

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 22, 2017**

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Mr. Morelli.

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present - Conoscenti, Mostyn, Morelli, Lambros, Frost, Ferro, Ferrara,
and Novellino
Absent - Barthelmes

APPROVAL OF MEETING MINUTES: January 25, 2017

The Board having reviewed the Meeting Minutes, Chairman Novellino asked for a Motion and a Second. Mr. Morelli made a Motion to approve the Minutes and Mr. Ferrara offered a Second. Roll Call Vote: Morelli, Ferrara, Conoscenti, Ferro, Lambros, Mostyn and Novellino voted yes to approve.

APPROVAL OF MEETING MINUTES: February 22, 2017

The Board having reviewed the Meeting Minutes, Chairman Novellino asked for a Motion and a Second. Mr. Ferro made a Motion to approve the Minutes and Mr. Frost offered a Second. Roll Call Vote: Ferro, Frost, Morelli, Ferrara, Lambros, Mostyn and Novellino voted yes to approve.

RESOLUTION:

Z17-01 RACHMIEL, ROBERT - Block 36.01, Lot 3, Located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. The Applicant sought approval to construct a 2-story, single-family dwelling. Applicant sought variance relief from Section 4-4.7 of the Ordinance unable to meet lot area requirements and Section 11-24.3, disturbance of steep slopes. Approval Granted 2-22-17.

The Board having reviewed the Resolution entertained a Motion to memorialize same. Mr. Mostyn made a Motion to memorialize and Mr. Ferrara offered a Second. Roll Call Vote: Mostyn, Ferrara, Frost, Lambros, Morelli, Ferro and Novellino voted yes to memorialize.

NEW APPLICATION:

Z17-02 DENGLER, MARK - Block 48, Lot 5 Located at 6 Clayton Drive consisting of 1.87 acres in the R-80 Zoning District. Applicant's property is a corner lot with a thru street to the rear of the property. Applicant seeks variance relief to install a six (6) foot fence along the Reynolds Drive portion of the property. Deemed Complete 3-6-17. Date of Action 7-10-17. Noticing is required.

Attorney Vella advised that the applicant did not provide proper noticing so the application would not be heard this evening. He advised that the applicant would re-notice for the 4-26-17 meeting at this location beginning at 7:30 p.m. If the applicant provides proper notification then the application would be heard on 4-26-17.

Z17-03 CENTRAL JERSEY STORAGE, LLC. - Block 56, Lots 5, 6, 7 & 8.01 Located on Route 537 consisting of 22.73 acres in the HC-1 (Highway Commercial 1) Zoning District. Applicant seeks Use Variance, Bulk Variance, Preliminary and Final Major Site Plan approval to construct six (6) separate buildings for public storage consisting of a total of 83,644 s.f. Waivers requested. Not Deemed Complete. If Waivers requested are granted by the Board, then the application is deemed complete.

Attorney Vella advised that he had reviewed the noticing packet and that the Board accepts jurisdiction over the application.

Attorney Vella read the following exhibits into evidence:

- A-1 Jurisdictional packet
- A-2 Application dated 1-25-17
- A-3 Web Notice
- A-4 Aerial Prepared by Maser Consulting dated 2-1-17
- A-5 Boundary & Topographic Survey prepared by Master Consulting, P.A. dated 8-24-16; Last Revised 9-23-16
- A-6 EIS prepared by Maser Consulting, P.A., dated 1-6-17
- A-7 Stormwater Management Report prepared by Maser Consulting, P.A. dated 1-6-17
- A-8 Preliminary and Final Major Site Plan prepared by Maser Consulting, P.A. dated 1-6-17
- A-9 Architecturals Prepared by Perez & Radosti dated 12-15-16
- A-10 Traffic Assessment Letter prepared by Maser Consulting, P.A. dated 10-19-16
- BOA-1 Engineer's Report Dated 3-1-17
- BOA-2 Planner's Report Dated 3-10-17
- BOA-3 MT Fire District #1 Bureau of Fire Prevention Report dated 3-4-17
- BOA-4 Shade Tree Commission Report dated 3-17-17
- BOA-5 Environmental Commission's Report dated 3-14-17

Attorney Edward Christopher advised the Board that he represents a property owner concerning this application.

Attorney Kenneth Pape on behalf of the applicant.

Mr. Papereferred to Engineer Shafai's report to address the three completeness waiver requests.

Regarding the tree preservation plan, Mr. Pape advised that he met with the Millstone Township Shade Tree Commission. The applicant has a tree-counting plan that will take place within the

limit of disturbance and the applicant will provide that plan prior to the conclusion of the application returning to the Shade Tree Commission to show them the plan.

Regarding the waiver request for providing profiles of existing streets adjoining the properties, Mr. Pape advised that the property is located on a County Road. The applicant is not seeking to modify the road.

Mr. Pape originally had requested a waiver providing a benchmark on the plans. He advised that they have provided that information on the plans so the need for a waiver request no longer exists.

Engineer Shafai stated that the waiver requests are for submission completeness. He advised that the Shade Tree preservation plan will be a partial plan and stated that he has no problem with the Board granting that waiver.

Engineer Shafai advised that he had no problem with waiving the requirements for the profiles since this is a County Road.

Chairman Novellino asked for a Motion and a Second to either grant or deny the waivers requested. Mr. Lambros made a Motion to grant the waivers and Mr. Morelli offered a Second. Roll Call Vote: Lambros, Morelli, Frost, Conoscenti, Ferro, Ferrara and Novellino voted yes to grant the waivers requested.

The application is deemed complete.

Mr. Pape provided a brief overview of the application. The project is for the construction of public storage with climate control provided on a portion of the storage. He advised that this is the same site in 2006 that was before the Board for approval of 131,000s.f. of storage buildings that was approved. Mr. Pape provided that financial difficulties were the cause of the approved project not coming to fruition.

Mr. Pape advised that the applicant is asking for the same type of use but considerably smaller in size.

Mr. Pape provided the status of seeking outside approvals. Mr. Pape reported that the applicant went to the Monmouth County Planning Board. The county Planning Board asked that revisions be made to applicant's plan regarding the radius on the driveway and he stated that those requested revisions have been made. Mr. Pape reported that an application has been made to Freehold Soil. He stated that the NJDEP approval has been filed prior to even developing the project plan.

The applicant has appeared before the Township Environmental Commission, the Shade Tree Commission and the Fire Department to present this application. Mr. Pape stated that all provided a list of recommendations which will be incorporated into the final plan.

Attorney Vella swore in Michael Gallagher, P.E. Mr. Gallagher provided his credentials including that he had received his B.S. from the University of Maryland and has been a civil engineering for 13 years, licensed in New Jersey, Delaware, Florida and Pennsylvania. The Board accepts him as an expert witness.

Mr. Gallagher asked that the following Exhibits be marked into evidence:

A-11 Mounted Central Jersey Storage Aerial

A-12 Central Jersey Storage Context Aerial Map with Proposed Site Plan superimposed

A-13 Mounted Central Jersey Storage Site Plan rendering

Mr. Gallagher referred to Exhibit A-11 providing a brief overview stating that the property is located on the westbound side of Route 537, consisting of 22 acres. He stated that a majority of the property is unusable land with 5.55 acres usable once the buffers are incorporated. The property is located south of Route 195 and Pine Drive. To east and southeast is Great Adventure.

Mr. Gallagher referring to Exhibit A-3 described the proposed project as a private self-storage facility consisting of six (6) buildings. Mr. Gallagher described each building with Building 1 providing internal storage and climate control. Buildings 2, 3 and 4 have outside access with roll-up doors and no climate control. Buildings 5 and 6 are two-floor storage areas with elevators and are climate controlled.

Mr. Gallagher stated that the site circulation is via two-way driveways.

Regarding the existing grading, Mr. Gallagher stated that the property gently slopes from Route 537 to the rear and south into the wetlands. Mr. Gallagher stated that the stormwater management has been designed to meet both the State and Municipal standards by way of a wetpond located on the southwest corner of the property. He stated that they have designed the basin to be wet to have a ready supply of water for firefighting components. Mr. Gallagher explained how the pond operates. The basin has a well that assures a consistent source of water and also to be used as a drafting station for firefighting in the area and not just on this site. They worked with the Fire Department to accommodate their needs.

Attorney Vella entered into Evidence Exhibit A-14 Mounted Circulation Plan.

Mr. Gallagher explained that after meeting with the Fire Department, they had reworked the circulation plan to accommodate their fire vehicle. Mr. Pape advised that as a result of this change, the Fire Department would issue a supplemental report to the Board to confirm this change that applicant will incorporate into the final plan.

Attorney Vella entered into Evidence Exhibit A-15 Mounted Lighting Plan.

Mr. Gallagher stated that there are a series of pole mounted and building mounted LED lights onsite. He stated that the site has only two pole lights. The remainder of the lights are building mounted, recessed focused downward to light the pavement. They are zero (0) footcandles. Mr. Gallagher explained that there is no bulb, the lighting is made up of small individual lighting elements. The building lights are located at 18- feet in height on the building.

Mr. Gallagher explained that the landscaping palette around the building including the location and types of plantings to be installed.

Mr. Pape explained the area on the site that is to be left undisturbed and in virgin condition.

Signage was discussed. Attorney Vella entered into Evidence, Exhibit A-16 Mounted Sign. The applicant is proposing one building sign over the entrance. Gooseneck lamps focused downward will illuminate the sign. The applicant advised that both signs are fully compliant with the ordinance.

Mr. Gallagher will comply with and incorporate into the final plans, the stormwater plan.

Addressing site security, Mr. Gallagher stated the applicant proposes to install a 6-foot high aluminum black decorative, Jerith-style fence that will cantilever the gate with an electronic control system.

Attorney Vella entered into Evidence, Exhibit A-17 photo of an industrial grade aluminum security fence.

Mr. Pape addressed phasing of the project and advised that they do not have a phasing plan developed but they will have one prepared before they come back for final. Mr. Pape advised that this is one of the last things that we do at final.

Discussing a dumpster, Mr. Pape advised that the applicant feels a dumpster will be used and maybe abused by the people who utilize the site. The dumpster use will be controlled and he explained that it will be inside in a locked area and available to the customers upon request.

Mr. Conoscenti asked about the proposed lighting on buildings and the two pole lights. Mr. Pape advised that the pole lights will be close to the highway. The gooseneck lights will be at the highway for the sign.

Seeing no further Board directed questions to Mr. Gallagher at this time, he stepped down.

Attorney next swore in Traffic expert, Michelle Briehof presented her credentials including receiving her B.S. Northeastern University. She has been a traffic engineer for the last 9-years and has testified before Boards, but not Millstone Township. Ms. Briehof is a licensed engineer

in the State of New Jersey and is employed by Maser. She participated in the traffic study of this project. The Board accepts her as an expert witness.

Referring to Exhibit, Ms. Briehof provided an overview of the vehicle circulation. She advised the site has a right in and right out driveway. She advised that the Monmouth County Planning Board asked the applicant to increase the size of the island and the radius. The County Planning Board had no further issues with the project.

Ms. Briehof explained how she calculated the parking needed. They are 10 spaces located in the in front of Building 1 for the purposes are people who are signing a lease or to review the site. She explained that patrons would park, load and unload next to the rental units. She explained how a fire truck or a box truck could circulate adequately. Ms. Briehof explained her traffic study of the area.

Chairman Novellino referring to Exhibit and asked about Sunday traffic. Ms. Briehof feels Sunday is a lower trip generator than Saturday, which is the highest.

Mr. Conoscenti asked what the spacing in between the buildings was and if it was sufficient for fire truck or box truck to navigate. Ms. Briehof explained.

Mr. Frost asked if there are time limits for a party to be at the storage units. Mr. Pape advised that the applicant will answer as to the loading and unloading procedures.

Regarding outdoor storage, Mr. Pape advised that the site is strictly for storage in the buildings and no outdoor storage is permitted.

Mr. Pape advised that the State of New Jersey has adopted statutes that set forth what language must be contained in the lease. He stated that the storage facility owner can inspect your storage area. Mr. Pape stated that this facility would follow the strict standards of how a storage facility is required to operate. The owner will operate the in strict conformance with the statute, 2A:44-187A, incorporating all of those safety requirements into the lease.

The Board having no further questions of the traffic expert, Ms. Briehof stepped down.

Attorney Vella swore Mr. Stephen Radosti, AIA, applicant's architect. Mr. Radosti presented his credentials including that he had graduated from the New Jersey Institute of Technology and is a licensed architect in the State of New Jersey. Mr. Radosti has appeared before the Board before and is accepted as an expert witness.

Mr. Radosti explained that they have removed the proposed faux peak from the design of the building, eliminating the need for height a variance.

Attorney Vella entered into Evidence, Exhibit A-18 Mounted Architectural Plan.

Mr. Radosti advised that the six buildings were designed in keeping with the rural buildings of Millstone Township. He provided that the buildings are constructed using split face block, stucco and precast concrete elements, seamless metal roofing with aluminum windows and metal doors.

Mr. Radosti stated that the 6 buildings vary in size. Buildings 1, 2, 3 and 4 are one story buildings. Buildings 5 and 6 are two-story, climate control buildings with an elevator and internal corridors.

Mr. Radosti explained that he followed the architectural guidelines and standards per ordinance to design the buildings. He stated that even though the buildings are not LEED Certified, he would incorporate energy saving ideas including energy efficient LED lighting, low E glass and the like. Earth tone colors are to be used.

Regarding the sign, Mr. Radosti advised that there would be a mounted sign on the building located below the cupola. Referring to Exhibit A-16, Mr. Radosti explained the materials to be used. The doubled sided monument, 60s.f. sign will be illuminated by gooseneck LED lights.

Attorney Vella entered into Evidence, Exhibit A-19, Sample of the Material Split Face Block, Anchor is the manufacturer.

Chairman Novellino inquired about the size of the wall mounted sign as set forth in Board Planner Heyer's report. Mr. Radosti advised the size of the sign dimension is 10 ft. x 3.6ft, 35 s.f. The monument meets the Ordinance at 60 s.f.exactly and the sign meets Mr. Heyer's requirement in his report.

There was discussion that the removal of the apex on Building 5. Mr. Radosti feels it will fit in with the motif of the other buildings but Planner Heyer offered that it should like an industrial building.

Mr. Radosti advised that the AC Units are to be mounted on the flat roof and located centrally in the middle of the buildings and will be shielded with a shroud. Mr. Radosti advised that they would not be visible. Mr. Ferrara asked what the height of Building 6 would be. The height of the building is 21.1 feet approximately.

Attorney Vella entered into Evidence Exhibit A-20, Sheet SK 5.1 building floor plan.

Mr. Radosti stated that Building 6 is very similar to Building 5, but set back with no facade treatment. The AC is centrally located on the roof and shrouded.

At 9:00 p.m., Chairman Novellino announced that the Board would be taking a break. Returning at 9:10 p.m., Chairman Novellino called the meeting back to order.

Mr. Pape introduced the applicant Mr. Sinha who will testify regarding the operation of the facility.

Attorney Vella swore Kamal Sinha, a resident of Millstone Township and the applicant. Mr. Sinha advised that the storage facility is a licensed franchise of a national company.

Mr. Sinha discussed the hours of operation. The office is open from 9:00 a.m. to 6:00 p.m., Monday through Sunday. Patrons will have access to their units from 6:00 a.m. to 11:00 p.m., 7 days per week. Mr. Sinha advised that via a keypad, a party will input their pin number to open a secured gate.

Mr. Sinha advised that after 11:00 p.m., patrons would normally not be permitted in. Patrons would have to secure special permission to access their units outside of the prescribed time frame.

Lights are on in the building is from 6:00 a.m. to 11:00 p.m. The buildings that provide climate contrail have motion detectors. The outside lights are turned off at 11:00 p.m.

Mr. Sinha advised that State laws regulate these facilities. Leases would address the storage of hazardous materials and contain those conditions.

Mr. Sinha hired a firm last summer that performed a market study last summer as to the number of facilities within a five-mile radius and reported that there were not any. Mr. Sinha feels that this is the appropriate size for the facility. He advised that there will be nothing stored outside of the storage area.

Mr. Sinha reported that the facility would have three employees Monday through Friday and on the weekend, they would have four employees to help with some maintenance.

The applicant felt that the ten (10) parking stalls are adequate. No one outside of the employees and potential patrons who would like to rent a unit would park there.

Employees on staff monitor cameras to see if anyone is blocking the lanes. Cameras are visible to the public and less visible cameras are located inside buildings. The applicant is hoping to monitor the facility off site as well.

Chairman Novellino asked if the applicant has ever operated a business like this one before. He advised that he has not but has signed up with the franchise to learn how to operate the facility.

Mr. Conoscenti asked for clarification as to the hours of operation. Mr. Sinha stated that patrons can enter the property from 6:00 a.m. until 11:00 p.m. Employees will be onsite from 9:00 a.m. through 6:00 p.m. Mr. Conoscenti asked how is a patron monitored to make sure that they if a

patron entered the site at 10:30 p.m., how is the patron monitored to make sure that he exists the property. The applicant would work with the State Police and provide them a special pin so that they can get on site. Chairman Novellino asked if someone is onsite, will the lights turn off. Mr. Sinha stated that if someone is outside, they can adjust the lights. Mr. Sinha stated that if a plumbing contractor gets a call, they would have made pre-approved arrangements for them to access their supplies 24 hours. The applicant would not advertise this.

Storage of hazardous materials is prohibited. This is set forth in the lease.

Mr. Ferro inquired how the applicant would handle power outages concerning climate-controlled buildings, asking if the site will have generators. Mr. Sinha advised that they will not have generators.

There was discussion as to the procedure if a patron does not pay their bill. Mr. Pape advised that there is a precise procedure generated by State Statute. The applicant is allowed to hold a public auction at the site or off site. Attorney Vella advised that State Statute implement this process. Mr. Ferro asked how this will impact the area. Mr. Pape said it could be done off site. The statute provides that it can be done on site or off site.

Regarding pin usage, there is a reporting mechanism in place to identify issues. The party would be on camera the entire time.

Climate control assures that moisture does not get into the nice furniture.

They provide emergency numbers in the lease agreement and in the facility.

Mr. Ferrara asked about running a business out of a unit. Mr. Pape advised that parties are restricted from operating a business from the site, this is a prohibited activity. Parties are prohibited from performing actual work from the unit. There are no electrical outlets or lights in the units. Indoor units have lights in the hallways. Lights are on until 11:00 p.m.

Mr. Lambros asked if they have considered installing motion detectors. The applicant advised that may be a possibility. There is a concern about various motions triggering the lights. The applicant advised that using the pin indicates that you are on site and the lights go on and you must exit you must use your pin and that indicates you have left and the lights turn off.

Attorney Vella advised that the best thing to do is to allow the applicant to consider the Board's comments, come back, and address these concerns.

Mr. Frost asked about the size of the individual spaces. Mr. Radosti, still under oath, advised that they vary. He will provide this information

Referring to Exhibit A-20, Building 5, Mr. Radosti stated that anywhere from 5 ft. x 5ft. and 10 ft.x 30ft. and various sizes in between. The interior panes are metal panes and come in certain increments.

Attorney Vella entered into Evidence Exhibit A-21, SK-3.1 Mounted Rendering for Building 4 Floor Plan and Building Elevations.Mr. Radosti stated that the majority of overhead doors and some bays have two overhead doors. The sizes vary. You would have to bring a flashlight. To access bring a flash light.

Mr. Morelli asked if you could drive a car in and out of the unit. The applicant advised no. Seeing no further comments from the Board, Chairman Novellino opened the application to the public.

Attorney Edward Christopher represents Colonial and Mrs. Blake who resides at 25 Pine Drive. Mr. Christopher asked about the floor plans and the number of units. Mr. Radosti advised that number of units is roughly 500 to 600 units. Mr. Radosti advised that he would come back with a better number at the next meeting.

Mr. Christopher asked about the lighting with the concern that it can be seen outside of the site. Mr. Gallagher stated that they have taken into consideration the variables and he stated that it highly unlikely that the light can be seen. He stated that they are installed at18-feet and are down lighting, with the light being recessed.

Regarding noise generated from the lights, Mr. Pape stated that the general ordinance of the town has no noise standard.

Mr. Radosti addressed the air-conditioning units. Three buildings will be climate controlled. The units will be a roof mounted system with a shroud located in the center of the building. Mr. Pape stated that this is not dissimilar from the residential HVAC units.

Addressing traffic, Ms. Briehof advised that the peak total of patrons entering the site at maximum peak hour would be 35.

Addressing the wetpond, Mr. Pape advised that the applicant must create all of the improvement during the first phase of the project. Board Engineer Shafai reiterated that the improvements must be installed during the first phase and will be bonded and inspected.

Attorney Vella swore in Peter Blake, 25 Pine Drive. Mr. Blake has a concern about the light signature that the lighting would produce. He is also concerned about the noise that the site would generate. The hours that the site would be open was of concern to Mr. Blake as well. He has a quality of life concern.

Attorney Vella swore in Jolene Briceno, 14 Pine Drive. Ms. Briceno stated that there is a storage facility located in Cream Ridge. She voiced her concern about noise, traffic and hazardous items being stored onthe site. She is concerned that many people will enter the site

and that they will be dumping on the site. Ms. Briceno does not want an industrial building behind her home. She is concerned about the length of time that phasing will take place with construction ongoing. She inquired as to how long this project would take to complete. She wanted to know if other items would be sold on the premises.

Mr. Pape will answer the questions through the professional witnesses next meeting.

Attorney Vella Swore in Robert Van Erem, 22 Pine Drive. Mr. Van Erem stated that this is the closest resident to the proposed buildings. He is concerned about security on the site and safety. He voiced his concern that there is nothing to stop someone from throwing an all night party there. He is concerned that people might sell drugs from the units.

Attorney Vella swore in Dan Bowen, 4 Pine Drive. Mr. Boen asked for clarification about fire safety on the site. Mr. Pape advised that a pressured system is impossible to have onsite since we don't have a potable source. He advised that the Fire Department asked for a dry system that provides a firefighting a capacity.

Attorney Vella swore in Glenn Briceno, 14 Pine Drive. Mr. Briceno asked about if the traffic analysis was expanded to take into consideration the traffic at peak hours generated from Great Adventure.

Attorney Vella stated that the applicant has a burden to prove that this site is very particularly suited for this use and that the use does not negatively affect the zone plan and master plan. We have not heard this testimony from the applicant's Planner. The applicant's planner must provide these proofs at the next meeting, May 24, 2017.

Mr. Briceno asked to explain the waivers that were granted. Chairman Novellino explained that the Waivers are submission checklist waivers to deem the application complete. The data is required by these checklist items is not necessary for the board to make its decision on this particular application.

Chairman Novellino will ask the Board Engineer and Board Planner testify as to what Ordinances have changes since the first application was approved.

Mr. Briceno expressed his concern about driveway safety entering and exiting the property and maneuvering around the property.

Mr. Gallagher advised that there is free movement around the site, except for the entrance or exiting the premises.

Attorney Vella swore in TarraTumillo, 7 Pine Drive. Ms. Tumillo agreed about the concern over the impact of the lighting to the residents and has a concern about safety. She is concerned that over time, the facility may look run down. She is concerned over the impact it would have to their property values.

She asked if the residents could sign a petition. Attorney Vella stated that the Board cannot accept petitions as evidence and that a document signed by people cannot be accepted as

evidence. He explained that parties must appear in person or be represented by an attorney. Before the meeting is finished the date and time of the next meeting will be announced. Chairman Novellino advised that the public can watch this video on the Township TV channel as well as on the Township Website.

Chairman Novellino addressed Ms. Tumillo's concern about the wetlands, explaining that if the application was approved, there would be a condition of approval that the wetlands will be placed into a Conservation Easement that will be deed restricted and prevent any further development in that area. Attorney Vella advised that the Township is the conservator of the Conservation Easement and they enforce the easement. The Easement is in perpetuity.

Seeing no further public comment, Chairman Novellino closed the public portion at 10:23 p.m.

Mr. Lambros asked Board Planner Heyer what permitted uses can be built on the site. Planner Heyer read some of the permitted uses of the HC-1 Zone including, banks, businesses, professional offices, ice-skating and roller rinks, movie theaters, indoor and outdoor tennis courts, patriotic organizations, social clubs, child care centers and conditional uses would be golf courses, swim clubs and restaurants.

Mr. Lambros asked for clarification that these uses mentioned could be built on the site and would be before the Planning Board for site plan approval and could be built. Planner Heyer stated that if the applications were variance free it would be difficult to deny those applications.

Attorney Vella made an announcement advising that this application will be continued on May 24, 2017, in this building beginning at 7:30 p.m. He advised that if you received certified mail before you will not receive it again. This public announcement is the notice. Attorney Vella explained the process.

Chairman Novellino explained that the State dictates that the applicant must provide notice via certified mail to parties within two hundred feet of the site, but they are not required to notify anyone outside of that. The agendas are required to be posted on the Township website, on the bulletin board and notice is provided in the newspaper.

At 10:25 p.m., seeing no further new or old business, Chairman Novellino asked for a Motion and a Second to Adjourn. Mr. Conoscenti made the Motion and Mr. Ferro offered a Second and by unanimous vote, the meeting adjourned at 10:25 p.m.

Very truly yours,

Pamela D'Andrea