

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

Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert Mr. Percal

3. SWEARING IN OF PROFESSIONALS

Mr. Vogt was sworn in.

4. MEMORIALIZATION OF RESOLUTIONS

1. Resolution 2013-01 confirming the election of officers, appointment of professionals and selection of personnel

This resolution was amended to appoint Sarah Forsyth as the Recording Secretary.

A motion was made by Mr. Follman, seconded by Mr. Schmuckler to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

2. **SD 1867** (Variance Requested)
Applicant: Olive Court, LLC
Location: Olive Court
Block 251 Lots 1.16 & 16
Minor Subdivision to create five lots

An objection was made for this resolution by one of the property owners. He stated that the lot line was misrepresented

Mr. Jackson stated that they can hold it until the next meeting and alert Mr. Penzer of this situation.

- 3. SP 1996** (Variance Requested)
Applicant: Talmud Torah Bais Avrohom
Location: New Hampshire Ave and Route 70
Block 1160.03 Lot 47.01
Major Site Plan for an addition to existing school

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

- 4. SD 1866** (Variance Requested)
Applicant: UKR Consulting, LLC
Location: Shady Lane Drive
Block 12 Lots 212 & 243
Minor Subdivision/Lot Line Re-Alignment for two lots

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

- 5. SD 1871** (Variance Requested)
Applicant: Sheindy Schindler
Location: Forest Avenue and Second Street
Block 72 Lot 9
Minor Subdivision to create four lots

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

- 6. SD 1876** (Variance Requested)
Applicant: CliftonRock, LLC
Location: John Street
Block 769 Lot 16
Minor Subdivision to create three lots

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

7. **SD 1357 – Major Subdivision Block 1066, Lot 3** – Revision of the November 2002 Resolution of Approval to remove a 50 foot wide conservation easement.

A motion was made and seconded to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

5. PUBLIC HEARING

1. **SD 1873** (Variance Requested)
Applicant: Yehoshua Frenkel
Location: East Spruce Street
Block 855.01 Lots 31 & 34
Minor Subdivision to create three lots

Project Description

The applicant seeks minor subdivision approval to subdivide two (2) existing 90' X 500' lots totaling 2.07 acres in area known as Lots 31 and 34 in Block 855.01 into three (3) new lots, designated as proposed Lots 34.01, 34.02, and 34.03 on the subdivision plan. Existing Lot 31 contains a shed setback significantly from East Spruce Street. Existing Lot 34 contains a one-story framed dwelling. Proposed Lots 34.01 and 34.02 would become 90' X 225' lots of twenty thousand two hundred fifty square feet (20,250 SF) fronting East Spruce Street. Proposed Lot 34.03 would be subdivided from the rear (northeastern) portion of the property. The proposed 180' X 275' property of forty-nine thousand five hundred square feet (49,500 SF) will have limited frontage (50') on Colon Avenue, an unimproved street. The revised plan indicates that the existing shed would be removed and the existing one-story framed dwelling would remain. No construction is proposed at this time under this application. The site is situated in the central portion of the Township on the northeast side of East Spruce Street, southeast of its intersection with Albert Avenue. In addition to the existing structures, the tract is mostly wooded with small trees and appears to slope southeastward. East Spruce Street is a paved municipal road in good condition with no curb and sidewalk, and has an existing right-of-way width of fifty feet (50'). Existing utility poles are located on the north side of East Spruce Street. An existing water main constructed from New Hampshire Avenue dead ends hundreds of feet to the east of the site. Therefore, sanitary sewer and potable water is not available. The proposed lots are entirely situated within the R-20 Single-Family Residential Zone. The surrounding area is predominately single-family residential and vacant land. Variances will be required to create this subdivision. We have the following comments and recommendations per testimony provided at the 12/4/12 Planning Board Plan Review Meeting and comments from our initial review letter dated November 28, 2012: 1. Zoning 1. The proposed lots are located in the R-20 Single-Family Residential Zone. Single-family detached housing is a permitted use in the zone. Statements of fact. 2. Proposed Lot 34.03 is to be subdivided from the rear (northeastern) portion of the property. This lot will have limited fifty foot (50') frontage on the terminus of Colon Avenue, which is an unimproved street. All lots must have frontage on an improved street. Therefore, a variance is required. The Board shall take action on the required variance. 3. Per review of the Minor Subdivision Map, the application, and the zone requirements, the following additional variances are required: • Minimum Lot Width (proposed Lots 34.01 and 34.02, 90

feet; 100 feet required) – proposed condition. The Board shall take action on the requested lot width variances. 4. The applicant must address the positive and negative criteria in support of the required variances. At the discretion of the Planning Board, supporting documents will be required at the time of Public Hearing, including but not limited to aerials and/or tax maps of the project area and surroundings to identify the existing character of the area. II. Review Comments 1. The General Notes reference a Boundary & Topographic Survey map which has been used for the base map of this Minor Subdivision plan. Two (2) copies of this survey map should be provided for the Planning Board files. The survey map can be provided with resolution compliance submission, should approval be granted. 2. The applicant must demonstrate that proposed Lot 34.03 can be serviceable by emergency and public vehicles such as garbage trucks. There is adequate room available on proposed Lot 34.03 to create a cul-de-sac bulb for the terminus of Colon Avenue while making the proposed lot conforming. The revised plans propose a twelve foot (12') wide bituminous driveway with concrete apron for access to Lot 34.03 from Pine Street through the Colon Avenue right-of-way. The General Notes indicate the driveway is to be maintained by the owner of Lot 34.03. However, this proposed driveway is within a Township right-of-way. Therefore, Colon Avenue is subject to being improved to Township standards and being maintained by the Township. It should be noted that if Colon Avenue was vacated, lands would go to adjoining Lots 36 and 37, thereby land locking proposed Lot 34.03. The General Notes also indicate trash and recycling pickup for Lot 34.03 to be conducted curbside along Pine Street. 3. The Surveyor's Certification has not been signed since the monuments have not been set. The monuments would have to be set prior to map filing unless the Legend is revised to "concrete monument to be set". 4. The General Notes indicate that horizontal and vertical datum is assumed. A bench mark must be provided. The bench mark may be provided with resolution compliance submission, should approval be granted. 5. Proposed easement survey information should be provided for the proposed new lots and the easement areas provided on a per lot basis. The information should be provided since the proposed lots will be encumbered. 6. The proposed lot numbers must be assigned by the Tax Assessor and the plat must be signed by the Tax Assessor. The map shall be signed prior to filing, should approval be granted. 7. Testimony should be provided on proposed grading and storm water management for the new lots. Testimony on proposed grading and storm water management should be provided at the public hearing. 8. Compliance with the Map Filing Law is required. Statement of fact. 9. Improvement plans will be required for the East Spruce Street frontage and any improvement to Colon Avenue. An Improvement Plan has been submitted and is generally acceptable subject to conditions of approval imposed by the Board. Proposed contour lines shall be completed and connected to existing contour lines. This information may be provided with resolution compliance submission, should approval be granted. 10. Construction details must be provided for any improvements required by the Board. Construction details have been provided on the Improvement Plan. The applicant's engineer should contact our office for corrections prior to resolution compliance submission, should approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Road Improvements (Colon Avenue); b. Township Tree Ordinance (as applicable); c. Ocean County Planning Board; d. Ocean County Soil Conservation District; e. Ocean County Board of Health; and f. All other required outside agency approvals.

Mr. Vogt stated that variances are required for minimum lot width as well as limited lot frontage on proposed lot 34.03.

Mr. John Doyle, Esq. on behalf of the applicant stated that this is a minor subdivision application wherein the extraordinarily deep lot goes from an existing and finished street wherein it seeks to create two conforming lots where presently there is one. Also to allow the back portion to be subdivided off. The single issue is that the rear lot we are creating is removed from Pine Street to Colon Avenue which is a paper street. They show sufficient driveway to get to it.

Mr. Neiman asked that when they do want to build anything there, they would perhaps have to vacate part of Colon Avenue.

Mr. Vogt stated that in talking with the applicant's professional they want to be able to file the plan quickly for purpose of developing lots 34.01 and 34.02. Now the question would be how the Township would be protected for whoever seeks to develop lot 34.03.

Mr. Jackson read through the MLUL and stated that until that street is suitably improved as acknowledge by the Municipality, they will not be able to get a building permit.

Mr. Doyle accepts that condition.

Mr. Franklin asked about the frontage variance for lot 34.03.

Mr. Vogt stated that at looking at the UDO standards for the R-20 zone, there is no defined frontage per say. There is a lot width defined, but not a lot frontage.

Mr. Graham MacFarlane, P.E. was sworn in and concurred with Terry. Proposed lot 34.03 has a lot width of 180 ft which is in excess of the standards for this zone. 50 ft frontage is provided which does not require a variance.

Mr. Schmuckler expressed his concern about lot 34.03 being subdivided in the future and making sure it looks decent.

Mr. Neiman opened to the public, seeing no one, he closed to the public.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

- 2. SD 1874** (No Variance Requested)
Applicant: Karen Christen
Location: Forest Drive
Block 12.01 Lot 6
Minor Subdivision to create two lots

Project Description

The applicant is proposing to subdivide one (1) existing residential property into two (2) conforming single family lots. Existing Lot 6 in Block 12.01 would be subdivided into proposed Lots 6.01 and 6.02 as designated on the subdivision plan. Existing Lot 6 contains 0.65 acres and has an existing bi-level frame dwelling with a shed. The subdivision would create a new proposed building lot to be known as Lot 6.01 containing 14,425.97 square feet (0.33 acres) and

a new lot for the existing bi-level to be known as Lot 6.02 containing 14,152.69 square feet (0.32 acres).

The site is situated in the northwestern portion of the Township on the south side of Forest Drive, east of Miller Road. The property slopes generally downward to the northeast. Forest Drive is an improved municipal road with a fifty foot (50') right-of-way. The south side of the street has been patched from trenching to install a water main. No curb and sidewalk exists, but is proposed. Potable water is available, but sanitary sewer is not. The proposed lots are situated within the R-12, Single-Family Residential Zone. The surrounding land uses are residential. We have the following comments and recommendations per testimony provided at the 12/4/12 Planning Board Plan Review Meeting and comments from our initial review letter dated November 28, 2012: I. Zoning 1. The parcels are located in the R-12 Single-Family Residential Zone District. Single-family detached dwellings are a permitted use in the zone. Statements of fact. 2. No variances or waivers are requested for this proposed subdivision. Statement of fact. II. Review Comments 1. A Survey is required for Lot 6. An outbound and topographic survey for Lot 6 can be provided with resolution compliance submission should approval be granted. The topography shall include existing road cross sections with elevations to the hundredth of a foot, such that an Improvement Plan for the road can be designed. 2. A bench mark of elevation 50.0 has been provided on the Improvement Plan. The Minor Subdivision indicates 1929 vertical datum. The Minor Subdivision has been revised to indicate an assumed vertical datum. The existing monument used for the bench mark shall be shown. 3. The status of the existing shed which would be located on proposed Lot 6.01 should be addressed. The existing shed will be relocated to proposed Lot 6.02. Proposed side and rear yard accessory structure setbacks have been added to insure that no variances are created. 4. The NJ R.S.I.S. requires 2.5 off-street parking spaces for a single-family dwelling when the number of bedrooms is not specified. The Zoning Data indicates that four (4) off-street parking spaces are required and being provided. The existing driveway for the dwelling on proposed Lot 6.02 is large enough to accommodate four (4) vehicles. Testimony should be provided on the number of bedrooms anticipated for the proposed dwelling on Lot 6.01 and the number of bedrooms for the existing dwelling on Lot 6.02. Testimony on off-street parking shall be provided. Testimony shall be provided at the public hearing. 5. Should a basement be proposed for the new dwelling on Lot 6.01, a test pit log must be provided indicating a minimum two foot (2') separation from seasonal high water table has been maintained. Testimony should be provided on whether any basement proposed will be unfinished. In any event, parking shall be provided in accordance with parking ordinance 2010-62. Testimony should be provided regarding a basement for the new dwelling on proposed Lot 6.01, if known. 6. Proposed dimensions for location and grades will be required for the construction of curb and sidewalk on the Improvement Plan. Proposed curb should be located fifteen feet (15') from the centerline of the right-of-way. Unless the proposed sidewalk is five feet (5') wide, a pedestrian bypass will be required. 7. Testimony is required on the disposition of storm water management for the proposed development of Lot 6.01. Testimony on storm water management should be provided at the public hearing. 8. Proposed dimensions and grades for curb along with topography will determine whether the edge of pavement along Forest Drive requires reconstruction and/or widening. Our site investigation indicates drainage will not be necessary along the proposed curb line. A completed Improvement Plan can be provided with resolution compliance submission should approval be granted. 9. Testimony should be provided on proposed site grading. Proposed lot grading should maximize the direction of runoff to Forest Drive and minimize runoff directed towards adjoining properties. Testimony on proposed site grading should be provided at the public hearing. 10. The project is located within the New Jersey

American Water Company franchise area. The existing water main on the south side of Forest Drive should be included on the Improvement Plan. The location of the existing septic system for the existing dwelling must be indicated. A completed Improvement Plan can be provided with resolution compliance submission should approval be granted. 11. New lot numbers should be assigned by the Tax Assessor. The map shall be signed by the Tax Assessor should approval be granted. The map shall be signed prior to filing, should approval be granted. 12. Nine (9) October Glory Maple shade trees are shown within the proposed six foot (6') wide shade tree and utility easement on the subdivision plan. Shade trees should be provided to the satisfaction of the Board and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. The Board should provide shade tree recommendations, if any. 13. Poles with overhead electric exist on Forest Drive. This information should be added to the plan. The information can be provided on the Survey and Improvement Plan submitted for resolution compliance should approval be granted. 14. Compliance with the Map Filing Law is required. Statement of fact. 15. Construction details have been included on an Improvement Plan. Construction details will be reviewed after plan revisions are submitted. Construction details will be reviewed with resolution compliance submission should approval be granted. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance (as applicable); b. Ocean County Planning Board; c. Ocean County Soil Conservation District; d. Ocean County Board of Health (septic); e. New Jersey American Water Company (water); and f. All other required outside agency approvals.

Mr. Glenn Lines, P.E. was sworn in. They are subdividing the existing lot into 14,000 sq ft lots. One lot will have an existing house for now and the other will be a new building lot. Curbs, sidewalks are proposed. Parking, basements, seasonal high water table, stormwater runoff will be addressed at time of plot plan.

Mr. Neiman opened to the public, seeing no one, he closed to the public.

A motion was made by Mr. Follman, seconded by Mr. Rennert to approve.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

- 3. SD 1875** (Variance Requested)
Applicant: ARM Developers, LLC
Location: East Fourth Street and Manetta Ave
Block 242 Lot 12, 14, 22, 24
Minor Subdivision to create eight lots

Project Description

The applicant seeks minor subdivision approval to subdivide four (4) existing lots totaling 1.62 acres in area known as Lots 12, 14, 22, and 24 in Block 242 into eight (8) new residential lots. The subdivision proposes to provide for three (3) duplex buildings on six (6) zero lot line properties, and two (2) duplex buildings on two (2) lots. The proposed lots are designated as Lots 12.01 through 12.08 on the subdivision plan. Proposed Lots 12.01 and 12.02 will contain the duplex buildings on single lots. Proposed Lots 12.03 through 12.08 will contain the three (3) duplex buildings on zero lot line properties. Public water and sewer is available. The site contains existing dwellings. The plans state that all existing structures within the subdivision are

to be removed. The site is situated in the north central portion of the Township on the northern corner of East Fourth Street and Manetta Avenue. The existing right-of-way width of East Fourth Street in front of the site is thirty-three feet (33'). A variable width right-of-way exists for Manetta Avenue, varying in width from thirty-three feet (33') to thirty-five feet (35'). A waiver from additional right-of-way dedication on East Fourth Street is requested for the subdivision approval. An eight and a half foot (8.5') wide right-of-way easement is requested for this project since the existing right-of-way is only thirty-three feet (33') wide. This project proposes a variable width right-of-way dedication along Manetta Avenue. A six and a half foot (6.5') right-of-way dedication is proposed for the first one hundred fifty feet (150') from East Fourth Street. An eight and a half foot (8.5') wide right-of-way dedication is proposed for the next one hundred fifty feet (150'). East Fourth Street is a paved road with a width of about twenty-eight feet (28'), curbing and sidewalk in poor condition exists along the property frontage. Manetta Avenue is a paved road with a width of approximately twenty-five feet (25'), curbing and sidewalk in poor condition exists along the property frontage. Since the curbing and sidewalk is in poor condition the Improvement Plan indicates it to be replaced along the property frontages. The surrounding area is predominantly residential. No variances will be required to create this subdivision. The lots are situated within the R-7.5 Single Family Residential Zone. We have the following comments and recommendations per testimony provided at the 12/4/12 Planning Board Plan Review Meeting and comments from our initial review letter dated November 28, 2012: I. Zoning 1. The parcels are located in the R-7.5 Single-Family Residential Zone District. Duplex housing with a minimum lot size of ten thousand square feet (10,000 SF) and zero lot line subdivisions for duplexes are permitted uses in the zone. Statements of fact. 2. A waiver is required to permit an eight and a half foot (8.5') wide right-of-way easement, which is being proposed instead of a right-of-way dedication. The Board shall take action on the required waiver. 3. No variances are being requested with this subdivision. Statement of fact. II. Review Comments 1. An incomplete Survey of the property without topography has been provided. Existing topography is shown on the Improvement Plan. However, the source of this existing topography has not been provided. The submission of a completed survey is required. A completed survey can be provided with resolution compliance submission should approval be granted. 2. General Note #6 should indicate vertical datum is NGVD 1929. A bench mark should be provided. The bench mark provided on the Improvement Plan shall be referenced on the Minor Subdivision Plan with resolution compliance submission should approval be granted. 3. During our site investigation we noted the site is partially wooded with small trees. These small trees have not been located on the survey. A completed survey can be provided with resolution compliance submission should approval be granted. 4. Zone Boundary Lines should be added to the plan. Zone Boundary Lines can be provided on East Fourth Street and northwest of the site with resolution compliance submission should approval be granted. 5. The Zoning Data for Duplex 1 and 2 should be revised to indicate one (1) overall lot, not zero lot line properties. The Zoning Data for proposed Lots 12.01 and 12.02 can be corrected with resolution compliance submission should approval be granted. 6. Four (4) off-street parking spaces will be provided per unit. This exceeds the three (3) off-street parking spaces which are required for units with five (5) bedrooms to comply with the NJ R.S.I.S. parking requirements. The Zoning Data should be revised to show a minimum of four (4) off-street parking spaces per unit. Proposed Duplex 1 and 2 are showing eight (8) off-street parking spaces per lot and four (4) off-street parking spaces per unit. Parking should be provided to the satisfaction of the Board and comply with ordinance 2010-62. The Zoning Data for proposed Lots 12.01 and 12.02 can be corrected to indicate eight (8) off-street parking spaces per lot with resolution compliance submission should approval be granted. 7. While the subdivision proposes a right-of-way dedication along Manetta

Avenue, no road widening is being provided. The Planning Board should consider a physical widening of Manetta Avenue. Besides the narrow existing pavement width on Manetta Avenue, the curb and sidewalk is in poor condition, and there is an existing drainage problem because of poor slope near the intersection with East Fourth Street. Improvement Plan layout and grading revisions will be necessary. We recommend the proposed curb be set fifteen feet (15') from the center of the existing right-of-way. The Improvement Plan with layout, grading, and drainage revisions can be provided with resolution compliance submission should approval be granted. 8. Concrete sidewalk is proposed along the project and should be widened to five feet (5') unless pedestrian passing lanes are added. A proposed curb ramp with detectable warning surface is necessary at the intersection of East Fourth Street and Manetta Avenue. Pedestrian passing lanes have been added. A proposed curb ramp design with detectable warning surface can be provided on the Improvement Plan with resolution compliance submission should approval be granted. 9. Proposed lot numbers must be approved by the tax assessor's office. The Minor Subdivision shall be signed by the tax assessor should approval be granted. 10. Twelve (12) October Glory Maple shade trees are proposed within the shade tree and utility easements for the project. Landscaping should be provided to the satisfaction of the Board, and should conform to recommendations (if any) from the Township Shade Tree Commission as practicable. This development, if approved must comply with the Township Tree Ordinance at time of Plot Plan Review for the proposed lots. The Board should provide shade tree recommendations, if any. 11. Proposed grading is required on the Improvement Plan. Coordination of proposed grading is necessary because of the numerous lots proposed. The Improvement Plan with site grading can be provided with resolution compliance submission should approval be granted. 12. Storm water management from development of proposed Lots 12.01 through 12.08 must be addressed. The project is major development since over a quarter acre of impervious surface will be added and over an acre of disturbance will occur. Final storm water management design can be addressed during resolution compliance should approval be granted. 13. Monuments should be proposed at the intersections of easements and property lines in cases where right-of-way and property lines conflict with sidewalk. The three (3) existing outbound corner markers which will be disturbed by proposed construction should also be reset at the intersections of easements. 14. Compliance with the Map Filing Law is required. Statement of fact. 15. The Improvement Plan must be revised to include grading, drainage, and construction details as required. This Improvement Plan may be provided during compliance if approval is given. III. Regulatory Agency Approvals Outside agency approvals for this project may include, but are not limited to the following: a. Township Tree Ordinance; b. Ocean County Planning Board; c. Ocean County Soil Conservation District; and d. All other required outside agency approvals.

Mrs. Weinstein, Esq. on behalf of the applicant stated that this is a fully conforming minor subdivision to subdivide four lots into eight lots. There are two items to address.

Mr. Glenn Lines, P.E. was sworn in. He stated that East 4th Street has a 33 ft wide right-of-way for its entire lane. There are a few buildings only a few feet from the sidewalk. They are asking for a waiver of the dedication right now. If the Town ever comes through and buys the right-of-way or somehow acquires the right-of-way, they have the right to widen the road. Mr. Lines believes it will create a traffic problem to widen the street in front of this property where other properties along this street are within the right-of-way.

Mr. Neiman opened to the public.

Ms. Noreen Gill, 192 Coventry Drive, was sworn in and asked how many parking spaces there will be.

Mrs. Weinstein stated that there will be four off-street parking spaces per unit; each duplex will have eight off-street parking spaces total.

Seeing no one further, Mr. Neiman closed to the public.

A motion was made by Mr. Schmuckler, seconded by Mr. Follman to approve the application including the requested waiver.

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

6. CORRESPONDENCE

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

9. APPROVAL OF BILLS

Affirmative: Mr. Franklin, Mr. Neiman, Mr. Schmuckler, Mr. Follman, Mr. Rennert, Mr. Percal

10. ADJOURNMENT

The meeting was hereby adjourned. All were in favor.

Respectfully submitted
Sarah L. Forsyth
Planning Board Recording Secretary