropping off and picking up occurs over a period of several hours.

Captain Morris said when you push an intersection to an F or E level does that also increase the motor vehicle accidents. Mr. Yesowitz said no that doesn't necessarily follow.

Mr. Rible asked has there been any analysis taken as far as the cueing backing up, keeping in mind you have the Board of Ed down the street with buses. How far could that cueing go before Route 35 backs up where people can't make a left on Old Mill Road? Mr. Yesowitz said the amount of increase we are talking about is not going to make a significant difference. Attorney Rubino said in the morning there is going to be school buses coming north on Old Mill Road that have to stop at that intersection. You are also going to have people making a left off of Route 35 onto Old Mill attempting to get into the site with school buses back up. How far back would the cueing be? Would it block the driveway? Mr. Yesowitz the observations he has made would indicate that it would be rare that the driveway would be blocked.

Ms. Wilson asked how many cars can stack from Route 35 to your driveway. Mr. Yesowitz said about 240', maybe 12 cars.

Captain Morris said we have to go on what we have there now. Now it is a full function intersection. Mr. Yesowitz said the alternative to that would be to post a no left turn on the driveway itself. Captain Morris said on the applicant's driveway. Mr. Yesowitz said yes.

Captain Morris said then you are pushing everyone to 18th Avenue. He said this is a very difficult intersection. Mr. Yesowitz said the intersection is difficult from the amount of traffic that is on Route 35. It is not that different than any other driveway on Route 35. Captain Morris said his concern is safety.

Committeeman Tobia said regarding the 863 s.f. of office up-front. If that was reduced how many trips in and out would that reduce. Mr. Yesowitz said one or two.

Mr. Luttmann said parents will come into the parking lot, park and then bring their children in. I asked if there would be buses. You said the smaller van type possibly. There will be no large buses at the entrance. Mr. Chadha said we do provide before and after school care. In some cases we do provide busing. If the Board prefers no bussing we would do that. Mr. Luttmann said his concern is having a bus stop right in that intersection. Mr. Chadha said he would be happy to accept any condition the Board wants to put on bussing. Mr. Luttmann said he thinks the small buses are type one. Mr. Chadha said they are fourteen seaters. They are the size of an SUV. They are about 20' long. They fit in a regular parking space. Committeeman Tobia said you would accept that as a condition of approval. Attorney Tilton said right.

Mr. Mueller said if ten parents come in and drop their children off can they all process their children at one time. Mr. Chadha said we have come up with a certain number of parking pick-up and drop-off spaces. That seems to be sufficient. We are doing this at 16 schools and we don't have any issues. Mr. Mueller said they just have to sign in when they drop the children off. Mr. Chadha said the parents sign in and take their children to the classroom. Mr. Mueller said a number of them can do it at one time. Mr. Chadha said yes.

Mr. Manson asked if there was data that backs up the time that people check in. Mr. Chadha said we can provide a set of time sheets.

Mr. Chadha said, going back to Committeeman Tobia's comment regarding the size, he wanted to come back to the 2,000 s.f. that he asked about. 1,200 s.f. of that is going to the back of the building. It sort of gives the right size. Committeeman Tobia said the question is not the rear addition. Mr. Chadha said the reason we added that to the front was just for esthetics. It would be easier to maintain. It is only 800 s.f. Committeeman Tobia said you are adding to a variance that is already there. Attorney Tilton said on the driveway side. Committeeman Tobia said yes. Attorney Rubino said there is some concern with regard to the front. Can you design a nice building without the addition? Mr. Cerminara said yes. We were trying to break down the tall mass of the existing wall. We can do that and still make it attractive.

Attorney Rubino said he sent Attorney Pape a fax concerning low traffic generating office related uses. Mr. Chadha said he received that. Attorney Rubino asked if he would be willing to limit the uses to that list. Mr. Chadha said yes.

Committeeman Tobia said as a condition of approval, if approved, would you forfeit the prior approval for a children's museum. Mr. Chadha said absolutely.

Attorney Rubino asked Mr. Chadha if he owned the site. Mr. Chadha said he is the contract purchaser. Attorney Rubino said the owner would have to withdraw that. Mr. Chadha said ok.

Attorney Rubino asked if the Board if they want to bring in our own traffic expert. Captain Morris said yes.

Attorney Rubino said this application will be carried to November 1, 2004. If you can't be here you will have to re-notice.

REVIEW AND RECOMMEND

ORDINANCE NO. 29-2004 – Amending the Zoning Map – Block 274, Lots 10, 11 & 12

Committeeman Tobia said this changes the zone from RR-6 to RR-6/R-60. This is the Roehen property. Chairman Braun said this is subject to a developer's agreement.

Mr. Rible moved to recommend to the Township Committee that Ordinance No. 29-2004 be adopted. Mr. Kiley seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Rible, Kiley, Morris, Manson, Mueller, Tobia, Ms. Wilson and Mr. Luttmann 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 9:50 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary