

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
DECEMBER 2, 2021 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, December 2, 2021 was called to order by Ms. Cure at 7 pm in the Delran Township Municipal Building.

The Open Public Meetings Act announcement was read by Ms. Cure and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Catrambone, Mr. Chinnici, Mr. Giles, Mr. Lyon, Mr. Macey,
Mr. Parento & Ms. Cure

Absent: Mrs. Bogie, Mrs. Procida, (Alternates) Mrs. Russell & Mr. Ozdemir

Professionals: Mr. Chris Norman, Attorney, Mr. Fred Turek, Engineer, Mr. Chris
Dochney, Planner

DISCUSSION

Millbridge Elementary School is making some exterior changes to the parking lot and adding a 4-classroom addition.

Mr. Brian Brotschul, Superintendent of the Delran School District stated that they have 2 projects at the Elementary School located on Conrow Road. The first is a 4-classroom addition off the back of the school going towards Echo Court. There is also a parking lot addition to alleviate the pressure with the traffic on Conrow Road.

Mr. Lou Garrison, Engineer from Garrison Architect stated that the addition will be for 4 small group learning classrooms with 2 bathrooms, storage rooms in two of the classrooms and a custodial closet and a linked corridor.

Mr. Jim Winckowski, Engineer for CME explained the site plan showing the 3,500 sq ft. addition. They will be adding sidewalk where they will connect to the existing sidewalks. The parking lot is proposed to provide for additional parking, about 31 parking spaces and also provide for an onsite parent drop-off of students and pick-up.

There is a lot of congestion of the current way of doing it. The plan will separate the unloading of the buses and departure and the parents doing the same. The parking lot construction to be this summer and the construction of the addition during the upcoming year.

NEW APPLICATION

**Fieldstone Associates, LP (Carried over from Oct 7, 2021)
7023 Rt. 130 S & 1223 & 1607 Fairview Street
Block 65, Lot 14, 15, 16 & 16.02
PP2021-01
Major Preliminary & Final Site Plan with Variances**

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Mr. Mintz, Attorney on behalf of the Applicant stated that all his witnesses have been sworn in at last meeting; Arthur Corsini, Principal and Fieldstone Associates Limited Partnership. Matt Shinton, Professional Engineer Project Manager with Kimley Horn & Associates. James Dankovich from BWD Architects, Registered Architect. Anthony Caponigro, Professional Engineer with Kimley Horn, Site Civil Engineer for this project. James Miller, Professional Planner with J.A. Miller Planning Consultants, LLC. They all provided their credentials and were accepted as qualified professionals in their professions in order to testify.

Mr. Caponigro, Engineer from Kimley Horn displayed Exhibit A-2 aerial rendering of the Site Plan. The plan proposes for a mixed development. Three frontage pads along Rt. 130 that would consist of office, sit down restaurant or quick server restaurant. In the back of the site is a self-storage facility that occupies the rear portion of the property. Access to the property will be from Rt. 130 with a right-in and right-out driveway. Also, a full access driveway off of Fairview Street. The project proposes a Storm water management along the perimeter of the site along the jug handle and along the frontage of Rt. 130. There are some additional on-site Storm water management areas as well on the plan. In the rear of the property, they will maintain and preserve as much natural vegetation buffer that exists between the residential zone in the rear and the development in the front.

The property is in the C-2, commercial zone with a small sliver in the corner zoned R-1, residential that is approximately 11,000 sq ft. in area. The site plan analysis and layout, of the zoning calculations are based off of the site, not including the residential piece. All the bulk characteristics are based the C-2 dimension of the property.

The access on Fairview Street is in the C-2 zoning district line where it comes up Fairview Street further before it turns residential. The access on Fairview is just above the jug handle from Rt. 130 onto Fairview Street and across from the commercial properties on Fairview Street.

The property has a diagonal site line on the back corner side which changes the dimension of the Self-storage facility or the development piece of the property from the residential pieces of the properties. Exhibit A-1 shows the color site plan of the storage facility, 95 ft. from the rear property line. As you go to the far side of the building where it is a little wider, you have about 167 ft to the rear property line. The distance to the closet residential structure is approximately 170 ft. and up to about 200/250 ft. There is a substantial difference between the beginning of the storage building and the development piece of the property from the rear residential.

One of the aspects of the Rt. 130 improvements will be to install a more conventional right turn deceleration lane into the jug handle that accesses Fairview Street and Rt. 130 as you approach the signal, you can't make a left turn, so you can use the jug handle to make a left on Fairview and approach the intersection of Rt. 130 and Fairview from

with-in the jug handle itself. In the jug handle itself, it is not well defined with the striping. One of the improvements is to widening the jug handle slightly in areas that are deficient in size and providing 2 separates, 15' lanes approaching the Fairview intersection so there is a defined 2 lane approach for right and left turns out onto Fairview St. There will be a channelizing median at that location in order to enforce those turning maneuvers.

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Also, another improvement on Fairview Street as you approach the signal, the road bottlenecks until it gets down to the signal where it opens up into the 3 lanes. They are going to extend to the maximum extent that they can, the right-hand turn lane to almost back to the jug handle so there is almost a full lane capacity approaching the signal. It will help alleviate some of the congestion.

As for the 3 pads in the front, once tenants are identified, they will come back to the Board and the loading and trash for those sites will be discussed. They do have the pads situated on the site so a WB 40 or WB 50 truck can circulate adequately to unload. As for the trash and recycling, each pad will have their own enclosure and be responsible for the removal of the trash.

The storage facility doesn't show a need for big tractor trailers. It is more for customers that have the need for private rental units. The loading and unloading area is in a covered tunnel which was shown in the exhibits at the last meeting. It is opened at the ends with a gate. There will be no private trash enclosure, you dispose of your own trash. If a renter left their trash behind, they would be able to identify who is leaving the trash behind through the surveillance cameras and they would contact the renter of the unit to get it cleaned up.

There is a variance needed for clearing limits which is a maximum of 70%. The project is proposing an 82% clearing limit. The clearing limits will be extended to the rear of the proposed self-storage building and the main mature forested area in the rear of the site is where they are looking to maintain and preserve that buffer.

When they went back and made revisions from the prior meeting, the major changes were the landscape improvements from the Planners comments that were raised. They added plantings along the jug handle which helps screen some of the site. In the back of the site as well, with the staggered evergreen buffer. In addition to the evergreens, they will be adding a 6' vinyl privacy fence along the access drive in front of the evergreens. The fence will go down as far as they can take it and add additional evergreens, maybe lower evergreens for an additional buffer to the residential home. Mr. Mintz stated that they will definitely work with the Board Professionals on all that.

Mr. Caponigro showed Exhibit A-13 which is the Lidl Site Plan that was previously approved on the same location. Lidl is a grocery store which was perpendicular to Rt. 130. There was a lot more activity along the rear residential property that was

previously approved, including where the main loading area was for the Lidl. So, there was a lot more parking and loading operation in the rear of the site. The current proposed mix use site is a less intense impact on the residential section. The County limited the driveway on Fairview Street to a right out only and a full movement for the ingress to the site.

There are 2 monument signs proposed, one on Rt. 130 located by the main driveway. They are proposing a freestanding sign of 242 sq. ft. in lieu of the maximum allowed 150 sq. ft. For each of the 3 pads, they are asking for a preliminary approval for the signs since they don't have any tenants yet. They would like to have 3 signs on the building. One on the front, side and rear of the building. They are also asking for the 2 monument signs on the entry way from Rt. 130 and the other 3 buildings can be approved for those now, so they can know how to market the pad site.

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Along the jug handle and in the front of the site, there will be extensive landscaping with evergreens shrubbery, a decorative fencing with brick piers with a wrought iron type fence. They will be providing ornamental trees along the storm water management facility. Along the front will be 3' shrubbery for the headlight glare protection. If the PSE & G easement doesn't allow for tree buffering and the shrubbery can't be moved back because of the storm water facility, then they would work with the Professionals to have an under-ground basin in order to accommodate that.

They will be widening the section from their exit on Fairview St. next to Barlow Chevrolet. There will be sidewalks from the Walgreens to their entrance and also sidewalks on Rt. 130. There are no anticipated sidewalks on the side of Barlow. Mr. Mintz stated that if it can be done, they are not opposed to doing it. It might require an easement from the owners of the properties that are there.

Mr. Shinton, Traffic Engineer from Kimley Horn gave a quick review from last meeting of the Traffic Study. The County gave them conditional approval for the traffic on Fairview Street. The State application is still pending their review which is a little backlogged. They are widening the Rt. 130 along the project to have a declaration lane into the jug handle. They will be dedicating 2 identified turning lanes in the jug handle for turning onto Fairview Street. There will be additional widening at Fairview and Rt. 130 to alleviate the pinch point there as well. He stated that the peak hours are less of an impact for traffic than the Lidl that was previously approved for that site.

Mr. Caponigro stated that they can have one of the Storm water basins in the front be installed underground and convert it to a buffering area if the Board preferred. That way, the trees won't be near the power lines but still keep the front buffer of landscaping.

Mr. Corsini is a partner in this project. He stated that the leasing office will be open 7 days a week from 8:00 am to 6:00 pm. Upon reaching stabilization, they would then

close on Sundays. The tenants would meet and sign the lease, pay for their first month's rent and receive their access cards. A majority of the tenant's will pay for their monthly rent electronically which will reduce traffic to the site. Exhibit A-14 shows an example of a small 30-foot box truck which can be used by the tenant moving things in and out at a no fee or a minimal fee, depending on the miles.

The drive through tunnel is a new concept, having the customers under cover from the elements and also the light and noise are considerably diminished which most likely will be unnoticed by the neighbors. In this facility, it is stated that no alcohol, illegal substances, flammable and hazardous materials are not allowed to be stored. There are no pets or animals allowed in the facility. Customers are responsible for their trash removal. There will be no dumpster provided. There will be no outside storage which you see at the other storage facilities throughout the area.

They will be selling packing products to their customers only. In respect of the tractor trailers, he stated that it is now incorporated into the lease that they are not allowed. There also will be signage which will states that.

A five minutes recess was taken.

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Mr. Mintz asked if the Board would consider carrying this application to the next hearing date. They would like to edit the plans and provide comment to the responses of the Professionals and Board Members. There will be no additional notice required to carry this over to the February 3, 2022 meeting date since January is for the annual Reorganization meeting.

Mr. Lyon made a motion to open to the public. Mr. Macey second the motion. The results are as follows:

The motion passed with a unanimous voice vote.

Mr. John Dean who lives at 4 Harper Blvd. was sworn in. He stated that he didn't want the Board to consider any previous approvals that Lidl had obtained in their decision on either approving or denying this application. He doesn't believe they should have the 3 pads in the front. His belief is that there are already too many vacant properties in Town. His major concern is the Fairview Street entrance and exit. He is concerned of the crime in the area with other storage facilities.

Mr. Mike Patriarca who lives at 2 Harper Blvd. was sworn in. He is concerned with his kids and their friends playing in his yard very close to the Storage Facility, which would only be a place for someone to store their trash and it will bring stranger people from out of town. He is concerned with the possibility of the 3 pads in the front to be left empty. He feels that this will bring more people doing a u turn on his street. The Middle School doesn't bus children on this side of Rt. 130 and it creates a problem with traffic coming out the side entrance.

Mrs. Jennifer Patriarca who lives at 2 Harper Blvd. was sworn in. She wanted to let the Board know that she is strongly against the clearing variance for this project. She is also concerned about the back entrance and exit onto Fairview Street.

Mrs. Maura Dean who lives at 4 Harper Blvd. was sworn in. She asked that the Board reject the proposed variance and hold this project to the allotted amount of vegetation. She would like them to eliminate the 3 pads, move the storage building up so it isn't so close to her property.

Mrs. Barbara Lippincott who lives at 1250 S. Fairview St. was sworn in. Her main concern is the amount of traffic on that road already and this will only bring more.

Mrs. Kim Wagner who lives at 38 Harper Blvd. was sworn in. She stated that she agrees with everything her neighbors have already stated. She believes that making the jug handle a true two lanes, will not make a difference. It is like that now and she sees all sorts of crazy happenings coming from there already. She is opposed to any entrance or exit on Fairview Street. She doesn't want this Storage Facility open 24-hours a day. She likes the wildlife around her community. If they build, then the wildlife will have to leave their habit for a new one. She doesn't want them to clear all the land for this project.

Mr. Parimal Chauhan who lives at 11 Harper Blvd. was sworn in. He is concerned of the air quality in the town with the trees being removed. He feels that it will become a vacant property just like so many in Delran. He is opposed to the project being built.

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Mr. Lyon made a motion to close to the public. Mr. Macey second it. The results are as follows:

Motion passed with a unanimous voice vote.

Mr. Catrambone made a motion to continue the hearing to the Feb 3, 2022 date. Mr. Giles second it. The results are as follows:

Motion passed with a unanimous voice vote.

NEW APPLICION

**NVR - Ryan Homes (Foxtail Creek Development)
Hartford & Bridgeboro Road
Block 116, Lot 23 f/k/a
PN2021-03
Amended Final Major Site Plan w/Bulk Variance**

Exhibits:

- A-4 - Updated fence & deck plot plan
- A-5 - Updated deck plot plan
- A-6 - Updated alternative refuse location A & B w/rendering of proposed enclosure.
- A-7 – Rendering from the rear of the Townhome w/landscaping

Mr. Michael Floyd, Attorney from the Law Firm of Archer & Greiner for the Applicant, Ryan Homes stated that they are before the Board again for an amended Site Plan & Bulk Variance approval for the Foxtail Creek Community which is located near the Intersection of Hartford Road and Bridgeboro Road. It is with-in the A-1 Zoning district but is subject to the Stellwag Redevelopment Plan previously approved.

In 2018, the previous Developer received final Major Subdivision approval and Preliminary and Final Major Site Plan approval allowing for, in accordance with the Redevelopment Plan that 111-age restricted residential units which include 14 single family detached homes, 77 townhouse units and 20 multi family condominium units. This project also included an affordable, or COHA component, as it's known.

They are looking for 3 changes to the initial approval by the Board. The first one is that Planning Board's approval provided for individual trash and recycling totes for each of the COAH units. They are proposing to centralize the trash & recycling enclosure in one. They are also looking to allow the construction of rear decks for two of the townhome buildings, one of which contains 4 units and the

other with 5 units, which is not permitted by the Redevelopment Plan. the Applicant is also requesting a variance to mitigate any impacts from those decks along the rear of the property line to provide a 6' privacy fence along the rear portion of the development.

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There are several witnesses to testify. Mr. Paul Atlas, Production Administrator for Ryan Homes, Mr. Charles Chelotti, Engineer and their Engineer of record, Mr. Joseph Mancini, Planner & President for Tristate Engineering & Surveying, who didn't have time to testify at the previous meeting. They also have Dylan Sinclair, VP of Ryan Home in to testify for the first time. He asked that the fact-based testimony of Paul Atlas be incorporated into the record and if needed he would be there to answer any questions.

Mr. Chelotti, Professional Engineer for the Applicant stated the major change is the previously discussed 8' high fence in the rear only, will now be a 6' privacy fence along the entire rear, run up the side and then turn and continue to Bridgeboro Road. Mr. Chelotti showed Exhibit A-5 to the Board Members where it shows the 2 sets of Townhouses that they are looking to construct a 10' x 14' deck to the rear of their property. The closest setback of the deck would be 13.7' and the largest setback will be 39.8'. On that exhibit it shows the decks to the units that are already sold and the others are a dash line where they are not currently proposed but can allow for a future deck where a homeowner would want to come in and put a deck on those particular units.

Mr. Turek stated for the record, that the exhibits that were given to the Board were the first time that the professionals had seen them so their ability to advise the Board may be slightly impeded.

Mr. Chelotti continued his testimony on Exhibit A-6 it shows the trash enclosure for the 12 affordable unit building. Previous discussion stated that the dumpster would be placed at the end of the parking area next to that building. That is no longer proposed. They took a look at it and came up with 3 different locations to see which one would be the best. Location A, B1 or B2.

Mr. Dochney asked about the parking spaces. Mr. Chelotti stated that there is an island located on the north side of Hidden Acres Lane which will be removed and parking spaces would be relocated there so that would make it the loss of 2 parking spaces for any of the locations chosen. For any of the locations chosen, the trucks will have no problem with the turning radius.

They didn't show the landscaping for each proposed location. When the Board makes a decision on which one that they would accept, then they would provide additional landscaping around it.

Mr. Dochney asked per Jim Winckowski, Township Engineer, that aside from the gates in the front, they would provide a small pedestrian access so people can walk in and dump things off. When it's just the gates, people tend to leave them open. He would like to see a 3-foot gap from the brick wall to the pole of the gate that people can get in and put their garbage in. Mr. Chelotti stated they would do that and extend the pavement a little on the side in order to do that.

Mr. Dochney asked about the rear yard encroachments for the decks on those 9 units. They will be getting a variance for the rear yard setback as well as the height of the decks, due to the Redevelopment Plan only providing decks for the homes at grade level.

Mr. Dylan Sinclair, VP with Ryan Homes was sworn in. They are looking to make the changes of the trash enclosure from the 20 individual enclosures attached to the building to an enclosure set away from the building for the betterment of the Community.

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They met with many of the homeowners that are directly affected by this and they will now be extending the fence as talked about in this testimony. There are 2 homeowners that are most directly affected with the decks being elevated. They will be providing up to 30 plants of 8' or higher to help with that.

Several residences have complained about the drainage problems, Mr. Sinclair stated that they are dealing with the draining problem with underground piping. Mr. Turek doesn't want to just hear that it was talked about and discussed and collaborated out in the field. There are many concerns of the Professionals that they are just hearing about the changes for the first time at this meeting. Their job is to make sure that those changes are constructed properly and unfortunately, a grade can be off something, but it negatively impacts the neighbor. It is their job to protect the resident's. Mr. Turek asked for an as built plan. Mr. Sinclair agreed to it.

Mr. Dochney stated that he asked in the very beginning when they first met about this project that he wanted to see a change in grade and how much landscaping and vegetation would be able to shield those views. Mr. Turek stated his concern also would be the Fire Official and whether he can have proper circulation around the building.

Mr. Joe Mancini, Professional Planner stated that they are requesting a Variance approval from the front yard setback requirement to allow the proposed trash enclosure to have essentially a zero-setback based on one of the scenarios to the right of way of Hidden Acres Lane where the Redevelopment Plan prohibits bulk storage of materials within the front yard, which is 30' and also, within 100' of the street line. In any sense, they will need a variance for the location of that trash enclosure.

They will also need a Variance for the location of the accessory decks to those nine Townhome units, which is not permitted under the Redevelopment Plan. The decks are permitted but at ground level. This is essentially an extension of the building there and an accessory use on the back of those is not permitted. The third variance for the 8' fence which is now no longer needed since they will be adding a 6' instead. They both fall under a C-2 criteria. He stated the positive and negative of the Variances and found that the positive outweigh the negative criteria.

Mr. Turek wanted to address some concerns from his letter dated August 30, 2021. Mr. Dochney echoed the Engineer's sediments. They would like to see all the details they talked about from their letter to be addressed before the Board would approve this application. It was asked about the trash location from Mr. Dochney. Mr. Atlas stated that they would prefer it on the A unit, they have sold that unit and have not represented it to that customer. It is closer in length to the 12 pack of condos, so its less area for them to walk to. The people behind it will see the back, not the gates or dumpster. They upsized the recycling bin due to the amount of Amazon boxes from packages. The County stated that they will only pick up the recycling once a week. The trash is picked up once a week by the Township and adding one to the HOA so the actual trash will then be twice a week.

Mr. Giles made a motion to open to the public. Mr. Catrambone seconded it. The results are as follows:

Motion passed with a unanimous voice vote.

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Joanne DiNunzio lives at 103 Swarthmore Drive asked about the details of the 6' vinyl fence. She questioned which properties are receiving additional landscaping. Ryan Homes only has 109 & 111 Haverford Ct. receiving additional landscaping since they are the ones most impacted. She questioned the water issue in her rear yard and why the Township Engineer, Jim is never present in those meetings. She asked to see the grading plan. The Applicant agreed to provide her the grading plan to review.

Dave Trommelen lives at 23054 SW Accessi Way, Port St. Lucia, FL was sworn in. He purchased a townhome at the site and is looking to settle in December. He asked Chris the Superintendent to see the Storm drainage plans, he brought them out and he showed them to him. He looked at the inverts on the elevations as far as if this inlet gets clogged, what happens to the water. He was able to satisfy him that the grading was planned as such that it would get to the other inlet before it would get into his house. He is concerned with the grading.

Gene Ragazzo lives at 102 Summer Lea Ct., New Hope, PA was sworn in. He has a contract on 250 Hidden Acres Lane. He is one of the houses with the deck issue. He was told that the deck was included when he purchased. He isn't sure if the PB or ZB is responsible. Ryan Homes stated that CJS Developer is responsible for the grading and Ryan Homes is the responsible one for the decks.

Tammy Mays lives at 2100 Haddonfield Road, Pennsauken, NJ was sworn in. She purchased a townhouse which is the end unit. She is supposed to get a 14' x 18' deck due to the fireplace sticking out into the deck. She wanted to make it part of the record that she did meet with the Project Manager to discuss it. That is a question for Ryan Homes. They told her that they can meet to conform that.

Matthew Goodwin lives at 105 Swarthmore Drive and was sworn in at previous meeting. They have met with Ryan Homes several times since the last meeting. He is very satisfied with the response of them. His major concern was the swale and the fence will take care of that for him. They are working the grading issue out with Jim W.

Mike DiNunzio lives at 103 Swarthmore Drive. He stated that the interaction that they all have had with Ryan Homes has been positive. The sentiment has been that they are going to get it fixed. They are concerned about the grading and the water that he gets in his basement. He has 2 sump pumps, 1 on a battery and one on alarm. The Foxtail Creek development is 6' above his current grade line. So, the water will all roll downhill. He thinks the grading plan should have been done way before now.

Lauren Pica lives at 101 Swarthmore Drive. She wanted to reiterate what Matt Goodwin said. She has had 2 meetings already about the placement of the dumpster with Paul & Dylan from Ryan Homes and also, with the support of the Board, she greatly appreciates that they listened to everyone and will be choosing a different location for it. Overall, she is happy with Ryan Homes stepping up with trying to accommodate the neighbors. She currently doesn't have the building of 12 units behind her yet. She will see, and is hoping that it doesn't change the fact that currently they do not have water in the basement.

Mr. Lyon made a motion to close to the public. Mr. Macey second the motion. The results are as follows:

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Motion passed with a unanimous voice vote

Mr. Floyd stated that with the feedback from the public and the feedback of the Board Members, they would like to request a continuance to the next available meeting date. This way they can address some of the comments that they have received from the Board Members, the public and both Professionals. It also will give them a chance to address the Board Professional's review letters that were issued.

Mr. Macey made a motion to carry this meeting over to the February 3, 2022 meeting date with no further notice. Mr. Parento second it. The results are as follows:

Motion passed with a unanimous voice vote

ADJOURNMENT

Mr. Lyon made a motion to adjourn the meeting at 11pm. Mr. Macey second it. the results are as follows:

Motion passed with a unanimous voice vote

Respectfully submitted,

Kathy Phillips,
Planning Board Secretary