

JACKSON TOWNSHIP PLANNING BOARD MEETING

MONDAY, MARCH 8, 2021

The March 8, 2021 meeting of the Jackson Township Board was called to order at 7:36 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

ROLL CALL: Dr. Michele Campbell Terence Wall, Township Representative
Jeffrey Riker Martin Flemming, Councilman
Andrew Jozwicki- *virtual* Joseph Riccardi, Mayor's Designee
Anthony Luisi- Alt #1 Len Haring, Board Vice Chairman
Robert Hudak, Board Chairman

Absent: *Tim Dolan, Manuela Brito- Alt #2-*

Also Present: Planning Board Attorney Sean Gertner, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, and Danielle Sinowitz, Planning Board Recording Secretary.

Payment of Recording Secretary, Danielle Sinowitz, for 3/8/21 motioned by RICCARDI/ Riker. Yes: All in favor among those present.

Payment of Board Secretary, Denise Buono, for 3/8/21 motioned by CAMPBELL/ Haring. Yes: All in favor among those present.

Mr. Gertner announced to make the record clear everyone is to speak clearly and announce themselves.

Mr. Hudak thanked all the members of the Board, as there has been so much time devoted to these meetings and the meetings have been late almost weekly, and it can be assured that this will be coming to an end soon and the Board will be caught up and will be moved on

Applications: 1. Adventure Crossing, Phase 2, Block 3001, Lots 5, 6, 19 and 20, Monmouth Road- Mr. Klee stated there was a brief hearing and this is to amend the 2 warehouse building approval and combine them into one and remove the recreation building and add to the one building and there is just continuation for the Planning and Traffic testimony. Mr. Peters stated the application is still in the highway commercial mixed use zone and it appears the application is without variances and as indicated there will be traffic testimony and there were revised plans submitted 10 days prior to the hearing and it would be asked that a description of the adjustments be put on the record. **Sal Alfieri- attorney for the applicant-** stated prior to the hearing there were exhibits provided to the Board secretary and there was a submission to the Board 10 days prior to the hearing and Mr. Borden will be called on again to provide an over view of the revision.

Ian Borden- President with Professional Designed Services, licensed in the state of NJ- sworn- Mr. Alfieri asked what was done since last year. Mr. Borden stated in case there are new members a brief over view will be provided, and phase of Adventure Crossing and phase 2 received a GDP approval which approved mixed uses and those uses were a convention center, golf facility, retail and indoor recreation facility approximately 100,000SF, and 250 apartments and it was approved by the GDP and it was appealed and the Zoning Board adopted an amendment for the phase 2 properties and this Board approved a site plan approval for 3 buildings, and those 2 buildings are being consolidated into 1 building and there is a 16% building size the buffer is being increased and parking is decreased, there is also no access to Anderson Road other than the emergency access and all truck access will be through Monmouth road and there is no truck traffic through phase 1, and the remainder of the property is phase 1 which has a large mix of uses included indoor & outdoor recreation, a hotel, fast food restaurant, sit down restaurants, retail space and office space, and in addition there has been an amended GDP where phase 2 was included and phase 3 was requested to be moved, and as far as the changes go, there are 6 exhibits that have been provided and **Exhibit A-5** is the amended site plan that was submitted on February 26, 2021, and it's the overall site plan sheet 2, and it should be noted no building sizes, parking and loading area were changed in this revision, there were 2 circulation comments raised by the Board professionals and the bottom left shows the truck access which has the direct access to Monmouth road, and the ingress of trucks will transition into building 2, and the turning movement was adjusted and there was a stop bar and striping done, and through question the refuse enclosure was adjusted so that it was not in the front yard. Mr. Alfieri asked other than the sidewalk waiver on Anderson Road, the revised plan remains compliant with the ordinance requirements. Mr. Borden advised that was correct, and the waiver is requested for sidewalks. Mr. Alfieri asked if the Environment Commission had issues. Mr. Borden advised there was no concern.

Mr. Hudak asked if the state of the site be gone through, how many acres are being developed and how many acres have been disturbed. Mr. Borden stated the entire project is 162 acres and phase 1 encompasses 72 of those acres and of that 48 is developable and they are under construction and that is the commercial uses, phase 1 is under construction and phase 2 there has been no work done. Mr. Hudak asked if there is any disturbance to phase 2. Mr. Borden said no.

John Rea- licensed professional engineer with the traffic engineer specialty- credentials accepted- sworn- Mr. Alfieri asked Mr. Rea if his office handled phase 1, the GDP and the prior application. Mr. Rea advised that is correct. Mr. Alfieri asked if Mr. Rea was involved in the Monmouth and Ocean county application. Mr. Rea said yes. Mr. Alfieri asked how Monmouth road works. Mr. Rea stated the road divides right down the middle and Monmouth has jurisdiction over the road itself and access is in Jackson Township, and Ocean County and Jackson are in charge, and there is joint jurisdiction and both road departments are reviewing the plan and there is a good level of detail there. Mr. Alfieri asked what reports can be provided and what material was prepared for this evening. Mr. Rea stated there was materials prepared for the phase 1 and phase 2 and the project for the warehouses, and there was preparation of traffic studies that was last submitted to the Monmouth County Planning Board summarizing where this is to date. Mr. Rea presented **Exhibit A-4**, the overall site plan and as far as access points go there is a right in entry at the western end of the property and that is the pine drive jug handle and there is a light in and right out for the restaurants. Mr. Gertner asked if the top is 537. Mr. Rea advised that was correct and stated to the north is Monmouth Road, and there is an entry on the west end of the project and there is a right in driveway which is located at Pine Drive and 537, and there are offsite improvements purposed because of the west bound traffic and it's not a point of access but it will be an offsite intersection. Mr. Alfieri stated the enhanced jug handle was discussed, and asked if the existing jug handle can be discussed. Mr. Rea stated the current jug handle is small which take east bound traffic across to the McDonalds and Wawa and that will be replaced by an internal roadway system which serves as access to the property and it will serve as access for the trucks. Mr. Alfieri asked Mr. Rea to describe how

the truck circulation will work internally. Mr. Rea stated the trucks will come off the interstate 195 and will head west on 537, use the reverse jug handles which will be improved and will come in through the first entrance of the service road and trucks will travel straight through and will not impact the recreational facilities, and there will be one road where the trucks will travel and they will not come through the recreational area. Mr. Alfieri stated it's hard to determine how the trucks will move however you're comfortable that the maneuver is acceptable. Mr. Rea advised it was testified that the curve will be flattened and will be accountable for the trucks and Mr. Borden's office was worked with. Mr. Alfieri mentioned the western jug handle was discussed and there was land purchase to expand the jug handle. Mr. Rea advised that was correct. Mr. Alfieri asked if the deliveries work through the site similar to the trucks. Mr. Rea stated there will be separate parking stalls for employees and the loading and UN loading will be separated. Mr. Alfieri asked Mr. Rea to advise the Board that the access points will operate safe and efficient. Mr. Rea stated his firm has been involved for some time and what was done to accommodate traffic volumes, and it's well aware that phase 2 and 3 would be coming and the improvements that were purposed were done to be adequate for phases 2 and 3. Mr. Haring asked if the first intersection coming in off 537 and someone comes up to go to Wawa is signalized. Mr. Rea said yes. Mr. Haring mentioned there will be children right in the site, and there will be fast food places and restaurants, are there speed bumps or speed limits to make for a straight shot for the trucks. Mr. Rea stated the intersection mentioned will be signalized an the internal intersection will be un signalized and will be monitored for traffic signal warrants, and when those warrants are met it will be installed and with respect to the traffic calming, nothing is currently approved or purposed to provide speed bumps or tables however it should pointed out that the traffic that comes in parallel to 537 will come to a stop and that will slow traffic down. Mr. Rea stated there will be crosswalks and signage so people will know this is a pedestrian walk way. Mr. Alfieri stated the Township will have title 39. Mr. Peters thanked Mr. Rea for the update on the responsibility of the timing of the improvements and because a safety issue was brought up if there is an affirmative resolution the Board should know how that will be implemented. Mr. Alfieri stated the applicant will make sure the county is aware and there can be an agreement. Mr. Peters asked if phase 1 and phase 2 are done simultaneously would the light not be warranted at that point. Mr. Rea advised he was un sure however it is being set up to accept a traffic signal, however there is anticipation of the recreational uses and the restaurant, and it's un sure how much external traffic will be coming though the site. Mr. Peters asked when phase 2 or phase 1 is ready will there be an approval when the Township can say turn it on for 9 months to build, if there is a concern from the town and the resolution is presented how long will it take. Mr. Rea stated a fair time frame that is reasonable would probably be 6-9 months to get it operating. Mr. Peters asked if the Town will have to wait for a permit, or will there be an approval. Mr. Rea advised the warrants will have to show, and one thing to make sure is when the recommendation is made for a signal the traffic has to warrant the light. Mr. Riker mentioned that eventually there will be a light and pre construction, and the j boxes should be installed to bring a power source to the intersection and that will help with cost and it will be clean work where the intersection will not have to be torn apart. Mr. Rea stated that is not only a good suggestion, but that has already been put into phase 1, the conjunction boxes will be installed. Mr. Hudak asked if there will be pedestrian controlled cross walks. Mr. Rea stated there is crosswalks along the main 4 way, and if a traffic signal is installed it will have to meet the current standards, and there will be push buttons and standards and timers for the pedestrians. Mr. Flemming asked if the elongated roadway will be delegated to the township, because there is nothing out there for the township to bring plows and such. Mr. Borden advised there is a resolution that was adopted in 2019 which requires the applicant to do all maintenance on the jug handle. Mr. Alfieri noted that Mr. Cardinale and Mr. MacFarlane are present in case there is questions of them once this matter is open to the public.

Recess taken at 8:17 p.m. reconvened by Mr. Hudak at 8:29 p.m.

Mr. Alfieri mentioned during the break there was discussion and there was recommendation made. Mr. Rea stated before the signal is warranted and installed there can be a pedestrian button that will light the cross way or there can be flashing beacons that would flash when activated when there is a pedestrian. Mr. Hudak stated before the public is addressed there are 87 people waiting to comment, and the priority should be given to the residents noticed, and each person will be allowed 5 minutes. Mr. Gertner stated everyone will have the opportunity to speak. Mr. Alfieri agreed.

Opened public comment;

Alison Graf- 948 Anderson Road-sworn- asked if the Board will ensure there will be no clear cutting to take place in phase 2 until any issue from the DEP is resolved, and can the president be assured that no construction will be done on phase 2 until phase 1 is near completion. Mr. Alfieri stated the DEP issues are all off site, and secondly phase 1 will be under construction as it was testified too they will be done coherent to each other

Alison Graf- 948 Anderson Road- raised concern that there is no assurance that phase 1 will be done first.

Mr. Gertner asked if someone can articulate to the public the process of what happens when a successful application goes through. Mr. Alfieri stated in order for these warehouses to be developed all outside agencies need to provide approval, there is also bonding that needs to be posted, there are tree clearing permits and the access road need to be completed. Mr. Borden advised the site is currently pending an LOI to verify the wetlands. Mr. Alfieri asked if there will be no construction will happen until that is done. Mr. Borden stated not near the wetlands boundary. Mr. Hudak asked if the DEP approvals are needed before there can be clearing. Mr. Borden advised the approvals are needed to disturb the wetlands areas and the approval is not necessary for the portion that is not regulated from the DEP.

Mr. Gertner stated Ms. Jolliffe has presented an exhibit that has been premaked as **Exhibit O-1**.

Joyce Jolliffe- 5 Holly Tree Court- sworn- asked if the light green section along Holly Tree Court coming from Anderson along the property line, is that the easement.

Mr. Borden said yes

Joyce Jolliffe- 5 Holly Tree Court- asked if that is where the vegetation will be planed

Mr. Borden advised there will be no tree or shrub vegetation in that area

Joyce Jolliffe- 5 Holly Tree Court- had concerns about the vegetation that will be removed along Anderson Road, and asked if there will only be a 2' berm.

Mr. Borden stated the existing vegetation does not serve as a buffer and to create a four season screen the removal of some vegetation will be done and there will be more trees planted

Joyce Jolliffe- 5 Holly Tree Court- asked how from the bridge will there be vegetation removed

Mr. Borden stated from the north eastern corner which is not near the bridge, the first 300' from Monmouth Road will have the vegetation preserved and in the first 300' of Anderson Road is higher than the property, and approximately 300' from the property corner there will be

some vegetation removed.

Joyce Jolliffe- 5 Holly Tree Court- noted there is no landscape plan to determine the height of the new trees being planted
Mr. Borden stated upon planting, the trees will be a minimum of 6'-8', and will grow to 40-50'

Joyce Jolliffe- 5 Holly Tree Court- asked how long does sap maturity take
Mr. Borden advised normally in this weather, it's 1' a year. Mr. Alfieri stated the applicant is willing to install a 16' berm, and asked Mr. Borden is that could be done. Mr. Borden said yes

Joyce Jolliffe- 5 Holly Tree Court- asked how the flooding will be handled with site being higher than the surrounding residents.
Mr. Alfieri stated this application is UN able to speak to everything off site. **Graham MacFarlane- sworn-** stated as it relates to drainage, all drainage will be on site.

Joyce Jolliffe- 5 Holly Tree Court- showed **Exhibit 0-1** and said it's based on the information that was provided in previous testimony, was done by the information that was collected
Mr. Gertner asked if Ms. Jolliffe prepared the Exhibit herself

Anthony Travisano- 932 Anderson Road- sworn- asked if there is plans for the housing traffic to either enter or exit on Anderson Road
Mr. Alfieri stated the only access to Anderson Road will be for emergency access

Anthony Travisano- 932 Anderson Road- said there is a 3 minute limit idle rule at Wawa which is across the highway, will that apply to this site as well
Mr. Alfieri stated it was discussed, and there will be no J-breaking or idling signs throughout the site.

Keith Jolliffe- 5 Holly Tree Court sworn- asked who owns the lot at 5, 6, 19 and 20
Mr. Alfieri stated the lots which are subject were originally owned by the applicant and since December a condo master deed was filed for the 3 approved condos, and one pad was transferred to a different entity, and 2 are owned by the applicant

Keith Jolliffe- 5 Holly Tree Court sworn- asked why there was a deed drawn up
Mr. Alfieri stated with assuming this is approved and developed that will be dissolved and the deed allows for the finance and development to be done

Keith Jolliffe- 5 Holly Tree Court sworn- asked why this is being phased, is it so construction and stop and go as its pleased
Mr. Alfieri advised a project of this size is always phased for construction and tenant purposes and the construction is market driven and the applicant is moving aggressively to get the phase 1 done.

Keith Jolliffe- 5 Holly Tree Court sworn- asked if the road near Holly Tree Court, is going to be traveled by trucks going into the loading bays.
Mr. Borden stated that can be answered with **Exhibit A-2**, the trucks will enter in the service road and will make a left on the in-gress and will park or back into the loading dock and the e-gress will go down the road described and the movement will be away from Anderson Road

Keith Jolliffe- 5 Holly Tree Court sworn- asked how this option came about, because truly it's the worst option that's been provided
Mr. Borden stated this is better then what was provided, the design has been adjusted, the building has been moved and there is a larger buffer, and in fact it was double then what is required.

D Scatuccio- 24 Plymouth Court- sworn- said at the last meeting it was mentioned that the tenant could not exceed idling beyond 3 ½ minutes and the NJ law states idling cannot take place longer than 3 minutes
Mr. Alfieri stated the law has to be complied with, so whatever the law states is what will be complied with

D Scatuccio- 24 Plymouth Court-asked how there was no concern from the Environmental Commission, was there even research done
Mr. Alfieri stated the applicants professionals cannot answer for the commission. Mr. Hudak mentioned that the chairman of the Environmental Commission is a member of the Planning Board as well. Mr. Riker stated in regards to diesel fumes there is research and in 2005 the emission laws changed, and dirty diesels have been phased out and there are several tiers and on the truck that everyone operates there is diesel soot rules, and the new trucks that are made keep the pipes as clean as a fence pipe and what's happening is older trucks are phasing out and when they are out of service they are off the road and there are tier 4 and 5 coming to the road and the research was done, and these new engines are the most efficient that will ever be seen as far as soot reduction

D Scatuccio- 24 Plymouth Court- asked how this application is even allowed in town
Mr. Gertner asked Mr. Alfieri to address the nature of the application since the jurisdiction is vested in the Planning Board. Mr. Alfieri mentioned that this witness is not within 200', and to answer the question this Board can only enforce township ordinance and any state regulations is not the Township's responsibility and a fully conforming application has been provided and there is a larger project approved that can be built tomorrow if desired.

*Mr. Gertner announced for members of the public just to move an agenda item quickly, item 2. **Solomon Zolty Investments, Block 19501, Lot 35, Grawtown Road** will be rescheduled to a later date given the hour. **Motion to carry to May 3, 2021 by FLEMMING/ Campbell. Yes:** Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak.*

Michael Lasko- 944 Anderson Road- sworn- asked if there were studies done to the East of the site because with Six Flags there is a tremendous amount of traffic coming down Anderson Road, and if there are plans can they discussed.
Mr. Rea advised he was aware of potential impacts to Anderson road, and there will be no access from this site to Anderson Road

Tracy McKinney- 7 Holly Tree Court- sworn- asked a question pertaining to the EIS, and asked has there been biological or technical information provided to the United States Fish and wildlife services, and if so what were the findings
Mr. Borden stated as part of the EIS there was a landscape of data that was provided from the DEP and the area was looked at, and the fish

Tracy McKinney- 7 Holly Tree Court- asked if a biologist has done surveys on site so plants and specific animals that may be effected on site can be known

Mr. Borden stated before the site is investigated the public land use information is reviewed, as well as the presence of any state agency and there is details with the DEP database and there is a heritage database search and there is site inspections done of the property, and wetlands are delineated and that is presented to the state, and the EIS is provided and in this case there was back and forth from the Environmental Commission and the wildlife and mitigation was gone through.

Tracy McKinney- 7 Holly Tree Court- asked if there has been a hydrophilic analysis done

Mr. Borden advised it's not necessary in this case, there is public water and sewer

Aurus Bayan- 846 Perrineville Road- sworn- raised concerns with the wells and there is a lot of flooding, and there is no desire to have city water.

Mr. Wall asked if the public comment is strictly aimed towards the professional's testimony. Mr. Gertner stated generally speaking the public is given up to 5 minutes to provide comment or questions and the chairman has the leeway to guide the public to the professionals of the applicant, and it's not for a filibuster, and the Board reminds the public if there is only a comment it be limited to 5 minutes and if there are questions get those out first. Mr. Wall advised this has nothing to do with the filibuster and to be able to access the professionals to answer key questions that are Jermaine to the actual application.

Vincent Scatuccio- 24 Plymouth Court- sworn- Mr. Alfieri asked how far from the site is Mr. Scatuccio.

Vincent Scatuccio- 24 Plymouth Court- said he is 5 ½ miles from the site. Mr. Hudak advised the Board wanted to get the people closest to the site to ask questions first.

Jane Greenwood- 916 Anderson Road- sworn- said there is a bridge with low tonnage capacity and last summer there was GPS that sent people to the safari down Anderson road, are there guarantees that no trucks will travel Anderson Road.

Mr. Alfieri stated he is un sure of what happens when the truck enters the road system however our obligation is to get them on the road safely

Jane Greenwood- 916 Anderson Road- said GPS can be contacted, and there are over 800 spaces, that is a lot, is it possible to put speed bumps on Anderson Road because that would keep people away from the residential area.

Mr. Flemming asked if there is a weight restriction on Anderson Road. Mr. Peters advised that information can be researched. Mr. Gertner stated the recommendation may be to ask the municipality if they can see if the road has a weight limit and if not the weight limit can be added

Vincent Scatuccio- 24 Plymouth Court- previously sworn- asked if when the number of trucks were looked at and the diesel fuel and pollution tests was done, there were 8 studies done on diesel fuel , and those studies link MS to diesel fuel, and there are 3 minutes allowed for idling which is for when a vehicle is parked however if there are trucks lined up to come in the facility they do not have to shut off and there will be fumes that affect the town, and the Board members should take the people off Anderson Road into consideration.

Mr. Flemming noted that Anderson Road has a 4 tons weight limit

Recess taken at 10:18 p.m. reconvened by Mr. Hudak at 10:27 p.m.

Priit Pals- 5 Solomon court- sworn- Mr. Alfieri asked how far Mr. Pals was from the site.

Priit Pals- 5 Solomon court- said approximately 3 miles, and asked how many trucks a day will be utilized

Mr. Rea stated since it's based on peak hour trips, the number of vehicles isn't looked at the peak hour traffic is looked at

Priit Pals- 5 Solomon court- said with the assumption that most traffic is coming from the interstate, will the u turn be made at the U-turn before Six Flags

Mr. Rea advised that is correct

Priit Pals- 5 Solomon court- asked how many trucks will fit on that loop.

Mr. Rea stated the jug handle is being extended and that was done to accommodate the trucks and the morning peak there is approximately 40 in an hour and the light will operate on a 110 second cycle and there will be 35 cycles per hour and there will be 1 truck in the U-turn, occasionally 2 or 3

Randy Bergmann- 5 Brentwood Drive- sworn- Mr. Alfieri- how far from the site.

Randy Bergmann- 5 Brentwood Drive- said 1 mile, and asked for Mr. Rea, how will the trucks move through the site, and where will they be entering and exiting

Mr. Rea referenced **Exhibit A-2** and stated the trucks will enter East bound of route 537 and will go through the new roadway and will go into a curved area.

Randy Bergmann- 5 Brentwood Drive- asked if they will go passed Pine Street

Mr. Rea stated that was correct. Mr. Alfieri noted that the law in the case of NJ, the Planning Board cannot deny an application due to offsite conditions and the reality is the access is controlled by the County.

Karen Argenti- 61 Clear Lake Road, Whiting, NJ- sworn- Mr. Alfieri asked how far Ms. Argenti was from the site

Karen Argenti- 61 Clear Lake Road, Whiting, NJ- said about 20 minutes however shares the same water shed, the Barnegat Bay, and with going through testimony since January, have the building sizes been increased, and how is there more parking for cars and trucks

Mr. Borden stated this property is in the Delaware water shed not Barnegat

Karen Argenti- 61 Clear Lake Road, Whiting, NJ- asked if the number of spaces and truck spaces could be discussed if the building size has

Mr. Borden stated there is a decrease in parking and there were truck parking spaces added however that was to respond to the market however the numbers have decreased

John O'Callaghan- 53 Oak Lane, New Egypt, and NJ- sworn- Mr. Alfieri asked how far Mr. O'Callaghan is from the site.

John O'Callaghan- 53 Oak Lane, New Egypt, NJ- said 7 miles, and asked where the 46-50 disciples came from because it was mentioned in the EIS the noise and the range is 60-70 disciples and will be lower in the evening

Mr. Borden stated those are levels triggered from traffic in this area

John O'Callaghan- 53 Oak Lane, New Egypt, NJ- said there is a house on the other side of the berm, and there is a noise study typically done and is the 40-50 based on average or a study

Mr. Alfieri stated this Board has no jurisdiction to give relief from the state regulation and everyone has to comply with the state regulations

Janet Tauro- Board chair for clean water action- 747 Bay Ave, Brick, NJ- sworn- said there are 4 outdoor fields and the question is the proximity of the fields to the trucks entrance and exit because there is question about the kids playing on a field and running and huffing and puffing and they will be inhaling diesel fuels

Mr. Alfieri stated there is no truck traffic near the fields

Janet Tauro- Board chair for clean water action- 747 Bay Ave, Brick, NJ- said that Mr. Cardinale said at the last hearing he didn't want to have 1 unhappy person and tonight it showed there is more than 1 unhappy person and the applicant should consider preserving the land and get compensated for it

Britta Forsberg- Wenzel- 117 Haines Road, Toms River, NJ- Executive director of Save Barnegat Bay- sworn- said this development is concerning where there will be a wooded area that will now have less trees, and in the EIS there is no reference to the protection of Barnegat bay

Mr. Borden stated there has been no reference because there is no impact and the recharged ground water will go from one basin to another and the water will be infiltrated.

Britta Forsberg- Wenzel- 117 Haines Road, Toms River, NJ- Executive director of Save Barnegat Bay- said best practices are already not being followed and the water shed land and stress and air are a concern, would Mr. Cardinale consider to put an application to sell this site to ocean county trust.

Mr. Alfieri stated the focus on tonight is for the application that is before the Board to be acted on favorably.

Motion to close public comment by CAMPBELL/ Wall. Yes: Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak.

Mr. Riccardi asked based on the testimony on the lights and the traffic, if the development is done and that safety will be addressed as said it would be addressed because as it develops Mr. Rea testified traffic will be discovered. Mr. Alfieri stated if this were approved the ability of the Township would be included so the County is aware that if this warrants the single, it will be included.

Motion to approve by FLEMMING/ Campbell. Yes: Campbell, Riker, Jozwicki, Luisi, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to adjourn at 11:25 p.m. by FLEMMING. Yes: All in favor among those present.

Respectfully Submitted,

Danielle Sinowitz
Planning Board Recording Secretary