

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

**MINUTES
January 24, 2008
REGULAR MEETING**

The Regular meeting of the Township of West Milford Planning Board was called to order at 7:33 p.m. by Chairman Andrew Gargano, with a reading of the Legal Notice, followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker, Michael Siesta, Dennis Kirwan (arrived at 10:28 p.m.) Chairman Andrew Gargano, Planning Director William Drew, Board Attorney Thomas Germinario, Consulting Engineer Paul Ferriero.

Absent: None.

Also Present: Michael Hakim, Landscape Architect

PUBLIC PORTION

Joan Gall, 13 Bearfort Road, addressed the Board regarding a request for extension of time in order to file subdivision deeds that is on the agenda. She requested that the Board not grant the time extension.

Doug Freed, 20 Valley View Lane, requested the Board to deny an extension of time for perfecting a subdivision on Valley View Lane due to well and septic concerns. He noted that the subdivision was originally granted for a family member.

Russ Muniz, Highview Estates, addressed the Board regarding the Lanza application. The Chairman advised Mr. Muniz and members of the public that comments regarding the Lanza application were to be held until the public hearing.

Richard Randazzo, Wooley Road, addressed the Board regarding clustering approval and approval for building on wetlands.

With no one else present wishing to address the Board, the public portion was closed on a **motion** by Douglas Ott with a **second** by Steven Castronova.

SITE PLAN APPLICATION REVIEW WAIVERS

None.

APPLICATIONS

REQUESTS FOR TIME EXTENSIONS

STEVEN & CHRISTINE CASTRONOVA

Minor Subdivision #0510-1973

Bulk Variance #0530-0702

Block 7213; Lot 1

12 Valley View Lane; R-2 Zone

Request: Time Extension.

Chairman Gargano, applicant Steven Castronova, Mayor Bieri, Councilman Weisbecker and Clinton Smith recused themselves from hearing this application due to a conflict.

Mayor Bieri advised that she lives within 200 feet of the subject site. Vice Chairman Geoffrey Syme assumed the Chair for this application. Michael Siesta sat in for one of the regular Board members recused during this application. Board Attorney Thomas Germinario explained the time extension procedure to the new members of the Board and the public. He noted that the law allows time extensions for filing subdivision deeds if an applicant has delays in securing other governmental agency approvals.

Steven Castronova, applicant, being sworn in by the Board Attorney, addressed the Board regarding his request for a time extension. He testified that he had received approval in the Spring of 2007 and submitted a letter of request for an extension in November that was originally scheduled for Board decision on December 13, 2007. The request was carried due to cancellation of the December 13th Planning Board meeting. He advised the Board that the deeds had been reviewed, approved and were in the process of being filed with Passaic County. Upon inquiry by the Board Attorney, Mr. Castronova testified that there were errors on the filed maps that needed revisions, necessitating the deeds being revised. He requested a 90-day extension to allow sufficient time for completing the filing process. The Board Attorney noted that it is common practice for a letter to be submitted by the applicant requesting a time extension, and the applicant gives testimony in support of the request.

Motion by Douglas Ott with a **second** by Richard McFadden to approve the time extension request for the minor subdivision with bulk variance for applicants Steven and Christine Castronova for 90 days.

On Roll Call Vote: Yes – Richard McFadden, Douglas Ott, Chris Rosica, Michael Siesta.
No - Geoffrey Syme.

ROBERT COYMAN
Minor Subdivision #0710-1980
Block 7902; Lots 5 and 6
2016 Macopin Road; OT Zone
Request: Time Extension.

V. James Castiglia, Esq. appeared on behalf of the applicant Robert Coyman, who was requesting a time extension in order to file deeds for the minor subdivision. Upon inquiry by Board Attorney Thomas Germinario, Mr. Castiglia advised that the applicant had been delayed in securing approval from Passaic County, which was received in December. He stated that he was submitting the deeds to the Board Secretary this date, and was requesting the Board grant a time extension for deed review and filing. Mr. Geminario advised that a 60-day extension was reasonable.

Motion by Steven Castronova with a **second** by Philip Weisbecker to approve the time extension request for the minor subdivision with bulk variance for applicant Robert Coyman for 60 days.

On Roll Call Vote: Yes – Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Councilman Philip Weisbecker, Chairman Andrew Gargano.
No - Geoffrey Syme.

HENRY JECKER
Minor Subdivision #0710-1982
Block 9901; Lot 7
870 Union Valley Road
Request: Time Extension.

Geoffrey Syme recused himself from this request for a time extension due to a conflict. Michael Siesta sat in for Mr. Syme. Brian Jecker, nephew of the applicant Henry Jecker,

addressed the Board after being sworn in by the Board Attorney. He advised that the applicant, Henry Jecker, was not well and was unable to travel from Virginia at this time. He noted that the deeds for the minor subdivision had been prepared and were in the review process. The Board Attorney inquired of the applicant if a 60-day extension would be sufficient. The applicant agreed to the 60-day extension by the Board.

Motion by Michael Siesta with a **second** by Douglas Ott to approve the time extension request for the minor subdivision for applicant Henry Jecker for 60 days.

On Roll Call Vote: Yes – Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Councilman Philip Weisbecker, Michael Siesta, Chairman Andrew Gargano.
No - None.

PUBLIC HEARINGS

WOODWARD AND CORINNE BALL COMPLETE: 12/24/2007
Preliminary and Final Site Plan #0620-0253AB DEADLINE: 02/08/2008
Block 16005; Lots 8 and 9 CARRIED: 02/28/2008
25 Paradise Road; LMI Zone
Seeking Preliminary and Final Site Plan approval for various site improvements.

Chairman Gargano advised that this application would be **carried** to the February 28, 2008 regular meeting of the Planning Board. The applicant granted an extension for decision by the Board until March 31, 2008. No further notice would be required.

VINCENT LANZA COMPLETE: 10/02/2007
Minor Subdivision #0510-1976 DEADLINE: 02/01/2008
Bulk Variance #0530-0718
Preliminary and Final Site Plan #0520-219AB
Block 9501; Lot 12
1383 Macopin Road; R-3 Zone
Seeking Minor Subdivision with Variances, Preliminary & Final Site Plan approval for the Vreeland Store project.

Board member Richard McFadden advised that he had not completely reviewed the tape recording of the prior public hearing on this application. The Chair requested Michael Siesta to sit on the Board for Mr. McFadden.

Vincent Lanza addressed the Board regarding his application. His professional planner, Jeffrey Doolittle, Wharton, NJ was sworn in by the Board Attorney and qualified as an expert witness. Mr. Lanza stated that he wanted to address items that were not addressed at the prior hearing. Mr. Doolittle testified that the subject property was in the R-3 zone with a historic building, frame barn, a dwelling, and several outbuildings. The site included individual septic and one well. The purpose of the subdivision was to separate the two uses on two separate lots in order to conform to the "Town code." One lot contains a historic structure that is proposed for a general store and office space. The second proposed lot on which the dwelling is located would consist of a residential use. He noted that the applicant was requesting several variances for frontage, depth, side and rear yards that would be a part of the subdivision. The attorney inquired whether the applicant intended to construct a parking lot, and Mr. Doolittle replied in the affirmative, advising that the parking lot was an ancillary use for the historic structure, noting that the use was permitted as an adaptive reuse per the zoning ordinance. The Chairman inquired about the septic systems for each proposed lot. The applicant advised that a new septic would require relocation on the site, if it becomes necessary to install a new system. The Chairman ascertained whether the site had sufficient space for a new septic, to which the applicant replied in the affirmative. The applicant noted that the site has an existing well, but a new well may be drilled if it became necessary, noting that there was never a problem with the well in the past. The Board Attorney opined that this may present a problem in the future and advised that

the Board could make drilling of a new well a condition of approval, to which the applicant agreed that he would comply.

The Board Attorney inquired about the driveway encroachment on the two lots, and Mr. Lanza noted that he intended to retain ownership of the two properties and the encroachment would not be an issue. Mr. Ferriero, Board Engineer, questioned Mr. Lanza about the existing septic and driveway, expressing concern about paving the driveway that may be encroaching on the septic bed, and suggested that the driveway may need to be relocated. Mr. Doolittle noted that the actual location of the septic would be determined prior to driveway paving. The Board discussed sufficient vehicle turning area, and the applicant and his planner stated that the driveway would be 25 feet wide and 30 feet long. When questioned about the existing gravel area by the store, Mr. Lanza stated that this would be removed and replaced by turf. Mr. Syme inquired about the report on accidents at the location. Mr. Ferriero advised that Passaic County Planning Board had concerns about two driveways with a single access site. He concurred with their assessment that the sight lines are poor, and that they would be improved if there was a single access at the proposed store site. The applicant expressed that a single driveway would result in an awkward situation for the two lots. The Board Engineer reiterated that a combined driveway was the better option for this site.

Mr. Drew, Board Planner, reviewed several areas of concern for this application that were to be addressed at this meeting: the existing driveway removal, the septic encroachment issue, and the status of the Passaic County report and recommendation of a combined driveway with one ingress and egress. He noted that the applicant had testified at this hearing to these items. Chris Rosica inquired about the accidents reported by several neighbors and asked if accurate records are available. The Chairman inquired about the proposed store entrance, to which the applicant replied that there would be two, one in the front and one on the side. The Board discussed lighting, and the applicant advised that boxed lighting was originally proposed. A Board member inquired about the use of a timer, and the applicant agreed to the use of a timer. The lighting plan was reviewed, including discussion on the type and manufacturer. The Board Engineer advised that "Sternberg Mfg." produced a light fixture that would be more historically appropriate, replicating a gas light fixture. The glass could be shielded to keep the illumination from the adjacent neighbors view. The applicant agreed to the condition of specific lighting recommended by the Board. With regard to the existing oil tank, the applicant advised that it was above ground and posed no problem.

The Board Chairman asked the Board if they had any additional questions or concerns. Mayor Bieri inquired about the rear lot line being reconfigured, disposal bed encroachments, and limiting the removal of trees for a new septic installation. The applicant's planner, Mr. Doolittle, concurred that the lot line could be reconfigured, and the septic field could be moved 20 feet in order to reduce the amount of disturbance to the site. When questioned about the option of sewer connections, Mr. Lanza replied that he needed to acquire easements, and it would require some careful planning that may or may not be cost effective. Mr. Drew inquired about an update since receipt of the Passaic County report. Mr. Lanza advised that he met with the County officials and they are recommending one access for the driveway. They suggested a possible waiver, and he will once again meet with them, but if they determine that the only acceptable access to the two sites is via one driveway, he would comply. A Board member inquired about street opening permits. Another member inquired about the porch, and Mr. Lanza noted that the issue has been resolved with an agreement to install a wooden guardrail. A Board member inquired about the wooded area to the rear of the proposed store and Mr. Lanza replied that he initially planned a third lot as a "flag lot", but the Highlands legislation precluded this, and it was never removed from the submitted plan. Mayor Bieri inquired about the sheds and outbuildings on the site, noting that they were somewhat unsightly, to which the applicant replied that they would be removed, unless they held historical significance. The Mayor also inquired about the dumpster location and neighbor's concerns about unsightliness and odors resulting from the dumpster. The applicant replied that a chain link fence is proposed, but was amenable to a painted

wood fence with a wooden gate. Mr. Drew noted that access to the dumpster by individuals or trucks can determine longevity of a fence to the dumpster site.

The Board inquired about the proposed landscaping at the site. The applicant's planner directed the Board to the plant list on page 3 of the plans. The plantings would include hemlock near the dumpster and loading area, and forsythias on the borders. The Board Engineer advised that a review of the parking lot layout indicated a need to have 8-foot wide aisle to the handicapped spaces, in addition to access to the handicapped parking by means of a sidewalk. These should be indicated on the plans. In addition, a combined driveway to the site was strongly recommended. The applicant expressed his desire to review the driveway issue with the County prior to committing to the one ingress and egress for the two sites. The Board and the applicant discussed the matters. The applicant agreed to the revised plans with the combined driveway following discussion with the Board. The Mayor inquired about reports from other Township departments. Mr. Drew advised that the M.U.A. and Fire Department had no objections to the plan. The Historic Preservation Commission reviewed this application when it was submitted in 2005 and they supported the approval of the application, requesting that the porch be maintained as it had historical significance. The Police Department advised that, based on the County and Township Engineer's approval, they had no objection.

Councilman Weisbecker inquired about the storm water runoff. The applicant's engineer replied that storm water collection would drain into seepage pits, the driveway runoff would drain into the county storm drain. The Board Attorney advised the Board to require the number of light stanchions be reduced, and the Board Engineer be consulted on the lighting specifications and recommendations.

Chairman Gargano opened the hearing to the public. The following members of the public addressed the Board regarding this application:

Russ Muniz, 12 Vrelde Avenue, resident for many years, expressed concerns about the potential for accidents at the site, noise concerns with occupancy of the building, disturbance to his residence, possible health issues if a restaurant is located at the site, lighting issues affecting his residence, and overall negative impact on neighboring properties with the establishment of a business at this location.

Linda Connelly, 278 Wooley Road, expressed concerns about the sharp curve on Macopin Road in front of the subject site, and the potential for accidents with more traffic entering and exiting the site.

Jim Mason, 134 Lake Park Terrace, spoke in favor of the application, requesting the Board approve it based on the benefit to the Township, noting that the site was greatly improved by the renovation, adding that potential tourism would be encouraged by the proposed use of the building.

The Board and applicant discussed the adaptive re-uses of the site. Mr. Drew, Board Planner, reviewed the allowed uses for this site based on the Land Development Ordinance and read directly from the Ordinance the section related to historic preservation. He noted the uses permitted including a country store, retail, sale of prepared foods, country inn with restaurant, and bed and breakfast. The Board and applicant discussed service of prepared foods at a counter. The Board Attorney advised the applicant that he must determine what type of business he planned to have at this site. The applicant stated that he planned to have a retail store with a restaurant. Discussion ensued about dual usage and the applicant inquired whether he was obligated by law to have a country inn in order to have a restaurant. He was advised that he must go to the Zoning Board of Adjustment for a use variance if he wanted a use not permitted in this zone. He was also advised that any use would require Health Department approval.

With no other present wishing to address the Board, the public portion of the meeting was closed on a **motion** by Steven Castronova with a **second** by Councilman Philip Weisbecker.

The Board Attorney reviewed the items discussed and agreed to by the applicant, that included drilling a new well on Lot.02, removal of the gravel area that crosses both lots, a new driveway that does not encroach on the septic bed, four sided "Carson City" lights to be used, shielded on the residential side, the lot lines redrawn at the rear to straighten out the lines, the proposed disposal bed moved 20 feet to the east, a wooden guardrail installed by the front porch with the detail on the plan, the outbuildings removed (unless historically significant), wooden fence enclosure by the trash and recycling receptacle, one stall with an eight foot wide aisle for handicapped parking, sidewalk leading from/to the building and the handicapped parking and relocation of loading area if necessary to accommodate, the engineer to do a lighting review, the use restricted to a country store with accessory food counter limited to 10% of the area, with any other use requiring Board of Adjustment approval, the landscape architect to review the landscaping plan, a timer on the lights to go off at 11:00 p.m., approvals to be conditional on Passaic County approval.

Motion by Steven Castronova with a **second** by Douglas Ott to approve the application for minor subdivision with bulk variances, and preliminary and final site plan for Vincent Lanza subject to conditions.

On Roll Call Vote: Yes – Mayor Bettina Bieri, Steven Castronova, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme, Councilman Philip Weisbecker, Michael Siesta.
No - Chairman Andrew Gargano.

SUNNY BLUE, LLC COMPLETE: 10/23/2007
Preliminary and Final Site Plan #0720- 0286AB DEADLINE: 02/20/2008
Bulk Variance #0730-0787

Block 5701, Lot 1

1502-12 Union Valley Rd; CC Zone

Seeking Preliminary and Final Site Plan approval with Bulk Variances to permit the applicant to construct a Walgreens pharmacy following demolition of the existing structure.

The applicant was present, represented by legal counsel, Joseph Russo, Esq. of Hackensack, NJ. The applicant employed the services of Paula Brokaw, Transcriber, of Brittany Transcription, Morristown, NJ to transcribe the proceedings of this public hearing. A copy of this transcript is on file and can be viewed in the office of the Planning Department during regular business hours.

The public hearing is carried to February 7, 2008, with an extension agreed to by the applicant's attorney to February 29, 2008.

NEW CINGULAR WIRELESS PCS, LLC COMPLETE: 10/26/2007
d/b/a AT&T WIRELESS (OAK RIDGE) DEADLINE: 02/23/2008
Amended Preliminary & Final Site Plan # 0720-0190AB

Bulk Variance 0730-0791

Block 16307; Lot 21

364 Oak Ridge Road; CC Zone

Seeking Amended Preliminary & Final Site Plan approval for a Telecommunications Facility.

The applicant was represent by Renu Shevade, Esq. who proceeded to review the application before the Board. This application had received prior Board approval, but upon receipt of the Highlands approval, the applicant was required to move the cell

tower, necessitating amended site plan approval. The applicant had as expert witness, Ekda Shah, P.E., Innovative Engineering, Toms River, NJ, who was sworn in and qualified by the Board Attorney. Exhibit A-1 depicted the plan submitted with a revision date of 02-26-07. The proposed cell tower would be a 60-foot high stealth pole at 364 Oak Ridge road, with six panel antennas, a concrete pad and an enclosed 15 x 30 foot compound. The move required as a result of the Highlands approval would site the tower in an existing impervious area, partially in a driveway. The applicant's attorney advised that this was the only location for the tower based on the size and shape of the subject property. A side yard setback variance is requested with this application. The Board Attorney asked the applicant's witness for clarification about the site and surrounding properties. Ms. Shah advised that the westerly side of the site was residential. Ms. Shevade noted that she had received a report from Michael Hakim, the Board's Landscape Architect, just prior to the meeting, and the applicant agrees to Mr. Hakim's approval of the landscaping plan as a condition of approval. Mr. Hakim said that he had reviewed the site with the applicant very recently, and the applicant had indicated his desire to accept and comply with the recommendations of the Board's landscape architect. The site is industrial but surrounded by residences, requiring landscape design that would ameliorate the impact of the cell tower on surrounding properties. Mr. Rosica asked for clarification on the stealth pole and whether other camouflaging options were explored. The applicant's attorney replied that other options were explored, but due to the type and size of the structure, this was the least obtrusive tower. The Board members inquired about the Highlands approval, soil conservation, and completeness issues, to which the applicant's attorney replied that all items had been complied with. When questioned about the Fire Marshall's memo regarding possible mounting for emergency purposes, Ms. Shevade replied that she was not sure this could be done; Mr. Germinario advised that a condition of approval could be imposed that the applicant would negotiate an emergency connection for the Fire Bureau. Mr. Drew advised that the facility at the subject site is a repair garage for trucks used in the business. The owner of Eastern Propane, Robert Nicholson III, was sworn in and answered questions from the Board. Mr. Castronova inquired whether the proposed use will affect the parking at the site, and Mr. Nicholson replied in the negative, that the cell tower, with a fifteen-foot shift, will not materially affect parking.

The hearing was opened to the public. With no one present wishing to address the Board on this matter, the public hearing was closed with a **motion** by Douglas Ott and a **second** by Mayor Bieri.

The Board Attorney reviewed the conditions of approval, noting that the original conditions of approval remained in effect. The conditions include satisfying the conditions and recommendations of the Board's landscape architect, Michael Hakim, pursuant to his site inspection and subsequent report of January 24, 2008; correction to the Key Map on the cover sheet; negotiate with the Township Fire Bureau for space to locate an emergency services antenna if available and feasible; correct the sheet number for the cover sheet and the index sheet.

Motion by Douglas Ott with a **second** by Councilman Philip Weisbecker to approve the application for amended preliminary and final site plan with bulk variance for New Cingular Wireless /AT&T Wireless, subject to conditions stated.

On Roll Call Vote: Yes – Mayor Bettina Bieri, Steven Castronova, Richard McFadden, Douglas Ott, Chris Rosica, Clinton Smith, Geoffrey Syme
Councilman Philip Weisbecker, Chairman Andrew Gargano.
No – None.

MEMORIALIZATIONS

RESOLUTION No. 2007-36

NEW YORK SMSA LIMITED PARTNERSHIP

D/b/a VERIZON WIRELESS (CANISTEAR ROAD)

Preliminary & Final Site Plan #0720-0285AB

Bulk Variance #0730-0771

463 Germantown Rd. & 9 Martha St.; R-2 Zone

Granted: Time Extension.

Motion by Philip Weisbecker with a **second** by Steven Castronova to approve Resolution No. 2007-41.

On a Roll Call Vote: Yes: Steven Castronova, Douglas Smith, Michael Siesta,
Clinton Smith, Councilman Philip Weisbecker.
No: None.

The resolutions for the Board Attorney, Board Engineer and Landscape Architect were not available for adoption due to the unavailability of the certification of funds and “not to exceed amount” provided by the professionals. The resolutions would be adopted at the February 7, 2008 meeting.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL - None

PLANNING DIRECTOR’S REPORT – None.

PLANNING BOARD ATTORNEY’S REPORT - None.

MISCELLANEOUS

The Chairman advised Board members that individual requests to the Board professionals should not occur. Any items that need to be addressed should be brought to the public Planning Board meetings. He advised that Board members should not contact the Board Engineer or Board Attorney with items of concern. If it is an issue of dire concern, contact him or the Vice Chairman.

Chairman Gargano asked that Ross Kushner be invited to the February 7, 2008 Planning Board meeting to give his personal presentation on the Highlands Master Plan. The Board discussed the matter and it was determined that another meeting should be chosen based on the Board agenda and Mr. Kushner’s schedule.

There was discussion regarding the appointment of Stephen Glatt, Esq. to continue as Special Counsel to the Board with regard to the matters that Mr. Glatt is currently handling for the Planning Board. After discussion with Mr. Semrau, Township Attorney, Mr. Germinario stated that he could assume the litigation matters Mr. Glatt had previously been hired for. It was noted by Mr. Germinario that an amendment to his contract needed to be made to include the litigation language.

MINUTES

Approval of minutes of the November 8, 2007 Regular Meeting.

Motion by Councilman Weisbecker with a second by Steven Castronova to approve the minutes of the November 8, 2007 Planning Board meeting.

On Roll Call Vote: Yes – Steven Castronova, Douglas Ott, Clinton Smith, Councilman
Philip Weisbecker, Michael Siesta.
No - None.

COMMUNICATIONS – *Copies Provided*

Application dated October 24, 2007 for a Stream Encroachment Permit from Kurt Renzland, 900 Burnt Meadow Road, Hewitt, NJ, Block 4601, Lot 16.

Application dated October 26, 2007 for Freshwater Wetlands General Permit #25 for Allison Kirchdoerffer, 16 Vreeland road, Block 9001; Lot 18.

Notice of application from Upper Greenwood Lake Property Owners Association, Inc. dated October 15, 2007 for General Permit for Lake dredging and desilting at Witte Cove, Block 2901; Lot 1.

Notification dated December 10, 2007 for Martin Kowalczyk, 833 East Shore Road, Hewitt, NJ, Block 4401; Lot 14 regarding application for a General Permit for installation of a sub-surface sanitary disposal system.

Letter of approval from Passaic County Department of Planning received December 20, 2007, regarding Robert Coyman, Minor Subdivision, Block 7902; Lots 5 & 6, 2016 Macopin Road.

Letter from Passaic County Planning Department received December 28, 2007 regarding Esco Products Site Plan, Block 15901; Lot 7, 171 Oak Ridge Road, granting approval with conditions.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Letter from the NJ DEP dated November 20, 2007 regarding Ernest Oberer, Block 14201; Lot 14, Germantown Road, notifying of Highlands Exemption #2, with the Water Quality Management Plan Consistent.

Application dated October 19, 2007 for Highlands Exemption by WV's Coffee Espresso, 3034 Route 23, West Milford, Block 16001, Lots 5 & 6.

Notice of Technical Incompleteness dated December 4, 2007 from the NJ DEP regarding WV's Coffee Espresso, 3034 Route 23, West Milford, Block 16001, Lots 5 & 6 – request for revised plans with redesigns satisfying reconstruction exemption criteria, letter from the Municipality confirming impervious coverage was existing on August 10, 2004, and additional details for the coffee kiosk flows and/or verification of approval by the County Health Department.

Letter from NJ DEP dated October 18, 2007 for Sunny Blue, LLC, Block 5701; Lot 1 regarding Highlands Applicability Notice of Technical Incompleteness – request for certified land survey indicating existing impervious surface, the calculated value for percent increase in impervious coverage, and a revised certification sheet from the application.

Chairman Gargano advised that items received as correspondence by the Planning Board are listed in detail on the agendas. In order to cut down on the time and amount of copying needed to provide the Board with copies of all correspondence received, the Chairman asked that only copies that are requested by Board members be copied. Following discussion by the Board, there was concurrence that copying of all correspondence would be done only as time allows. If a Board member wishes to receive a copy of a particular item, they are to request it from the Secretary.

ADJOURNMENT

With no further business to come before the Board, **motion** by Councilman Weisbecker, with a **second** by Chris Rosica to adjourn the January 24th regular meeting of the Planning Board at 11:23 p.m. On a Voice Vote, all were in favor of adjourning.

Approved: March 27, 2008

Respectfully submitted,

Tonya E. Cubby, Secretary