

1. CERTIFICATION OF COMPLIANCE

Chairman Neiman called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press*, and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

Mr. Dave Magno was sworn in.

4. PUBLIC HEARING ITEMS

1. **SD 1892** (No Variance Requested)
Applicant: Yeshiva Yesodei Hatorah
Location: Bellinger St, South Bell Ave, South Lafayette Ave, Read Pl
Block 804 Lots 1 & 2
Block 823 Lot 1
Block 830 Lots 40 & 41
Site Plan for 41 rental townhouses and associated site improvements

Project Description

The applicant has modified the originally-submitted Site Plan and Major Subdivision project based on input received at the September 10, 2013 Public Hearing, and is now seeking Preliminary and Final Major Site Plan approval (only). As with the previous submission, it is proposed to construct forty-one (41) new townhouses along with the required right-of-way improvements in the R-40/20 Cluster Zone. The revised plans indicate the townhouse units are proposed in accordance with the standards of the Planned Educational Campus Ordinance as part of the Yeshiva Yesodei Hatorah Campus. The proposed project design improves existing right-of-ways and creates access drives to provide adequate circulation for the townhouse units. The proposed access drives would have paved widths of twenty-four feet (24') and the improved right-of-ways would have pavement widths of thirty feet (30'). Curbing is proposed throughout the development. Sidewalk is proposed in front of the units and in some other locations. The Overall Development Plan indicates one hundred sixty-four (164) parking spaces will be required for residential parking. This is based on four (4) parking spaces required for each

dwelling unit. The Overall Development Plan indicates proposed driveway parking on the townhouse lots would be ninety-six (96) spaces, while other parking stalls for the project will consist of seventy (70) spaces. Therefore, the total proposed parking provided for the project is one hundred sixty-six (166) spaces, eight (8) of which are van-accessible handicapped. Buildings # 1, 2, 5, 6, and 7 of the project proposes six (6) unit townhouse structures. Building # 3 is proposed to have four (4) townhouse units. Lastly, Building # 4 is proposed to have seven (7) townhouse units. Two (2) tot lots are being proposed on the project for recreational purposes. In the southeast corner of the site at the intersection of South Bell Avenue and Bellinger Street in Block 804, a large storm water management basin is being proposed. The subject property consists of multiple Blocks and Lots. The revised plans indicate the total area of the tracts of land is 8.5 acres. The roads that border the properties, South Pershing Avenue, Bellinger Street, South Bell Avenue, Towers Street, Read Place, and South Lafayette Avenue, are all unimproved and municipally owned. Portions of some of the roadways, South Pershing Avenue, Read Place, and Towers Street, will require vacation from the Township Committee for development of the project. The project is located in the southern central portion of the Township. Wooded, vacant land borders the site to the east. A girl's high school is currently under construction to the south of the property. To the west of the tract is the approved NJ Hand Affordable Housing Project. The Evergreen Cemetery is located to the north. The site is in the R-40/20 Cluster Zone District. The application has been revised to eliminate the Major Subdivision portion of the application, resulting in the elimination of originally-proposed fee simple lots associated with the Townhomes. In addition to the elimination of the subdivision portion of the previous application, the following revisions are proposed: • The applicant proposes to construct the project in two (2) phases. Phase 1 will include the construction of 12 residential units to be accessed through the extension of Yesodei Court and construction of a portion of South Bell Avenue with a temporary cul-de-sac. Phase 2 will consist of the construction of the remaining 29 units and fronting streets, as well as the construction of South Bell Avenue to Bellinger Street. • Instead of extending Bellinger Street north as per the original submission, Bellinger Street will be extended (south) only, from the terminus of South Bell Avenue and connecting to Albert Avenue. As noted on the site plans, this extension will occur in Phase 2 of the project. The portion of the Bellinger Avenue ROW between Yesodei Court and South Bell would remain unpaved. Per communications with the applicant's professionals, all final technical design revisions associated with the revised plans (and proposed phasing), as well as the future Bellinger Avenue design (prior to construction of Phase 2) as deemed necessary will be performed during compliance review, if/when Board approval is granted. We have the following comments and recommendations per testimony provided at the July 23, 2013 and September 10, 2013 Planning Board Plan Meetings and remaining comments from our technical review letter dated July 23, 2013: I. Waivers A. The following waivers have been requested from the Land Development Checklist: 1. B2 - Topography within 200 feet thereof. 2. B4 - Contours within 200 thereof. 3. B10 - Man-made features within 200 feet thereof. 4. C14 - Tree Protection Management Plan. Provided the topography is revised to include the Bellinger Street right-of-way between South Bell Avenue and Yesodei Court, as well as the as built conditions of the Bellinger Street/Yesodei Court intersection, there is more than enough information provided to prepare the design. Therefore, we support the "B-Site Features" requested waivers. The Board approved the Site Features submission waiver subject to providing the additional topography. A waiver has been requested from the submission of a Tree Protection Management Plan. The existing property is wooded and dominated with pitch pine. We can support the granting of the requested waiver from C14 for completeness only, provided there is an agreement to comply with the Township's Tree Ordinance as a condition of

approval. The Board approved the submission waiver of a Tree Protection Management Plan for completeness purposes. II. Zoning 1. The parcels are located in the R-40/20 Cluster Zone District. In accordance with the initial approval of the existing school, dormitories, and townhouses, the Townhouse Requirements in Section 18-1010 of the UDO were used for the townhouse portion of the development. The revised plans propose townhouses in accordance with the Planned Educational Campus Requirements. Per Section 18-902H.6.a.(1), townhouses are a permitted dwelling unit type as long as occupied solely by students, faculty or staff of the educational institution, by persons directly associated with the educational institution, and or by their immediate families. Per communications with the applicant's professionals, the applicant agrees to this condition. 2. As with the previously approved Townhomes on this property, separate entrances are proposed to provide for potential basement apartments. As long as future apartment tenants comply with the requirements of (1), above, this is satisfactory. Per communications with the applicant's professionals, the applicant agrees to this condition. 3. A partial waiver is required for the construction of sidewalk. At a minimum, we recommend that all proposed units and parking areas be connected by sidewalk. The revised plans connect all proposed units and parking areas with sidewalk. The Board shall take action on the partial waiver required for the construction of sidewalk along the remaining road frontages. 4. A partial waiver should be considered for shade trees. Shade tree and utility easements are proposed throughout the project. However, there will be undeveloped frontage of the project where it would be unnecessary to clear existing trees just to plant shade trees. The Board shall take action on the partial waiver for planting of shade trees. III. Review Comments A. General/Layout/Parking 1. Any approval of the current configuration of the project shall be conditioned upon the Lakewood Township Committee vacating the necessary portions of South Pershing Avenue, Read Place, and Towers Street. The street vacations can be performed during compliance, if/when approval is granted. Fact. 2. Proposed improvements and grading cross the future street vacation limits. Therefore, easements will be required from the future property owners. Part of a Private Access Drive is proposed on land reverting to Lot 1 in Block 821. Proposed grading encroaches onto lands reverting to Lots 42 and 43 in Block 830, and Lot 1 in Block 805. An updated Property Owners list, which must be added to the plans, indicates that all of these properties are owned by the Township. The revised plans eliminate the proposed grading that would encroach onto lands reverting to Lots 42 and 43 in Block 830. Per communications with the applicant's professionals, the remaining matters will be addressed with resolution compliance submission should approval be granted. 3. A Boundary & Topographic Survey has been submitted. The following revisions are required: a. Topography must be added for the Bellinger Street right-of-way between South Bell Avenue and Yesodei Court, including the as built conditions of the Bellinger Street/Yesodei Court intersection. b. The horizontal datum should be noted as assumed based on the Final Plat submitted. c. A vertical bench mark shall be added. d. An apparent overlap with the Evergreen Cemetery should be corrected to a gore. e. The initial date of the survey shall be corrected. Per communications with the applicant's professionals, revised Survey will be provided with resolution compliance submission should approval be granted. 4. Revisions are required to the General Notes and Index of Drawings. Per communications with the applicant's professionals, final corrections will be provided with resolution compliance submission should approval be granted. 5. Additional proposed design comments are required on the Overall Development Plan, particularly connecting the new improvements on the plans to the existing. Additional information can be provided with resolution compliance submission should approval be granted. 6. Proposed unit sizes are listed as either 26' X 50' or 27' X 50'. No other information has been provided for the floor plans of the townhouse buildings. Preliminary architectural drawings have been provided.

This is satisfactory. 7. Off-street parking for townhouse residents requires that four (4) spaces shall be provided for each dwelling unit. In order to meet these requirements a total of fifty-two (52) perpendicular on-street parking spaces are being proposed within public roads. Testimony shall be provided on off-street parking. Fact. 8. Eight (8) handicap parking spaces, all being van accessible, are proposed for the project. This is sufficient for the total of one hundred sixty-six (166) spaces proposed. Proposed curb ramps with detectable warning surface should be provided on the project. Proposed curb ramps with detectable warning surface can be provided with resolution compliance submission should approval be granted. 9. It appears all proposed road widths and driveway access aisle widths are sufficient for the two-way circulation patterns shown. A Circulation Plan should be provided for confirmation. Per communications with the applicant's professionals a Circulation Plan will be provided as a condition of approval (if forthcoming). 10. The plans should be revised to indicate that collection of trash and recyclable material will be by the Township, as is proposed for the initial school, dormitory, and townhouse project. Accordingly, a General Note has been added to the plans. The preliminary architectural plans propose individual enclosures in front of the units. This is satisfactory. 11. Curb is proposed throughout the project and along all the road frontages of the property. We recommend proposed sidewalk be provided as connections between buildings, parking, and tot lots. Per communications with the applicant's professionals, connections to tot lots will be provided with resolution compliance submission should approval be granted. 12. Proposed sight triangle easements should be addressed throughout the proposed project. Per communications with the applicant's professionals, final design revisions will be provided during compliance, if approval is granted. 13. Sidewalk easements should be considered where proposed perpendicular on street parking encroaches onto individual lots. Per communications with the applicant's professionals the proposed easements will be added with resolution compliance submission should approval be granted. 14. The revised plans indicate that the proposed lot for the storm water management basin will be owned by the applicant. A General Note has been added to the plans indicating the following: a. All storm sewers located within the public right-of-way to be owned and maintained by the Township of Lakewood. All storm sewers located outside of the public right-of-way shall be owned and maintained by the school. 15. Two (2) tot lot locations are indicated, but no designs are being presented. Per communications with the applicant's professionals, the proposed tot lot designs will be provided with resolution compliance submission should approval be granted. B. Architectural 1. Conceptual elevations have been provided for five (5) unit and six (6) unit townhouse buildings. However, no five (5) unit buildings are proposed on the project. In addition to the six (6) unit buildings, four (4) unit and seven (7) unit buildings are also proposed for the subdivision. Additional architectural drawings are required which should include floor plans for the proposed townhouses. The proposed townhouse conceptual elevations show two (2) floors, with basements. The proposed mean building height is twenty-nine feet, six inches (29'-6"). The allowable building height is thirty-five feet (35'). Preliminary architectural drawings have been submitted for the proposed four (4) unit, six (6) unit, and seven (7) unit buildings. The title for Sheet #A2 shall be corrected to a Seven Unit Building. The proposed mean building height has been revised to thirty-two feet (32'). 2. Per communications with the applicant's professionals, proposed HVAC units will be located on the ground, and will be screened as depicted on future design submissions. The preliminary architectural plans submitted show the proposed HVAC units in the rear of the buildings with screening walls. C. Grading 1. A detailed review of the proposed grading will take place after revised plans are submitted. A detailed grading review will be conducted after compliance submission should approval be granted. D. Storm Water Management 1. In order to mitigate the additional runoff created by the increase in impervious area due to the proposed

development, a storm water management system is proposed to manage increased runoff qualitatively and quantitatively. A water quality basin is proposed for pretreatment. A storm water management basin is proposed for volume and rate. Statements of fact. 2. The storm sewer is proposed on a combination of private drives and public right-of-ways. These collection systems will drain to a storm water management basin owned and maintained by the Homeowners Association. Clarification is need on ownership of various components of the proposed storm sewer system. A General Note has been added clarifying ownership. Proposed transition manholes shall be added at the right-of-way lines for resolution compliance submission should approval be granted. Department of Public Works approval will be required. 3. Test pits have been provided for seasonal high water table information. However, no test pits have been taken in the location of the storm water management basin and are required. Permeability testing of the soils at the proposed storm water management basin location is also required. The additional information must be provided with resolution compliance submission should approval be granted. 4. A four foot (4') high post and rail fence is proposed around the basin with a ten foot (10') wide gate for access. The basin design must be revised to permit vehicular access to the bottom elevation. The revised design must be provided with resolution compliance submission should approval be granted. 5. A Storm Water Management Operation & Maintenance Manual will be required per the NJ Storm Water Rule (NJAC 7:8) and Township Code. The Manual may be provided with resolution compliance submission should approval be granted. E. Landscaping 1. A landscape design has been provided on Sheets 12 through 14. Landscaping notes and details are included. At this time, the landscape design only includes proposed shade trees. The proposed shade trees have been revised in accordance with the Shade Tree Commission recommendations. Completion of the landscape design shall be provided with resolution compliance submission should approval be granted. 2. The overall landscape design is subject to review and approval by the Board and should conform to recommendations from the Township Shade Tree Commission as practicable. The Shade Tree Commission has made the following recommendation: a. Change Pin Oak to Willow Oak. b. Maintain half of the Sunset Maples and change half to Thornless Honey Locust. c. Add foundation plantings on all units. Five (5) plants per twenty feet (20') of foundation. The Board shall supply the applicant with proposed landscaping recommendations, if any. 3. We recommend that all proposed utilities and easements be added to the plan to prevent any planting conflicts. This information can be finalized with resolution compliance submission should approval be granted. 4. A detailed review of the landscape design will be undertaken when plan revisions are submitted. A detailed landscaping review will be conducted after resolution compliance submission should approval be granted. F. Lighting 1. A lighting design has been provided on Sheets 15 through 17 of 33. At this time, the lighting design is incomplete since all roadways are not included. A point to point diagram will be required for review. The lighting design must be finalized with resolution compliance submission should approval be granted. 2. The overall lighting design is subject to review and approval by the Board. The Board shall supply the applicant with proposed lighting recommendations, if any. 3. According to the details provided, proposed street lighting fixtures will have a mounting height of twenty-five feet (25') and driveway lighting fixtures a mounting height of fifteen feet (15'). The revised plans propose a driveway lighting height of fourteen feet (14') which conflicts with the Luminaire Schedule of fifteen feet (15'). Per communications with the applicant's professionals, corrections for the correct (14' foot) height will be provided during resolution compliance submission should approval be granted. 4. A detailed review of the lighting design will be undertaken during compliance, if approved. Fact. G. Utilities 1. The project is located in the New Jersey American Water franchise area. Public water and sewer service will be constructed by NJAW.

Statements of fact. H. Signage 1. Per review of the design documents, new roads are going to be constructed; therefore street signs should be included at all intersections and in the construction details on the Site Plans. Per communications with the applicant's professionals, only street signage is proposed at this time. I. Traffic 1. As indicated in our August 14, 2013 review memo, Overall Development Plan #1 proposes to improve Bellinger Street from South Bell Avenue to Albert Avenue (during Phase 2 of the project as proposed). This will provide two (2) means of access to the proposed project. Bellinger Street will not be improved between South Bell Avenue and Yesodei Court, which would minimize the possibility of Bellinger Street being used as a future "cut through" road. 2. The Traffic Statement submitted estimates traffic to be generated by the forty-one (41) new townhouses with basement apartments. We have reviewed the data in the Statement and find it acceptable. 3. In accordance with the ordinance, one hundred sixty-four (164) parking spaces will be required for residential parking. This is based on four (4) parking spaces required for each dwelling unit. The Overall Development Plan indicates proposed driveway parking on the townhouse lots would be ninety-six (96) spaces, while other parking stalls for the project will consist of seventy (70) spaces. Therefore, the total proposed parking provided for the project is one hundred sixty-six (166) spaces, eight (8) of which are van-accessible handicapped. J. Environmental 1. Environmental Impact Statement An Environmental Impact Statement (EIS) report was prepared and submitted for the project. The Environmental Impact Statement should be updated to reflect the current design; otherwise it is acceptable. Fact. 2. Tree Protection Management Plan A Tree Protection Management Plan must be completed as a condition of approval and comply with new Tree Ordinance Chapter XIX. This can be addressed during compliance should approval be granted. Statement of fact. K. Construction Details 1. All proposed construction details must comply with applicable Township or NJDOT standards unless specific relief is requested in the current application (and justification for relief). Details shall be site specific, and use a minimum of Class B concrete. Construction details will be reviewed in depth after plan revisions are submitted. Construction details will be reviewed in depth after resolution compliance submission should approval be granted. IV. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Committee (Street Vacations and Easements); b. Developers Agreement at the discretion of the Township; c. Township Tree Ordinance; d. Lakewood Fire Commissioners; e. Ocean County Planning Board; f. Ocean County Soil Conservation District; and g. All other required outside agency approvals. New Jersey American Water Company will be responsible for constructing sanitary sewer and potable water.

Please refer to the October 1, 2013 minutes for previous testimony.

Mr. Penzer on behalf of the application. He stated at the last hearing, Mr. Franklin suggested the applicant meet with Public Works. They have since done that and have come up with a plan which was handed out to the board members. The plan was marked as exhibit A-1.

Mr. MacFarlane stated this plan shows where the trash cans would be stored as well as where they would be put out on the street for collection. The cans would get wheeled out by the unit owners and put either in between driveways or at the bottom of driveways. It would be the responsibility of the unit owners to jockey those cans around if they have to. After the trash is collected then they are taken back to the storage areas. This plan was confirmed acceptable by Public Works.

Mr. MacFarlane marked the basic phasing plan as A-2. He explained the plan to the Board.

Mr. Schmuckler would like to see South Bell Avenue open directly to Bellinger Street and Bellinger Street between Yesodei Court and South Bell. Instead of opening that all the way, that would be opened as a one way going from Funston Street towards Albert Street. Therefore, there would not be an issue with cars clogging up Funston Street which leads to the schools. This will allow access for emergency vehicles and vehicles for the Yeshiva. There would be 200 ft of a one way street going away from Funston Street.

Mr. MacFarlane clarified that they are asked to construct the portion of Bellinger Street between Yesodei Court and South Bell Avenue instead of the proposed cult-de-sac.

Mr. Penzer said they agree with that.

Mr. Schmuckler asked if there is an ability to add a slight pitch to the road that they do that as well to make sure cars don't go flying through there.

Mr. MacFarlane said that would be up to the Township. The Township typically doesn't like to see speed bumps. They would agree to it subject to it being approved by the Board Engineer.

Mr. Penzer said they would suggest it to the Township. They will also incorporate making Bellinger Street a one way as part of their vacation request to the Township.

Mr. Neiman said there were concerns from nearby schools having Bellinger Street open all the way.

Mr. Penzer said his client has discussed it with the school and he said the school is in favor of it being open because it would take traffic away from the school.

Mr. Neiman believes it would be a great benefit for the area.

Mr. Neiman opened to the public.

Mr. Joshua Schwartzman, 1506 Spruce Street, was sworn in. He asked how many students there are currently.

Mr. Penzer said 160 students.

Mr. Schwartzman asked how many are married.

Mr. Penzer did not know.

Mr. Schwartzman asked how many faculty members there are.

Mr. Penzer did not know.

Mr. Schwartzman asked if the students have vehicles.

Mr. Penzer said some do.

Mr. Schwartzman said it was clearly stated that on the original application the students would not have vehicles.

Mr. Penzer said they do not drive them to the school.

Mr. Schwartzman asked how many dorm beds there are.

Mr. Penzer said 80 beds.

A discussion ensued concerning the campus ordinance and the resolution which was passed.

Mr. Penzer explained that this application was done prior to the campus ordinance. The resolution states specifically what this Board limited them to and they are complying with that.

Mr. Neiman said they are here tonight based on the campus ordinance. That is the foundation of this application.

Mr. Schwartzman said it does state several times in the ordinance that persons directly associated with the institution and by their immediate families. He said he saw a house for rent on Yesodei Court. He questioned if they could do that.

Mr. Penzer said he would look into that. They should not be doing that.

Mr. Bezalel Cohn, 301 Albert Avenue, was sworn in. He has nothing against this Yeshiva but he is concerned of the impacts on Albert Avenue. He explained that it is a narrow street with no sidewalks or shoulders. He said the applicant should put in sidewalks on Albert Avenue from Pine Street to Oak Street. He questioned the existing 14 townhomes.

Mr. MacFarlane said the existing townhomes are owned by individuals but they are affiliated with the institution. The original 14 units are really not part of the planned educational campus ordinance. They physically function as part of the campus. The ordinance was not yet in place when the original approval was granted.

Mr. Jackson clarified that the existing homes are part of the campus but even if they were not part of this application they would still meet the ordinance requirements.

Mr. Shaya Ungar, Windemere Street, was sworn in. He works with the Yeshiva and explained that many of the students are married and ask for guidance by Rabbi Treff. He is in favor of this application.

Mr. Yitzchok Eisbrau, 119 Park Place, was sworn in. He is an alumni of the Yeshiva. He is in favor of the application as he would like to live in closer proximity to the Yeshiva.

Mr. Bentzy Treisser, Bellinger Street, was sworn in. He believes Rabbi Treff runs a fabulous Yeshiva but he is here concerned about safety. He questioned the high demand as there are people who currently rent out the basement apartments who are not affiliated with the Yeshiva.

Mr. Penzer does not agree with that. He pointed out many people in the audience who are looking to live near the Yeshiva.

Mr. Treisser would like to make sure that only people associated with the Yeshiva could rent the proposed homes.

Discussion ensued as to which roads to open for better traffic flow and safety reasons.

Mr. Tzvi Rosenthal, 402 Melville Avenue, was sworn in. He is in favor of the application. He said many people would like to live near Yeshiva.

Mr. Yoel Braunstein, 501 Princeton Avenue, was sworn in. He is in favor of the application.

Mr. Zvi Rottenberg, 1424 Towers Street, was sworn in. He asked how many of the existing home owners had an association to the school before they moved in.

Mr. Penzer said it is irrelevant. There are people here now associated with the school who want to buy homes there.

Mr. Rottenberg asked if this gets approved if the applicant will try to change it from rentals to sales.

Mr. Penzer does not know. They would like sales but he is not sure if they will at this time.

Mr. Benjamin Lehmann, 2 Rena Lane, was sworn in. He was looking to live near the Yeshiva but there were only basement apartments available. That was not practical at the time so he moved into Somerset Walk. He said there is definitely a high interest for people to live near the Yeshiva.

Mr. Rottenberg said the applicant should be required to open up Charity Tull to take the high density out to Oak Street.

Mr. Elliot Gellar, Brooklyn, NY, was sworn in. He is in favor of the application.

Mr. Neiman closed to the public.

Mr. Penzer made his point that eventually every street in Lakewood will be built out eventually and there will be people living there. That does not excuse the safety concerns of the board and neighbors. For the record, there were at least 60-80 people that raised their hands and said they would like to live near the Yeshiva. All of these people are affiliated with the Yeshiva.

Mr. Schmuckler said there are concerns about safety and this Board takes that very seriously. He asked if the applicant would be willing to put in sidewalks on one side of Albert Avenue between Oak and Pine Street.

Mr. Franklin said you would need curbs as well.

Mr. Schmuckler suggested to perhaps deposit funds into some sort of escrow account so when the Township is ready to do curbing they would have money to do that.

Mr. Penzer said if the units were for sale then they would be able to do it but they do not have the funds.

Mr. Jackson said there was no notice for sales.

Mr. Neiman said it could happen in the future. If it does, then they would have to put in the sidewalks.

Mr. Franklin said if they turned it to sales then the ordinance would have to be changed.

Mr. Schmuckler made the point that it would be better for the Town if the units were for sale.

Mr. Neiman said they would have to go to the Zoning Board for interpretation.

Mr. Penzer said, in the future, if they get approval to sell the units they would agree to put sidewalks on one side of Albert Avenue.

A motion was made by Mr. Schmuckler, seconded by Mr. Herzl to approve the application.
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, MR. Schmuckler, Mr. Follman

5. PUBLIC PORTION

6. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary