

Motion to approve by NAJARIAN/ McIlhinney. Yes: Costanzo, Fritch, Hurley, McIlhinney, Comello, Najarian, Book.

2. Paul Fornicola/ 534 Whitesville road, LLC, Block 22401, Lot 15, 534 Whitesville Road- Ian Borden- President of PDS, graduate of Rutgers, licensed professional planner for 35 years, and has testified in front of many Boards including this one- credentials accepted-sworn- Mr. Book asked if Mr. Borden was testifying as a planner. Mr. Borden stated that is correct, and mentioned that the attorney is on zoom. **Thomas Denoia- attorney for the applicant-** Mr. Borden stated there is a survey map that was provided which can be shown as **Exhibit A-1**, and the application is before the Board for a D-1 variance for an existing industrial site in Jackson, the property is on the right side of Whitesville road across from Faraday road, the site as well as the surrounding area is in the PM-1 zone, and across the street is the industrial zone and adjacent in Toms River is the industrial zone as well. Mr. Borden stated the existing building is a one story building built in 1946 and has been in the industrial use since then, and the applicant and owner have owned the site for 53 years and it was operated as a personal business, and is now a multi-tenant building for different types of uses, and there was a statement of operations presented and currently there are 5 tenants and 1 professional office, there are also tenants that park trucks and tenants on site and the site is developed with parking in the front and the side and rear have stone parking and there is a drive thru gate to the back. Mr. Borden mentioned that some of the uses mentioned are permitted in the zone such as office and warehouse and those uses were confirmed to be permitted, and there was a resolution 2017-20 stating the mixed uses including contractors and shops are permitted in the PM-1 zone and the diesel repair shop and detailing and light repair are here for a D-1 variance, and outdoor truck equipment and storage has also been requested, the ordinance contains performance standards and given the uses there are no truck unloading zones, typically there is materials delivered by large trucks, and there is no residential zones near the property, there is a residential use that is existing and non-conforming and there is a functioning septic system, and the northern portion of the site is in the wetlands buffer and the intensity of the site is rather low, there are no industrial activities being performed on site and they must be shielded from the neighbors, and there is no industrial processes being done and there are no uses where there is discharge of waste, and there is an existing well and there is a safe supply of water. Mr. Borden stated there are 2 D variances being sought, the diesel repair, there are 2 tenants that exist in this category. Mr. Borden mentioned in reference to the diesel repair, all repairs will be done on site in side not outside and there is small storage for vehicles for detailing. Mr. Peters stated there needs to be clarification to what was just said. Mr. Borden stated there will be no work done outside, and there will temporary storage of vehicles, such as vehicle drop off. Mr. Book asked in terms of the work for the garage, will there be details of what is done inside the garage. Mr. Borden stated during the business hours which are 7 a.m-6 p.m. Monday through Saturday, there will be oil changes, and typical vehicle maintenance. Mr. Book noted he not aware of what typical is, can there be an idea put on the record. Mr. Borden mentioned there would be oil changes, engine replacement, transmission replacements, breaks, etc. Mr. Gertner asked if there is anyone qualified to testify to what is being done. Mr. Purpuro mentioned at some point to putting the Township position on the record, this might be a question for the attorneys, the diesel repair is to the last bay, and there is a municipal boundary line that cuts the building in half and there is question to jurisdiction, should Toms River take care of their own matters and Jackson take care of theirs. Mr. Denoia stated Toms River wants to take care of their own matters, and the diesel repair is on the Toms River's side of the site. Mr. Gertner stated it's difficult, it's fine that Toms River wants to take care of their own matters, however what does that mean, is there a letter from their Zoning officer, also is there taxing jurisdiction between the two towns, and when there is lots shared not only buildings, typically there is an agreement to determine what agency takes the lead, and the issue is only raised because this was not always a multi-tenant building. Mr. Borden advised he was UN sure. Mr. Purpuro stated the Townships position should be put on the record, and Sam Paul owed the entire building and only his front was occupied and in 2005 or 2006 there were multiple tenants in the back of the building and when the Zoning office position was taken it seemed appropriate to seek the CO's and once the parking was expanding, it was the goal to get the site plan or at worst a variance plan to get an enforcement tool based on wetlands and boundary lines. Mr. Borden presented **Exhibit A-1** to show the site and the building, and there is the heavy dash line that shows the Jackson/ Toms River boarder, and the uses were analyzed, it was assumed Jackson would take all uses and when it was asked for participation it was agreed that perhaps since there is no access from Toms River, there was a letter written asking if Jackson could take jurisdiction and Toms River said no. Mr. Gertner stated there needs to be a jurisdiction of the building and second by applying here it would be assumed that this is under Jackson. Mr. Gertner asked Mr. Denoia if he was aware of any agreements with jurisdiction. Mr. Denoia stated this has become a nightmare due to a line. Mr. Gertner asked if there is a resolution or letter asking for jurisdiction. Mr. Denoia advised there was a request for just for Jackson to take jurisdiction, and Toms River said no. Mr. Gertner stated the applicant should be taking the time to cross all T's and dot all I's. Mr. Borden stated this is before the Board for Jackson, and it's UN sure why there is so much talk about Toms River. Mr. Najarian mentioned that the chairman brought up a factor that the tenant should be present so questions can be asked to the tenant. Mr. Borden stated that has never been done, and that tenant may be gone in a month and the use is being approved not a site plan, that use does not link to a tenant. Mr. Najarian stated there needs to be testimony as to what is being done outside, is there tires that will be sold. Mr. Borden stated it has been testified that nothing will be done outside. Mr. Hill noted there have been numerous tenants in front of this Board for auto repair services and auto paint services and there have been numerous tenants in front of this Board. Mr. Borden stated this is not a site plan and this is not owner operated, this is a multi-tenant building. Ms. McIlhinney asked if in 2017 the applicant was not given a use variance for diesel repair. Mr. Borden advised that is correct. Ms. McIlhinney asked if that is why this is before the Board now. Mr. Borden mentioned that the Township has flagged the client for uses that are not permitted in particular that one use. Ms. McIlhinney stated that in section 244-97A there is talk about diesel not specifically mentioned and there are questions to what type of damage this will do to the environment in the pinelands zone. Mr. Borden stated this is similar to auto repair, someone would drop off their vehicle and wait for it to be repaired. Ms. McIlhinney asked if the environmental issues be addressed. Mr. Borden stated all performances will be done inside. Ms. McIlhinney asked if there is an air circulation plan or a plan to keep the staff safe from fumes. Mr. Borden mentioned there is not. Mr. Peters asked if there is a current approved site plan for the site. Mr. Borden stated no. Mr. Peters stated part of the concern may be weather this is in Jackson or Toms River and one tenant may extend gravel and there should be parking, and there might have to be a site plan for a benchmark for code enforcement for the protection of that tenant and the town, and through the applicant or the Board, a site plan should be determined if it is necessary for tenant space or parking. Mr. Borden advised that was expected, and it's a new direction of the Board, and would be purposed is a variance plan to describe the uses. Mr. Hurley stated in order for this to be here, Jackson has been noticed and Toms River being within 200', there is no construction, and there should be no issue of obtaining a CO, there is an issue of who issues that CO, and if there is disagreeance that would fair to the state however there are issues, and there are environmental issues being raised and there is always issues when it comes to diesel repair, and the tenant is the only person who can answer the questions, and there is positives and negatives that will need to be placed on the record, and it was asked if Toms River's permitted uses can be put on the record to see if they are consistent with Jackson.

Mr. Borden advised that would need to be consulted. Mr. Hurley mentioned there is determination as to where the boundary line is. Mr. Borden stated that question will be answered. Mr. Hurley asked if the Toms River uses comply with Jackson. Mr. Borden stated the negative is that there are diesel uses surrounding the site and it's believed that it's a permitted use in Toms River, and Toms River has not objected to the uses in the building. Mr. Hurley stated a variance can be granted and the uses here are being looking at and when

there is a municipal boundary there should be compatibility with the neighboring town. Mr. Denoia stated it's the understanding that it is a permitted use in Toms River and outside storage is also permitted in Toms River. Mr. Hill mentioned that Mr. Purpuro had in the file a subdivision plan from 1980 which created tax lot 14 which is north of the building and it shows the municipal line is approximately 20' to the south then the applicant's municipal boundary line location, and it depicts a larger portion of the building in Jackson vs. at that time Dover Township. Mr. Borden stated back in the 80's there was no GPS and the swamps had to be traveled and today there is technology which is more accurate. Mr. Hurley asked if there is a sketch to see what is being taken up by the diesel repair. Mr. Borden mentioned that the square footage can be provided. Mr. Gertner asked for those measurements. Mr. Borden stated 1,000SF, it's the smallest tenant so it's a very small shop. Mr. Hurley noted they must be small trucks too. Mr. Gertner asked for the remaining square footage numbers. Mr. Borden stated there are 5 uses, 3,700SF is office and 500SF of that is warehouse, there are 2 contractor offices, 1 is framing 650SF in 2 spaces, and a landscape business which is 2,500SF, 3,900SF is the detailing, and that would be put in with the car repair as they detail the vehicle for wholesale auto and they will replace windshields and clean up the vehicle for sale. Ms. McIlhinney asked for the trucks being stored outside pending repairs, what will be done to make sure there are no chemicals going into the ground. Mr. Borden stated these are vehicles that are driven that will be showing up for repair. Ms. McIlhinney mentioned there could be vehicles coming in for a leak to be repaired. Mr. Borden stated the vehicle will be drained prior to entering the site and there are refuse sites that are carried by a private carter and all truck fluids that are drained are stored on site and are recycled, and there is a storage bin for those materials and they come pick up the waste and recycle them accordingly. Ms. McIlhinney asked if there is discharge of fluids, and has the building ever been cited for environmental issues. Mr. Borden noted that will be researched. Mr. Hurley stated following those lines there was testimony to no fuel storage on site. Mr. Borden stated there will be no petroleum or kerosene, and there will be no fuel tanks. Mr. Hurley asked if there fresh oil on site to replace. Mr. Borden advised there will be fresh oil in cases, yes there will be new oil. Mr. Najarian d there is a concern that was brought up earlier, the fuels coming from the trucks, and the trucks will be running inside and there are no fans. Mr. Borden stated the exhaust of trucks will move outside as the doors will be open during a repair, and the trucks will be sitting outside prior to being worked on. Ms. McIlhinney asked if there are higher standards, because there will be fumes being put out in the pinelands. Mr. Borden stated the State is who provides the standards, and with regards to the truck storage, there will be trucks and trailers, and there will be variance plan submitted. Mr. Gertner asked whose trucks and trailers would be stored on site. Mr. Borden advised it would be small contractors. Mr. Gertner mentioned that Ms. McIlhinney asked if would be parking un related to tenants, and what's being heard is that there is a variance for the parking of trucks and tailor just for people who want to park trucks and trailers. Mr. Borden advised the question was missed, and stated that is the second variance. Ms. McIlhinney asked if there will be vehicles parked on site UN related to any businesses. Mr. Borden stated it was to be assumed that the vehicles pertained to the diesel uses. Mr. Hurley asked how many trucks will there be and where will they park. Mr. Borden mentioned that will be illustrated to the Board, an it's clear this needs to come back. Mr. Hill stated it's been demonstration there is adequate egress and ingress for the vehicles on site. Mr. Borden advised that was correct, and what won't be done is retail sales, but there will be storage and there is adequate parking for the tenants which will be shown, and there was question of a certificate of filing from the Pinelands, and the answer to that is no as there is no development being done on site and there shouldn't be any required.

Mr. Borden advised that as the application gets into planning testimony, section 244-97A-11 which states 11 permitted uses and this is the last permitted use, and the uses are generally contractors and there are 4 that can be identified as permitted in the use, and there is **D & M diesel repair that is a ¼ mile from the site and the only reason they are there is because they determined in section 11 they are permitted.** Mr. Gertner asked if there has been an OPRA request for the site to see the permissions. Mr. Borden mentioned there has not been an OPRA filed, and the only reason the site is known is from personal use of the shop in 2004. Mr. Borden stated the site does contain adequate light and the coverage is less than 5% where 50% is allowed and the building is a single story with less than 25' and there are C variances requested that are existing conditions that will not be changed, and the D-1 variance is requested for the use that is restricted in the zone and the D-1 is related to a specific piece of property, and there is no hardship waiver being requested the use promoted general welfare and the use is suited in the area, and the general welfare is met, the industrial use in the industrial zone is being requested, and the site is well suited as it's been developed since 1996, and there is access to a main road and there not significant sewage flows, and the property is in the public sewer area, the use conforms to the ordinance requirements and the use is constant with existing uses in the PM-1 zone and the uses do not create determinant to the public good given the location of the site and the master plan objective and the use will not create determinant the master plan, ordinance or the public good and the C variance will be listed on the plan and the setbacks will be provided. Mr. Borden stated there are 4 existing variances which are all are setback variances and 2 are parking variances, and one is the minimum parking which is 20' off Whitesville Road and one will note there is an unusual jog in the property on Faraday and there is a jog back 60' and this is the existing use that has been there for 60 years and there is a side yard parking setback. Mr. Book asked if there was anything further. Mr. Denoia advised based on the testimony there is a need for further information that will be presented at a later date. Mr. Peters mentioned relating to the septic system, at some pint it went from one person to multiple people, they must have gotten a permit for the septic system, and there should be at least something with the building department, and there should be a sense of what has happened with the septic system, there is no detail of the bathrooms whether it be the use are the variance plan the septic system needing to be checked should be discussed.

Opened public comment;

Thomas Smith- 520 Whitesville Road- sworn- said he is a licensed site remediation specialist, and would like to bring up environmental issues as there are particular concerns, and seeing this will come back there are a few things that would like to be on the record. Mr. Book asked that the questions and comments be specific to the testimony this evening.

Thomas Smith- 520 Whitesville Road- asked if the statement of operations be listed online that would be appreciated. Mr. Gertner noted that the entire application should be posted online, however that will be addressed.

Thomas Smith- 520 Whitesville Road- said the hours that were testified too are not what's really happening at the site, it operates 7 days a week, and there are trucks run at 3:30-4 a.m. in the morning, and there are OPRA requests that have been obtained showing no applications going to another municipality, and there are violations on the Toms River side and there is a court date for February 8, 2021, and there is fill on site approximately 1,600-3,000 cubic yards on the Jackson side which sites in wetlands buffers and there is a huge expansion and in that long ownership all the un permitted uses are asked to be permitted, and there are issues and there are transient uses on the site and that is going to create disaster, and its un known who contaminated what and when and with what, it's not just an industrial zone and it's been testified there is no spillage and there is power washing of paving machines on the un paved area of the site, and there is many concerns of the site.

Mr. Borden advised there has been an application made to the Toms River Zoning Board, and the operations will be looked into as far as the hours, and there is disgrance that a variance is inappropriate and the uses that are permitted in the zone much more intense then what is purposed. Mr. Book mentioned that with listening to the comments in essence there is a certain level of experience, and asked if a resume can be submitted to the Board with further questions and concerns it will be testimony as a laymen.

Thomas Smith- 520 Whitesville Road- said that is no problem, it will be provided.

Dave Visconi- 441 Whiteville Road- sworn- raised concerns about the operating hours, and if correct, there is understanding that if a business indicated a certain range of hours, it should be listed in the resolution

Mr. Gertner stated there has been representation of the hours depending on if there are any variances approved, and as it pertains to the hours as is there is no resolution

Dave Visconi- 441 Whiteville Road- mentioned visiting the site.

Mr. Gertner asked if Mr. Visconi was on site as a private citizen.

Dave Visconi- 441 Whiteville Road- advised he was not there as a private citizen. Mr. Gertner stated there should be communication with Mr. Purpuro as it relates to the Township aspect.

Dave Visconi- 441 Whiteville Road- understood, and said in regards to the D&M diesel site that was mentioned, that site is not without its problems and that is said as living right across the street and there has been experiences where the police department was called with activities going on site and it's not seen as a carblance reason to approve this site for that purpose

Mr. Borden stated it was not used a carblance reason, and it's important for the record that Dave Visconi is a code official for Jackson Township and he has been on site as a township official. Mr. Gertner stated and it's a suggestion for an OPRA to be filed on the site to educate the Board and the applicant of what is not there.

Seeing no one else use the "raise hand" function, public comment closed;

Mr. Purpuro mentioned that with looking at February 3rd where one application was removed. Mr. Gertner noted that the next application will not be completed this evening. Mr. Purpuro suggested March 3, 2021. Mr. Borden stated that would be ok if the attorney agrees. Mr. Gertner stated this matter shall be carried to the March 3, 2021 meeting without the need for further notice, the applicant and the public are guided to the municipal website.

Recess taken at 9:06 p.m., reconvened by 9:16 p.m. by Mr. Book

3. Ira Port/ Alan Cohn, Block 12001, Lot 3, 6 & 7, W. Veterans Highway- Kenneth Pape- attorney for the applicant- stated this is a continued public hearing, and the hearing began on November 4th and there was an hour provided for an overview of the application, and before the presentation is done, there was direction for notice to be done, can that be confirmed. Mr. Gertner confirmed the notice. Mr. Pape stated this is a combination of apartments and a retail area, and among the obligation for the use variance there was an obligation for affordable housing to be addressed at the time of site plan, and there is a 20% set aside mixed between 1, 2 and 3 bedrooms, per the UHAC obligation. Mr. Gertner asked if the municipality will receive full credit in the next round, the Board has an obligation that the municipality receives credit for that full 20% and there is no issue. Mr. Pape stated having 3 bedroom units for affordable units will not offensive the application however the 1 and 2 bedrooms has the commitment. Mr. Gertner asked if the applicant has no expectation for 3 bedroom units for the market, and the only reason there would be 3 bedrooms is if there is requirement for the UHAC set aside. Mr. Pape stated that is correct, and there was also a phasing plan obligation, and there has been an outline proof tying the number of commercial square feet, and the applicant is worried and concerned that there is an obligation made that may not be able to be met and that is due to the COVID 19 pandemic, and there would be a much cleaner obligation that can be made if the commitment was done at final site plan approval and there will be time as there is the sewer commitment, and in the resolution it's not require that the phasing be spoken too at the preliminary approval and it would be requested that the commitment be made and be honored during the final site plan stage. Mr. Book stated there is no objection from the Board. Mr. Pape stated it was also agreed that the County be met with, and the County asked for a traffic control in front of the site that was requested, and what was mentioned that was not an option is the flashing light, and what was recommended was a fully functioning traffic light, and if the commitment is not met there will be a pedestrian stop crosswalk where someone will hit a button and will allow for pedestrians to cross the street.

Michael Intile- NJ professional engineer and planner, principal with Crescent Engineering, been preparing site plans for several properties for 25 years and provided testimony to several Board across the state including this Board-credentials accepted- sworn-

Mr. Pape asked after the explanation of the approvals, there is a space where the Mug Rack is, and the rear of that property will be purchased so there is an opportunity to cross the site with utilities, if that can be explained. Mr. Intile stated the JTMUA has been met with and there were conditions that were relative to the 5 mile force main which leaves the pump station on Don Connor and there was requests to see if there were upgrades that could be done to this site and the adjacent sites and Colonial Arms, and there were approvals agreed to receive, and the pump station is completed and verbally there was uncertainty of the communication system. Mr. Pape asked if the pump is designed. Mr. Intile stated there is preliminary approval with tentative approval for February. Mr. Pape asked if there are DEP approvals. Mr. Intile stated there are FHA permits for lot 6 & 7, and the eastern site it was instructed to stay in the year of interest and the development respects the 300' buffer and the permit are current and the second FHA permit has expired for lot 3 and that re application has been done and the permit for that lot should be obtained soon, an there was no interest in the site. Mr. Pape asked if the wetlands, flood and hazard permitting is under control. Mr. Intile stated there are permits that are good through 2024 and the LOI for lot 6 & 7 came a bit later and the LOI has been applied for, and there are general permits for the DEP for the storm water discharge. Mr. Pape asked if there are other permits that need to be obtained. Mr. Intile stated the sidewalk to cross walk issue has been address and are respectfully to the comments made where the continuity was asked for between the lots. Mr. Pape stated there had to be a filed application no greater than 9 months and this was done in 4 months, and now would be appropriate to describe the subdivision lot, and it should be confirmed that no new lots will be created. Mr. Intile stated lot 6 is to the west of the parking lot shown in grey which is the mug rack which is existing and it goes to the back of the development and the proposal is to simply adjust the line bringing it to the rear and bringing it just to the south of the pump station which will be creating the subdivision and will be

creating the larger lot behind the Mug Rack. Mr. Gertner asked what the minimum requirement is. Mr. Intile stated all the setbacks are exceeded. Mr. Pape added this is adjusting to lines between property owners. Mr. Intile explained the surrounding areas. Mr. Pape asked Mr. Intile to quantify the number of apartments. Mr. Intile advised there are 192 units mixed between 1 and 2 bedroom units, and on lot 3 there is the storm water management basin and there is the 5' paths, and there will probably be fill brought into lot 3 and there is the tributary. Mr. Gertner asked if the applicant is aware of the soil Ordinance. Mr. Intile noted it will be looked into. Mr. Pape stated it's believed there will be exported soil. Mr. Intile stated there is a storm water basin on the west track and they will infiltrate through the sand. Mr. Pape asked Mr. Intile is he was aware of the Township requirements. Mr. Intile advised all Township requirements will be met, and mentioned there has been the request for the 30' wide drive isle and there are entrances and exits with right in's and right out's and there is a split boulevard. Mr. Costanzo asked if on lot 3 for the north end, is there any circle purposed, and what type of circulation will there be. Mr. Intile stated there will be vehicles that will enter the large parking area. Mr. Costanzo asked if that will accommodate emergency vehicles. Mr. Intile stated there was a turn radius plan submitted to the professionals indicating where the suggestions were taken. Mr. Pape stated there were adjustments made to add additional parking. Mr. Gertner asked if the fire official is satisfied. Mr. Pape state after the meeting with Mr. Rouche there was a letter sent to the fire official. Mr. Miskovich mentioned that the plans submitted show a Jackson Township Fire truck and a trash truck and the plans that are reviewed show that there is no determinant to the drive isles and there is no other communication however the plans do show adequate space. Mr. Najarian asked if there is no purposed parking on the road way. Mr. Miskovich stated there will be parking testimony presented, however there is wider parking stalls then RSIS requires and that goes though lot 6 & 7 also. Mr. Costanzo asked is the configuration is acceptable. Mr. Miskovich advised it's a simple curve however the entire drive was requested to be widened and there is a full 30'.

Mr. Hurley asked if there is any recreation space, since there will be more than one bedroom there is an assumption of children. Mr. Pape stated there is a recreation element, a club house and a swimming pool and it will be available to all tenants and this is one project. Mr. Hurley mentioned that is a long tract to get from one end to the other. Mr. Najarian noted the highlighted area around the basin, and asked if that will be fenced. Mr. Intile mentioned there is no fences purposed. Mr. Pape stated they are dry basins, so there should be no water sitting in them. Mr. Intile stated there are no fences purposed however in Mr. Peter's letter it was requested and there is no objection to adding them. Mr. Hill stated there is usually a 4' fence and this set of plans will be seen again and that is primarily after the outside agencies approvals are almost complete, and it is generally required for a fence to be installed. Mr. Intile stated there are 5' walking paths from the East to the West and if someone should want to take a walk around the back of the units they could which would lead to the 40' wide easement for the sewage authority and it will be paved with a bike path and the rest would be stone dust or whatever is suggested. Mr. Hurley asked if the retail space is purposed restaurants, because there are concerns of sidewalks along the roadway. Mr. Intile stated there are sidewalks internal and along all the roadways. Mr. Hill thanked the applicant for meeting with the technical team and the professionals, and there should be something the Board should take into consideration, the Board is seeking preliminary approval only and if the Board should act favorably since the applicant will not have all the outside agency approvals and that should not hold up the preliminary approval. Mr. Miskovich also thanked the applicant, and stated there were issues that were addressed and the parking exceeds the RSIS requirements as that was a concern that the Board has had and there was parking looked at in each building, and no one will have to park a mile away, the parking is consistent with the building and there is enough parking in the commercial space, and this plan has come a long way. Mr. Book stated given the hour, the public will be addressed.

Opened public comment; seeing no one use the "raise hand" function, public comment closed

Mr. Gertner stated the February 3, 2021 date would be available. Mr. Pape mentioned there is brief testimony of Scott Mr. Kennel which is going to sound similar to what Mr. Miskovich stated, it will be 2 minutes and when this comes back on the 3rd there will be just architectuals.

Scott Kennel- traffic expert with McDunna and Rea in Manasquan, been a partner with over 35 years of traffic experience, been qualified in New Jersey superior as traffic an expert- credentials accepted- sworn- Mr. Pape stated there was a description of parking and that there is an excess, compatible with the design and that is eased, is that correct. Mr. Kennel stated that is correct, and the residential and commercial parking is more than adequate to serve the residential or the commercial uses. Mr. Pape stated there was detail in the widening of the roadways, have they been reviewed along with the turning template. Mr. Kennel confirmed that is correct, and mentioned they are adequate and the most important improvement is the moving of the right of way away from the Leesville roadway and the widening of the entry way, and for lot 6 & 7 there is 2 driveways and there is the 2 way drive near Bennetts Mills Road. Mr. Pape asked if there are site distances. Mr. Kennel mentioned that the site drive meets and exceeds the standards. Mr. Costanzo asked if there is parking around the clubhouse and the pool area. Mr. Kennel stated here is parking along the east side and there is 11 space in that location and on the north there is 36 spaces that are no in competition with the apartments and that is why it's important for the lot 6 & 7 to be recognized. Mr. Najarian asked is there will be parking spaces designated for each unit. Mr. Pape stated there will be an answer at the time of final approval. Mr. Book asked if that concluded the testimony for this evening. Mr. Pape confirmed that concludes the testimony. Mr. Gertner stated this matter will be carried to the February 3, 2021 meeting without the need for further notice, the public is directed to view the Township website.

Motion to adjourn at 10:35 p.m. by NAJARIAN/ Costanzo. Yes: Among those present.

Respectfully submitted,

Danielle Sinowitz,
Zoning Board Recording Secretary