

SPECIAL MEETING

Lebanon Township Planning Board
Municipal Bldg 530 West Hill Road Glen Gardner, N.J.

July 31, 2012

The 862nd Meeting of the Lebanon Township Planning Board was called to order at 7:05 p.m. by Chairman Gary MacQueen. Present were: Mr. Milkowski, Mr. Schmidt, Mr. Rich, Ms. Bleck 1st Alternate Laul, 2nd Alternate Skidmore, Attorney Gallina, Planner Bolan and Engineer Risse. **Excused:** Mr. Gerlich, Mr. Piasecki and Mr. Wunder.

In compliance with the "Open Public Meetings Act" notice is hereby given that the Lebanon Township Planning Board has scheduled a Special Meeting at the Woodglen School in the Performing Arts Room on Bunnvale Road, Tuesday July 31, 2012 at 7:00 p.m. to hear the continuation of the application for Gen Psych. Notice of this meeting was published in the Hunterdon Review on July 11, 2012 and copies of the agenda were faxed to the Hunterdon Review, Hunterdon County Democrat, Express Times, Courier News, Star Ledger and posted on the bulletin board in the Municipal Building on July 25, 2012.

UNFINISHED BUSINESS:

Gen Psych, P.C.
1065 Highway 22 W.
Suite 3D
Bridgewater, N.J. 08807

Block #43 Lot #1.01
Route 513 & Trimmer Road I5

CONTINUATION OF A PUBLIC HEARING Conditional Use/Site Plan/Variance

Attorney Tubman said she has with her this evening their Planner Brian Slaugh. Planner Slaugh has previously been sworn in. Attorney Tubman stated she was astonished of comments made by Planner Madden at the last meeting that "the licensure for the Department of Health/Human Services is preemptive and if any use were allowed in the building despite any conditions attached to a resolution, the applicant could provide any alternative service that is available for licensing". Attorney Tubman said she has brought two exhibits which she would like to distribute. These exhibits are a question of law, not a question of fact and would like them both marked into evidence at this time. **A36**-Title 8 of the New Jersey Administrative Code Chapter 42A, manual standards for licensure of Residential Substance Abuse Treatment Facilities and **A37**- New Jersey revisionary code, proposed new rules N.J.A.C. 10:161A. Per Attorney Tubman these two rules need to be read together. Attorney Tubman said any resolution that the Board may adopt if this application is approved, the Department of Environment/Human Services rules are not preemptive.

Attorney Gallina said per the conversation he had today with Attorney Tubman, she mentioned a time limitation and asked Attorney Tubman if she would agree to an extension, because we don't know what the exact limitation is. Attorney Tubman agreed to an extension of time through September 25, 2012. Attorney Gallina said the record will note the extension of time has been granted through September 25, 2012. Attorney Tubman said at the last meeting, she mentioned a list of items that had come up over the course of the hearings and the list was put together by Engineer Risse. Attorney Tubman said she provided a copy of the list to Attorney Caldwell. Attorney Tubman said she would like their Planner to touch upon the highlights of a conceptual plan that has been revised to address the board's comments.

Planner Slaugh referred to the revised Site Plan dated July 23, 2012 which was sent to the Board Clerk. Three of the sheets have been rendered or colored and will use them as exhibits for explaining and highlighting the major changes that we had made to the plan in response to comments by the board as well as their professionals. Planner Slaugh said the first plan is entitled Site Plan and asked to have it marked into evidence as **A38**-Site Plan revise date of July 24, 2012. Planner Slaugh said it took a day to render them. Planner Slaugh noted the revision is on page L-101 and said the major concern he heard from the board had to do with the location of the driveway. They propose a driveway that is the same size and design of the existing driveway. It is 20' wide with a radius at the corner of 25' and believe this is an adequate access to the building pointing out it does not meet the municipal standards for a driveway. They will need a design exception from the portion of the zoning ordinance which is Section 400-34A that requires a 30' width in a 34 to 15' wide opening width. Planner Slaugh said he interpreted the opening width to mean the width where it attaches to the municipal street. Since there are two 20' wide driveway and two 25' radii, that would open a 70' opening width.

Planner Slaugh said they prefer to keep the amount of disturbance at a lower level. With fewer disturbances they would follow proper soil erosion control which means there is less chance for any type of sediment to reach the stream under construction. If the board were to approve this application, they would expect a condition for it to be properly engineered and approved administratively by the board engineer. Planner Slaugh said the second request was with the conservation easement on the land that would represent those areas and are regulated either by the municipal ordinance or the NJDEP. Planner Slaugh said they have color coded areas of the plan to show the tree line, the C1 Stream, the flood hazard area, freshwater wetland. When you apply all those areas, it covers nearly half of the property, which is over 49% of the property that would be located within the conservation easement and the applicant would be willing to apply the conservation easement to the land.

Planner Slaugh said the third major change had to do with buffering the house that is the closest to the property on the southerly property line. They moved and supplemented one layer of the hollies away from

Lebanon Township Planning Board
July 31, 2012
Page 2

the garden and they changed the species to Norway Spruce. They added additional plants to create a double staggered row of Norway Spruce in the area. Norway Spruce has a good thick aspect, with branches that go all the way to the ground and stay to the ground as the tree matures. Planner Slaugh said they think it would provide the most effective screen. That area would encompass the entire view shed from the house. Planner Slaugh said they are proposing to plant these trees at 6' to 7' in height. Planner Slaugh said in visiting the site he said it is all deciduous and would like to correct his testimony. The landscape plan has been adjusted to account for the change in the road location and also there were several trees removed out of the area that would have been within the conservation easement to reduce the soil disturbance to the site. Planner Slaugh said an electric generator would be on the opposite side of the building from the closest residence and would also be approximately a 1000' to the adjacent residence on the same side as Trimmer Road and approximately 500' to the corner of Trimmer Road and Vernoy Road where there is another existing residence on top of the commercial property. Planner Slaugh also noted that with today's silencing technology with generators there will be no additional impact past the property line from running a generator.

Planner Slaugh said the last item was a request by the board for additional right of way dedication on Trimmer Road to create effectively a 50' wide street. Upon further examination from the tax maps of the municipality it was determined that in the portion of Trimmer Road that is the closest to Route 513 and it is a distance of approximately 300'-325' the width is a 66' and the remainder of the screen is at the width of 50'. Also, as discussed with the parking lot design, they took the spaces that were short and had a short drive aisle where the spaces themselves were of adequate depth and indicated that as a loading zone which would be for passenger discharge as well as for deliveries for package deliveries from FedEx or DHL, the rest of the parking lot has been redesigned for 23 parking spaces with a 10' x 20' space. Planner Slaugh said they believe they have addressed all the items that came from the board's professionals.

At the conclusion of Planner Slaugh testimony, Chairman MacQueen asked if the board had questions of the witness. Mr. Laul asked about the loading zone and the windows. Planner Slaugh said they haven't changed the architectural elevations and that is still a decision that has not been made. Mr. Schmidt referred to the 30' drive and asked why they are keeping it at 20'. Planner Slaugh said the 20' has always been 20' and has function adequately since the early 1980's. Planner Slaugh referred to the impervious coverage in having it 30' and didn't want to increase the impervious coverage. Mr. Rich asked about the garbage location. Planner Slaugh said the garbage storage will be on the south side of the building where the loading area is for the kitchen. The dumpster location would be an enclosure at the backside of the parking lot. Mr. Skidmore asked about the light for the driveway and has it changed from the original proposal. Planner Slaugh said the lighting is the same. It is a downcast fixture on a pole. Planner Slaugh noted there are some standards with the lighting. The lighting plan has the same minimum/maximum foot candles as the prior plan. Planner Slaugh said they are seeking a design waiver to have an average illumination of 1.2 foot candles as opposed to 1 foot candles. Mr. Skidmore referred to the discussion from March regarding the hours of operation of those lights and asked if there has been any consideration to changing them. Planner Slaugh said the lighting would be turned off by 10:00 p.m. and what is proposed is a light by the sign and the entrance lights which would be shielded with a downcast fixture for the service entrance and the front entrance. Mr. Skidmore asked the purpose of the light being left on by the sign. Planner Slaugh said in the event someone was to be checked in during nighttime hours. Mr. Skidmore asked if it would be possible to have a switch, put in the system so it could be turned on when needed. Planner Slaugh said yes.

Chairman MacQueen asked if the location of the dumpster has changed or is it the existing location. Planner Slaugh said it is the existing location. Chairman MacQueen asked if they will have the necessary markings on the pavement for handicapped, loading zone and fire zone. Planner Slaugh said the board would make a condition that the fire official's would review the plan regarding the fire zone. There will be pavement markings for the handicapped space as well as the loading zone. Chairman MacQueen asked about the air conditioners and where would they be located. Planner Slaugh said the building hasn't been redesigned but they will have individual units for the office suites and will be located in the front of the building. Other than that they haven't thought about the location of any other units, but could be located near the generator or the north side of the building. Planner Slaugh noted that on the northwest side there are these crenellations and the compressors that could fit in those crenellations and be less viewed and be less noisy.

Chairman MacQueen asked Planner Bolan if he had questions of the witness. Planner Bolan noted that on the pathways it has been changed from crushed stone to mulch and wanted to know if it could still be crushed stone and still meet the coverage requirements. Planner Slaugh said yes and what they were looking to do was not increase the impervious surface coverage. There was a de minimus amount that was located on the prior plan. They will still have less impervious coverage if the driveway gets relocated and the walkways could be put back into gravel as opposed to mulch. Planner Bolan said he would prefer the gravel and it would be easier to maintain and last longer. Planner Bolan said the way the free-standing lights are set up, the bulb is recessed so it acts as shield. Planner Slaugh said yes. Planner Bolan said the frame. Planner Slaugh said yes, the housing of the lamp being the actual bulb.

Engineer Risse had questions of Planner Slaugh. With the lighting the plans indicate that it lights up along the front and have house side shields on them. Planner Slaugh said there are two house side shields shown.

Lebanon Township Planning Board
July 31, 2012
Page 3

The following was marked into evidence: **A39**-Minor Site Plan Enlargement revised July 24, 2012 prepared by Planner Slaugh's office. Planner Slaugh said there is a light proposed on the southwest side of the parking lot and another light proposed about 5 spaces from the corner and both are proposed with house side shields to cut the foot candles even more than the cutoff fixture and they could be attached to the back end of those lights. The other lights would remain as is. Engineer Risse said he didn't see any detail of that on the plan. Engineer Risse said the conservation easement has to get monumented and should be monumented in the meets and bounds description to be provided. Also, concrete monuments or something else to delineate the conservation easement. The driver opening could comply with the opening requirements of the ordinance. The radiuses aren't dimensioned on the plan. Engineer Risse said the limited disturbance is not delineated on the plan and asked to have it delineated. Planner Slaugh asked Engineer Risse if he would like to see that graphic and asked how to show that graphically to his satisfaction. Engineer Risse said just show limit of where your equipment would be going. A breakdown of impervious coverage's can be done by building, paving, walkways and when further surveying is done then you can provide engineering details to show compliance with the handicap access route and how it meets the standards. Planner Slaugh said he had a photo of the corner of building that he would like marked into evidence. **A40**-photo of east corner of the building which depicts the location of the handicap space. Planner Slaugh said there is a concrete island that comes out from the building that would be reconstructed longer and adjacent to that concrete island would be the loading area for the handicapped space. Planner Slaugh said the slope for the parking space is about 2% which is part of what has to get surveyed.

Engineer Risse referred to the sign on the corner and the changes that were made. Planner Slaugh said the free standing sign on the corner has additional landscaping that's been indicated around the base of the sign. Planner Slaugh said they are proposing 50 Liriope which is a kind of wide-bladed grass looking plant which they think will harmonize well with the rest of the meadow that would be retained on site. Attorney Gallina had a question regarding **A40**. Attorney Gallina asked about the sidewalk that was being taken out and what kind of surface will be put in its place. Planner Slaugh said the sidewalk would be ramped down to the surface of the parking lot which would create the access from the parking lot up about 4" or 5" to the top of the sidewalk area.

Chairman MacQueen asked if the board had questions of the witness. Mr. Milkowski said his question was regarding the driveway and asked Planner Slaugh if they would be willing to make it a little wider since it appears to be on the narrow side. Planner Slaugh said it was Engineer Risse's suggestion to have it meet the ordinance standard. Mr. Milkowski said his concern was if you have a vehicle entering and one leaving at the same time it would be a bit tight making the swing. Planner Slaugh said the driveway entrance could be flared at the end. Mr. Schmidt said the tight radius with 20', is okay for big vehicles entering as long as no one else is coming and leaving at the same time. Planner Slaugh said he would prefer the 25' radius to allow for the swing. Mr. Skidmore referred to the sign not the one with the lights and wanted to know where they proposed to have it. Planner Slaugh said they are proposing the same size sign which is 21 square feet and the sign would be attached to the fence. With the prior entrance, they were having a certain type of entrance treatment with pillars, fencing and landscaping. The same is proposed at the new driveway entrance. Mr. Skidmore said there is no sign on the plan. Planner Slaugh said it is essentially where the notch is. It is shown on the landscaping plan. Planner Slaugh said they are still proposing the second sign.

At this time, Chairman MacQueen opened the hearing to the public for questions. The following people asked many questions of Planner Slaugh: Jesse Thompson Jeffrey Lane, Margaret Stasick Maple Lane, Ruth Blemmings Spring Mountain Road, Maria Sydor Vernoy Road, Anthony Casale Boulder Field Road, Jody Stasick Maple Lane, James Kennedy Route 513, Judy Warmingham White Oak Ridge Road and John Lloyd Trimmer Road. Chairman MacQueen asked Attorney Caldwell if he had any questions. His response was no.

Chairman MacQueen announced the board will take a recess at this time 8:25 p.m. When the board reconvened at 8:37 p.m. Chairman MacQueen asked if Attorney Tubman was done with her witnesses. Attorney Tubman said yes. Chairman MacQueen announced the next portion of the meeting the board will hear testimony from their professionals. Engineer Risse was sworn in. Engineer Risse said the improvements/modifications that were made to the plan were from the discussions during testimony. The relocation of the driveway from a site plan perspective was one of the key issues. Engineer Risse said the driveway is located within a 100 year flood hazard boundary as mapped by FEMA. The relocation of the driveway out of the flood area should comply with FEMA's flood delineation and should be up and out of the flood waters and enable anybody that wants to get out of the facility and up to the intersection with Route 513. Regarding the driveway width of 20', most of the roads in the Township are between 20' & 22'. The flaring of the entrance of the driveway to make it a width of 25' to 28' might help with any conflicts between larger delivery trucks coming and leaving at the same time. Engineer Risse said he would like to see the limited disturbance delineated on the plan to document the numbers that are shown on the table as well as the impervious overage calculations supported by each individual component. Regarding the landscaping buffer, with the grading there is not a lot of topographic survey work that was done in preparing the plan. The property to the south is at a higher elevation. Maybe the adjoining property may allow the trees to be planted up on their bluff which would provide a better berm at the top of the hill or a better barrier and suggested 6' trees. Engineer Risse referred to the 23 parking spaces and suggested a banked area that could be constructed at a later date if they find that the parking they have is

Lebanon Township Planning Board
July 31, 2012
Page 4

inadequate. A banked area if needed could be paved and provide possibly 5 to 10 spaces. Engineer Risse said it could be earmarked on the site plan for future use. The plans should be amended once they get the survey information to design the driveway and provide the conservation easement. The conservation easement needs to be described with meets and bounds and what is allowed to occur within the conservation easement and what is not allowed. Engineer Risse said he agreed with Planner Bolan that the pathways should be something that is a little more stable than mulch. Mulch can get very soggy at the wrong time of the season and difficult to maintain during winter months. Engineer Risse noted the testimony that was given regarding the aquifer test indicate that it is applicable and that any approval should be conditioned on the applicant performing an aquifer test to show that the well is adequate to provide the water demand that is needed.

Engineer Risse referred to his letter of January 26, 2012. The township's ordinance requires the driveway opening width of between 34' to 50' for a two-way drive for a commercial use. The applicant is proposing a 25' radius that brings it out to 75'. If the opening entrance was flared the first 50' out, it would be a benefit. Engineer Risse said they have addressed a lot of the comments, by removing that parking and making that a loading zone and moving all the parking around to the front and making the parking spaces 10' x 20'. The lighting schedule has been amended indicating the lights would be off by 10:00 p.m. Engineer Risse noted that a lot of the items need to be on the plan and is subject to further survey work. At the conclusion of Engineer Risse's testimony, Chairman MacQueen asked if the board had questions. Ms. Bleck asked where the banked parking would be placed. Engineer Risse said off the end of the loading zone towards Trimmer Road. Ms. Bleck asked if that could be a condition. Engineer Risse said yes. Ms. Bleck referred to the tree plantings and asked if could the tree plantings be higher than 6'. Engineer Risse said yes, they could be 8' to 10' in height. Ms. Bleck noted the discussion on the inside layout and referred to the second floor staff room. Engineer Risse said they would have to comply with the building code and ADA. Ms. Bleck asked about the sanitation facilities regarding staff, visitors etc. Engineer Risse said compliance would be with an outside agency. Mr. Rich said the plans should also show the AC, generator and the handicapped. Engineer Risse said the location of the generator is shown on the plans. There was testimony that the air conditioning units could be moved and felt they should be moved from the front and sides of the building to the back of the building. This could be added to the plans. Mr. Rich said there was some discussion on having a stop sign. Engineer Risse said there should be a stop sign at the exit and a stop bar.

Mr. Schmidt asked about the stop bar. Engineer Risse said it is a white line that tells you to stop. Mr. Schmidt referred to the discussion on the widening at the opening to Trimmer Road and asked how far you would want the flare out. Engineer Risse said you could go 28' from the edge of pavement and maybe the first 50' and start flaring down. Mr. Laul asked if Engineer Risse would do the review of the mechanicals because he is concerned with the existing locations. Mr. Laul said he is less concerned about the generator noise because the package unit that is going to be the size of a minivan that will run 24/7 as opposed to a generator that runs maybe five or six hours. Mr. Laul asked if we can specify a decimal range for the AC equipment. Engineer Risse said he thought so. Mr. Milkowski asked about the overflow parking having it paved and then starts to look like a large parking lot and said they have perforated pavers that works like an overflow parking, grass grows through, looks like a yard and would that be possible. Engineer Risse said that could be done. Mr. Milkowski said he liked the idea of widening the entrance. Mr. Schmidt had a question about the pavers with the holes and wanted to know if they are now considered impervious or pervious. Engineer Risse said they would be considered pervious. Ms. Bleck had a question regarding the generator even though it will be shown on the plan, if it could be a condition of approval because if the power went off and with the doorways being powered she wanted to make sure it was being covered.

Chairman MacQueen also had a question regarding the generator and the AC units. In the ordinance there are standards for the decimals on any outside noise asked if that was correct. Engineer Risse said it is at the property line. It is part of the nuisance ordinance, actually a state standard. Chairman MacQueen asked if the pavers become pervious, would that be an option for the walkways. Engineer Risse said he did not know and didn't know if that type of structure is needed for the walkway. Chairman MacQueen asked if it was correct that the existing driveway is within the mapped line from FEMA. Engineer Risse said yes. Chairman MacQueen said it would be better moving the driveway out of the mapped area since FEMA has the ultimate jurisdiction over flooding. Engineer Risse said they (FEMA) map where the flood line is based on and they just upgraded the maps back in 2008. There is a new flood line mapping that's been done and it gives the base flood elevation which is the elevation of the 100 year flood line and you would want to be at a higher elevation which would be towards the front of the property. Chairman MacQueen said there has been a lot of discussion about fire safety and emergency egress and ingress to the property so moving the driveway out of the flood zone would be a help. Engineer Risse said yes.

Planner Bolan had a question for Engineer Risse. Planner Bolan said their engineer testified that they would need a treatment works approval and would that mean in our ordinance some sort of geologic investigation. Engineer Risse said he hadn't mentioned it and didn't know the answer. Planner Bolan said his question is if they encountered limestone would he do an inspection. Engineer Risse said there would have to be soil testing which would be witnessed by the Township's Board of Health at the time they do the testing for the septic field. If limestone was encountered when they are digging the bed, they would have to shift the bed away. Engineer Risse said it would be inspected by the County Board of Health. Engineer

Lebanon Township Planning Board
July 31, 2012
Page 5

Risse said the board could require that he inspect if as part of being in a limestone area. Chairman MacQueen asked Attorney Tubman if she had any questions. Attorney Tubman said a clarification regarding aquifer testing, well testing and felt the well testing was warranted. Aquifer testing is done for new subdivisions. Engineer Risse said the aquifer test ordinance is where the well test is contained in the Township Ordinance and in this instance where it is a nonresidential site plan that exceeds 600 gallons per day.

At this time, Chairman MacQueen opened the hearing to the public for questions. One person from the public had several questions of Engineer Risse: Margaret Stasick Maple Lane, Chairman MacQueen asked Attorney Caldwell if he had questions of Engineer Risse. Attorney Caldwell asked Engineer Risse if he was familiar with the county driveway standards, intersections between private properties and county roads. Engineer Risse answered yes. Attorney Caldwell asked if he was aware of the fact that the county will approve driveway access points under the appropriate sets of circumstances. Engineer Risse said yes. Attorney Caldwell said there is a blanket prohibition against a new driveway opening either onto or off of Route 513. Engineer Risse answered yes.

At the conclusion of the questions, Attorney Gallina had Planner Bolan sworn in to give testimony on behalf of the board. Planner Bolan said he had three items. The first, with the definition and its reference to hospitals. Planner Bolan said there is a whole host of subsets of hospital that come under different categories like acute care, special care, residential healthcare, psychiatric care or a drug treatment facility (residential treatment facility for the patients). The second item was this idea of the board determining that the meaning of the definition. This is done all the time, the meaning of different uses. Determining the meaning of a word that's used with in the ordinance. Planner Bolan said the board had two informal applications this year, one was the board had to decide whether the proposal was a flea market or retail sales or service. The other informal this year was with Muller Toyota. Planner Bolan said every one of those uses that we list involves some determination of what the meaning of that term is. Examples: animal farms, kennels, residential camps/centers, essential services, manufacturing and industrial. Planner Bolan said it is his understanding that within the board's inherent jurisdiction to be able to make a determination. Also, on a Planning Board you have two of the Township Committee members who are the people who actually adopt the ordinances. Planner Bolan said the board has latitude in exercising their jurisdiction. The third item, regarding the issuance of the zoning permit from the Zoning Officer. If you look at the ordinance the Zoning Officer cannot issue a zoning permit for a conditional use and the reason why is he can't determine that the conditions are satisfied. This is why you have a site plan review associated with the conditional use. Planner Bolan said it is stated in the ordinance under duties of the Zoning Officer that the permit would come after the conditional use approval occurs.

Planner Bolan said regarding the variance for the sign, this property has two frontages which are lengthy. Any property with two frontages should have two signs because it just makes sense for them to be seen from each road. At the conclusion of Planner Bolan's testimony, Chairman MacQueen asked if the board had questions. Ms. Bleck said she was glad that Planner Bolan made those statements because there has been a lot of testimony over a certain word and it is in our jurisdiction to define the meaning of a word. Ms. Bleck thanked Planner Bolan for clarifying the zoning permit issue. Chairman MacQueen asked to go over the definition again. Planner Bolan said you are not limited to those uses in that definition. Planner Bolan read the definition and said these are just examples. Chairman MacQueen asked Attorney Tubman if she had any questions. Attorney Tubman said no. When Chairman MacQueen opened the hearing to the public, the following people had questions of Planner Bolan: James Kennedy Route 513, Ruth Blemmings Spring Mountain Road, Judy Warmingham Oak Ridge Road, and Anthony Casale Boulder Field Road. Attorney Caldwell had no questions of Planner Bolan.

At the conclusion of the testimony and public questions, Chairman MacQueen said the next meeting will be August 2, 2012 and asked Attorney Tubman if she would be ready to do her summation. Attorney Tubman said yes. Attorney Caldwell said he will also be ready to do his summation on Thursday evening. Chairman MacQueen asked Ms. Glashoff for the next meeting date after August 2, 2012. Ms. Glashoff said Thursday September 6, 2012. Attorney Gallina announced that for the members of the public, this public hearing will be continued on Thursday August 2, 2012 at 7:00 p.m. at this location. No further notice will be given. Mr. Kim Parker asked if summations will be heard on Thursday evening. Chairman MacQueen said yes. Attorney Tubman said we need to have a public comment period also. Chairman MacQueen said prior to the summations, the public will have the opportunity to give statements and comments on Thursday evening. Mr. Milkowski said he will not be available for the September 6th meeting. Chairman MacQueen asked Ms. Glashoff if we have another date scheduled. Ms. Glashoff said Tuesday September 18th here at the school.

Chairman MacQueen asked for a motion to adjourn. Motion by Ms. Bleck and seconded by Mr. Skidmore to adjourn the meeting at 9:37 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK