

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 25, 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.

Attorney Dennis Collins standing in for Attorney Greg Vella swore in Members Mostyn, Morelli, Ferro and Ferrara.

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

ELECTION OF OFFICERS:

CHAIRMAN:

Election of Officers began with a nomination for Chairman. Mr. Lambros made a Motion to nominate Mr. Novellino to serve as Chairman. Mr. Ferro offered a Second. Roll Call Vote: Lambros, Ferro, Morelli, Conoscenti, Mostyn and Ferrara voted yes to the election of Mr. Novellino to serve as Chairman.

Congratulations to Mr. Novellino. Mr. Novellino thanked the Board.

VICE-CHAIRMAN:

Election of the Office of Vice-Chairman. Chairman Novellino made a Motion to nominate Mr. Barthelmes to serve as Vice-Chairman. Mr. Conoscenti offered a Second. Roll Call Vote: Novellino, Conoscenti, Morelli, Lambros, Mostyn, Ferro and Ferrara said yes to the election of Mr. Barthelmes to serve as Vice-Chairman.

Congratulations to Mr. Barthelmes.

SECRETARY:

The Motion to appoint Pamela D'Andrea as the Board Secretary was made by Chairman Novellino with a Second offered by Mr. Ferro. Roll Call vote was taken: Novellino, Ferro, Conoscenti, Lambros, Morelli, Mostyn and Ferrara voted yes to appoint Ms. D'Andrea.

Ms. D'Andrea thanked the Board.

Chairman Novellino announced that the Township has a fair and opening bidding process for the appointment of Board professionals. No bids were received outside of those submitted by the present Board Professionals, except for BOA Attorney. Chairman Novellino personally reviewed

all of the bids. He offered that the Board professionals do an outstanding job and recommended to the board that all should be re-appointed.

ELECTION OF BOARD PROFESSIONALS:

ATTORNEY:

A Motion to appoint Gregory W. Vella, Esq. of the firm of Collins, Vella & Casello, L.L.C. as Board Attorney was made by Chairman Novellino with a Second offered by Mr. Lambros. Roll Call Vote: Novellino, Lambros, Conoscenti, Mostyn, Morelli, Ferro and Ferrara voted yes to appoint Gregory W. Vella, Esq.

Attorney Collins thanked the Board on behalf of Attorney Vella.

ENGINEER:

The Motion to appoint Leon S. Avakian, Inc. as the Board Engineering firm with Matt Shafai, P.E. as the principal Engineer was made by Chairman Novellino with a Second offered by Mr. Morelli. Roll Call Vote: Novellino, Morelli, Conoscenti, Lambros, Mostyn, Ferro and Ferrara voted yes to appoint Mr. Shafai.

Mr. Shafai thanked the Board.

PLANNER:

The Motion to appoint the firm of Heyer Gruel with Fred Heyer as principal Board Planner was made by Chairman Novellino and Mr. Mostyn offered a Second. Roll Call Vote: Novellino, Mostyn, Conoscenti, Lambros, Morelli, Ferro and Ferrara voted yes to appoint Fred Heyer, P.P.

Mr. Heyer thanked the Board.

COURT REPORTER:

The Motion to appoint Angela Buonantuono as the Board Court Reporter was made by Chairman Novellino and a Second offered by Mr. Lambros. Roll Call Vote: Novellino, Lambros, Morelli, Conoscenti, Mostyn, Ferro and Ferrara voted yes to appoint Ms. Buonantuono.

Ms. Buonantuono thanks the Board.

DESIGNATION OF THE OFFICIAL NEWSPAPER:

The Motion to designate The Asbury Park Press and the Times of Trenton as the official Board newspapers was made by Chairman Novellino with a Second offered by Mr. Ferro. Roll Call vote was taken: Novellino, Ferro, Lambros, Conoscenti, Morelli, Mostyn and Ferrara voted yes to designate the Asbury Park Press and The Times of Trenton as the official newspapers.

REGULAR MONTHLY MEETING SCHEDULE:

The Motion to adopt a regular monthly meeting schedule for 2017 and the first meeting date of 2017 with the meetings to begin at 7:30 p.m. in the Municipal Building located at 215 Millstone Road, Millstone Township, New Jersey, was made by Chairman Novellino and a Second offered by Mr. Morelli. Roll Call Vote: Novellino, Morelli, Conoscenti, Lambros, Mostyn, Ferro and Ferrara voted yes to as follows:

January 25, 2017
February 22, 2017
March 22, 2017
April 26, 2017
May 24, 2017
June 28, 2017

July 26, 2017
August 23, 2017
September 27, 2017
October 25, 2017
November 29, 2017
December 27, 2017
January 24, 2018

Chairman Novellino read the dates into the record.

APPROVAL OF MEETING MINUTES: November 30, 2016

The eligible members having reviewed the minutes, Mr. Mostyn made a Motion to approve the minutes and Mr. Morelli offered a Second. Roll Call Vote: Mostyn, Morelli, Conoscenti, Lambros, Ferro and Novellino voted yes to approve.

RESOLUTION:

Z16-05 SILVI GROUP COMPANIES- Block 22, Lot 13 located at 470 State Highway 33 consisting of 13.405 acres in the Highway Commercial (HC) Zone. Applicant sought to modify the existing facility to include expanded maintenance garage, replacement of diesel fueling area with natural gas fueling amend parking area and vehicle storage garage. Applicant sought to add a one-story 3,200 s.f. addition to the existing building. Use Variance relief sought. Approval granted on 11-30-16.

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

NEW APPLICATION:

Z16-5-10 LENZO FAMILY, LLC- Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Applicant Proposes a Minor Subdivision/Lot Consolidation to add a 6-acre portion of Lot 10 to create new Lot 8.06. Applicant seeks Preliminary and Final Site Plan approval to construct a 50,466 s.f one-story building and develop the site with a recreational vehicle dealership for sales, service and display of RV's. Applicant sought and received Use Variance approval in Resolution dated 4-27-16. Variances requested. Noticing Required. Deemed Complete 12-19-16. Date of Action. 4-17-16

Kenneth Pape representing the applicant. Mr. Pape advised that this is a minor subdivision and site plan presentation that follows the use variance that was before the Board last year. The property consists of three (3) properties and since the Board granted the use variance, the applicant has purchased lots 8.04 and 8.05 and merged them. There will be a lot line adjustment for a portion of Lot 10. Ultimately, all lots will be merged to create one lot.

Mr. Pape offered that Jonathan Blank of Crest Engineering is not yet a licensed professional engineer and will testify as a fact witness. Lorali Totten, P.E. of Crest Engineering will also testify.

Mr. Collins swore in all parties to testify at one time. , including, Jonathan Blank, Lorali Totten, P.E., Stephen Radosti, AIA, John Rae, P.E., John Lenzo , James Lenzo, Wickie Hom and Richard Weiner, P.P.

The Exhibits to the Projects are as Follows:

- A-1 Jurisdictional packet
- A-2 Application dated 7-26-16
- A-3 Web Notice posted 1-12-16
- A-4 Survey of Block 17, Lot 8.04 prepared by Crest Engineering, P.L.S. dated 6-2-16
- A-5 Survey of Block 17, Lot 10 prepared by Crest Engineering dated 3-4-16
- A-6 Aerial of Block 17, New Lot 8.06 prepared by Crest Engineering dated 10/7/16
- A-7 Stormwater Management Report for Lot 8.06 prepared by Crest Engineering dated 10-7-16
- A-8 Stormwater Management Operation Manual for Lot 8.06 prepared by Crest Engineering dated 10-7-16
- A- 9 EIS prepared by Crest Engineering dated 10-7-16 for new proposed lot 8.06
- A-10 Minor Subdivision and Lot Consolidation for Block 17, Lots. 8.04, 8.05 and p/o Lot 10 prepared by Crest Engineering dated 5-2-16; last rev. 10-7-16
- A-11 Preliminary and final Site Plan for New Lot 8.06 prepared by Crest Engineering dated 10-7-16, last rev.1-10-17
- A-12 Architecturals prepared by Perez & Radosti dated 9-15-16, last rev. 1/9/17
- A-13 LOI from NJDEP dated 9-8-16 for Block 17 New Proposed Lot 8.06
- BOA-1 Engineer Report dated 12-27-16
- BOA-2 Planner Report dated 1-12-17
- BOA-3 Millstone Township Shade Tree Commission Report dated 12-30-16
- BOA-4 Millstone Township Fire District #1 Bureau of Fire Prevention Report dated 12-29-16
- BOA-5 DRCC Report Dated 11-21-16
- BOA-6 NJDOT Notice dated 1-6-17
- BOA-7 MCPB request for information dated 11-28-16 (as to site Plan)
- BOA-8 MCPB Minor subdivision plan exempt from approval dated 11-3-16
- BOA-9 Freehold Soil Conservation District initial application review dated 11-14-16
- BOA-10 Planner report additional review report dated 1-18-17

Mr. Pape advised that the Lenzos have been actively engaged in securing the outside approvals. They had met with all Commissions and the Fire Department. Plans have been revised to include those comments.

Mr. Pape apprised the Board of the outside approvals that they are actively seeking and the status of those approvals.

Mr. Pape is seeking permission from the Board to change the change the application from Preliminary and Final Major Site Plan approval to Preliminary at this time and he explained. The Board amends the application in accordance with his request.

Loralie Totten, P.E. has testified before the Board in the past and is accepted as an expert witness.

Jonathan Blank provided his credentials including that he has earned his Bachelor's Degree in civil engineering from Rutgers University. Mr. Blank is Mr. Strong's assistant at Crest Engineering and can only testify this evening as a fact witness.

Attorney Collins marked the following exhibits into evidence:

- A-14 Color Rendering of Arial Display prepared by Crest Engineering
- A-15 Enlargement Plan prepared by Crest Engineering
- A-16 Color Rendering of Landscape Plan prepared by Crest Engineering (enhanced to reflect those additional requirements)

Mr. Pape stated that the applicant is seeking to separate 6-acres from the Hom Family Farm and annex it to the lots 8.04 and 8.05. Mr. Blank explained the exhibit to the Board.

Mr. Pape advised that there is a technical variance associated with the application and he explained that the variance is needed for lot depth but once the minor subdivision is created, that variance goes away. The lot depth variance goes away as soon as the lots are merged.

Attorney Collins discussed the technical variance.

Mr. Pape stated that the Homs are placing 80-acres of the farm into farmland preservation. The Lenzos have asked the Homs to set aside a 4-acre portion outside of preservation. This is informational and not part of the application this evening.

Mr. Pape advised that the Homs' mother lives on the on the corner so that property is not for sale.

Mr. Pape advised that Mr. Blank will be reading from written notes so as not to state opinion. Mr. Blank went through Mr. Shafai's report , items 2.f. to 2.k, advising that all items in his report are acceptable.

Mr. Pape advised that the access easement created from the former application is still in place. Since the Lenzos own both of those lots, they will vacate the driveway easement.

Mr. Blank addressed the six (6) statutory elements to the site plan.

Addressing grading, Mr. Blank advised that the applicants would comply with the professionals' reports.

Concerning Stormwater Management, Mr. Blank advised that the system is designed in accordance with NJDEP and Millstone Township requirements. There will be 248,000 gallons of water in the permanent basin, which is for firefighting purposes.

The applicant has redesigned the drafting station in response to the Millstone Township Fire Department's comments. The accessway leading to the basin has been revised and widened to 20-foot wide.

Regarding Site Circulation, Mr. Blank stated that there are separate areas for employees and vehicle storage parking. Mr. Blank provided the location of customer, employee and vehicle parking.

The lighting scheme has been developed to allow operation of the dealership during evening hours.

The landscaping plan will be discussed by the landscape architect.

Regarding signage, three (3) signs are proposed along the frontage of the property. The Ordinance allows for two. The two entry walls have raised lettering that are backlit. One sign is a traditional monument sign located at the northwestern side of the site. Planner Heyer stated that if the lettering on the wall is set back 15-feet, then a variance is not needed. Mr. Pape advised the Board that the facade sign on the building has the same style backlit lettering.

The applicant is asking for a waiver from using cement pipe in the parking lot in those areas where that do not require cement, they want to use corrugated plastic HDPE pipe.

Engineer Shafai advised that in his report, the ordinance recommended the use of concrete pipe underneath the parking lot. The applicant is seeking a waiver from the ordinance to allow the use of corrugated pipe outside of those areas where concrete pipe is not required. Engineer Shafai stated HDPE corrugated pipe can be used outside of the parking lot area.

There was discussion concerning the intensity of the lighting on limited areas on the site and only during business hours. All lights are LED. They will be turned off or downed 25% when the business is not open. The height of the light fixtures are 20-feet. The applicant is seeking a waiver asking that the lights can be separated by greater than 100 feet. The Township Ordinance requires the lights to be uniform in height and spacing no greater than five times the height. It was discussed that the Ordinance needs to be updated since the new LED lights perform better and the modern lighting foot-candles are different. Mr. Weiner will address this in detail.

There is sufficient light allowing the dealership to function properly. This is low level lighting and reasonable for the community that we are in. Chairman Novellino offered the desire to have lights dimmed so as not to promote light pollution but noted there is also a need to provide security.

Mr. Pape advised that dimming down to 25% will be safe. They will enlist the State Police to look at this lighting plan so that the site is properly illuminated from the State Police's point of view.

Chairman Novellino asked the applicant to have a conversation with the State Police regarding low-light video security cameras. Mr. Lambrosinquired if the applicant considered a gate at the entrance.

Attorney Collins stated that at Preliminary site plan approval, the Board can impose a condition that the applicant provide a final lighting/security plan for the professionals to review, explaining that the Board is not approving a lighting plan now, just waiving the intensity of the lighting.

Board Planner Fred Heyer stated that lighting during business hours is okay but asked how intense would the lighting be after hours. The intensity of the lighting after business hours was discussed.

Mr. Blank continued addressing Engineer Shafai's report reporting that the applicant agrees to eliminate any conflict between plantings and underground drainage

Mr. Pape addressed the existing easement that was part of the prior shopping center site plan approval. He advised that the easement has been abandoned and they will note that on the revised site plans and on the minor subdivision plans.

Mr. Blank advised that the applicant would comply with the Engineer's report and place on the plans the height of the retaining wall which is six feet tapering down to 3 feet.

The generator was discussed. It will be located southeastern portion of the site adjacent to the trash enclosure. The generator is operated by natural gas. The applicant agreed to have the weekly testing done during the daytime hours so as not to disturb the closest resident.

Mr. Pape advised that the permanent pond would have a post and rail fence with wire surrounding it for safety purposes. Pursuant to recommendations of the Shade Tree Commission, there will be landscaping on both sides of the fence.

Attorney Collins clarified that they plans were amended but not in enough time the Board to see those changes on the plans that they have presently such as the security fencing and landscaping around the pond.

Mr. Pape advised that the site plan carries forward the use variance conditions.

The site drainage peak flows were discussed.

Regarding outside agency reports, Mr. Pape stated that they have made application to the outside agencies such as the Delaware-Raritan Canal Commission and have received their first comments and will be providing them with resubmissions.

Mr. Pape clarified that under the Municipal Land Use Law, the Board's approvals are automatically contingent upon receipt of all outside agency approvals.

Back to onsite drainage, Engineer Shafai clarified the recharge drainage system is what is in the pond. He stated that there are also dry wells next to the driveway on the site. He clarified that the recharge bed must fully drain within 72 hours. He explained how they monitor that the system is working.

Planner Heyer advised that the engineer addressed his concerns.

Mr. Weiner will address the Shade Tree Commission Report.

Regarding the Fire Department's recommendations, Mr. Pape advised that they will address the fire lane comment but they are unable to install a sprinkler system due to the lack of a water source. They will look for an alternative construction methodology because they cannot have a sprinkler system.

Regarding Planner Heyer's report concerning hours of operation, days of operation and onsite deliveries, Mr. Pape advised that in order to accommodate the long distances that deliveries come from, the hours for that would be 6 a.m. to 6 p.m. These hours were discussed at the use variance application.

Next, Attorney Collins advised that Mr. Radosti has been sworn in. Entered into evidence is Exhibit A-17, Color Rendering of the Architectural Plan.

Mr. Radosti explained the height of the building was reduced to a height of 32'11" to avoid a D6 variance.

Mr. Radosti explained the signage stating that the monument sign is 13'4" and consists of 42 s.f. and made of the same earth tone materials as used throughout the building. Three (3) LED gooseneck lights, 43 watts per light, will illuminate the sign. Mr. Pape advised that this sign would be turned off when the business is not open.

Mr. Lambros asked if the sign was double sided and Mr. Radosti clarified that it is so that is.

Mr. Radosti confirmed that the entryway signage is set back 15 feet and the metal backlit letters. The LED light provides a glow. The lights are pointed downward to avoid light spillage. There are two walls that are each 22" long with lettering is 18" in height.

Mr. Radosti addressed the lighting on the building stating that there are LED scones that are less than 50 watts each. This would act as security lighting also. He confirmed that there is no illumination lighting after business hours.

The Building sign is a total of 40 s.f. consisting of two (2) 20' signs. Engineer Shafai advised that 40' is the maximum permitted and asked the applicant not to make the signs any larger.

Mr. Radosti discussed LEED ideas were incorporated into the architectural design of the building including the use of recycled materials such as concrete, Low-E window glazing, a high efficiency HVAC system.

The building colors are earth tones, warm browns and tans. The roof is an earth tone hunter green. In keeping with the Township's architectural ordinance, Mr. Radosti will incorporate split face block, full stone veneer and cultured stone. They will include aluminum storefront glass. Mr. Pape advised that at the time of final, they would bring in samples of the products for the Board to see.

The Board asked about the entry doors for the RV's. Mr. Radosti is not certain if they will be roll up doors. The Board would like to see what they would look like.

The applicant will comply with the Fire Department report and install a Knox Rapid Entry System box, install truss and floor signs but are unable to supply the sprinkler system.

Mr. Pape advised the Board that they would meet the construction code. They will not have any flammable materials contained on-site. They are primarily selling trailers. No fueling on-site as advised in the use variance application.

Mr. Conoscenti asked about a second floor and Mr. Radosti advised that there is a partial second floor that would function as the RV business office. The shop is on the first floor in the rear and there is the showroom. The applicants will not rent any space out to tenants.

Mr. John Rae, P.E., traffic expert was sworn in earlier. Mr. Rae provided that his partner provided testimony at the use variance application. He explained the configuration of the driveways that the NJDOT approved on the prior shopping center application. For this project, Mr. Rae stated that the driveway was moved a bit in the easterly direction so that it lined up directly with the main circulation aisle. He stated that the reconfiguration services the site better. Mr. Rae stated that going back to the NJDOT to have the change approved is a minor permit.

Mr. Rae explained that a minor application generated less than 500 daily trips over a 24-hr. period.

The applicant will make the aisles wider for the emergency vehicle circulation. The circulation aisles have been overdesigned to accommodate the recreational vehicles.

Mr. Rae explained the parking plan allowing for 108 spaces with the employee and visitor parking located upfront.

Mr. Rae provided the traffic counts during peak and off hours during the weekday and weekend, finding there was adequate capacity. He stated that traffic on and off the site will operate safely and efficiently.

Mr. Rae discussed that he had factored in all of the traffic going on in the area on Route 33.

The Board took a break at 9:20 p.m. returning at 9:30 p.m.

Mr. Richard Weiner, L.L.A., P.P. was previously sworn in. Mr. Weiner advised the Board that they met with the Shade Tree Commission who made recommendations as to types of plants, plant materials, types of species that they would recommend be incorporated into the project. The Shade Tree Commission addressed planting around the wet basin. Mr. Weiner advised that they will comply with their recommendations.

Mr. Weiner provided that the Route 33 streetscape will contain plants that provide seasonal interest, flowering plants, evergreens and the like. The applicant is not trying to hide their product so the trees will be narrow, upright, and tall instead of wide spreading. They want the plantings to accentuate the building not hide it.

Mr. Weiner discussed perimeter landscaping. There will be trees buffering to the only resident, Mrs. Hom. Mr. Weiner stated that the landscaping meets the ordinance except to the rear of the basin which is next to the 80-acre soon to be farmland preserved Hom farm. The landscaping around the basin is more natural rather than a straight row of trees. They are asking the Board grant relief from intensity of the landscaping to the rear of the basin.

Planner Heyer stated that this particular basin is not located near any motoring public or to a resident. He felt that no one would be impacted by the aesthetics of the basin. Planner Heyer felt that give the location was a reasonable compromise stating that you do not want to bring attention to the basin. He did not have a problem with the Board granting this relief.

The Board discussed that the basin and property to the rear is located in the PCD zone and no residential would be permitted and there is no buffering to worry about.

Mr. Pape advised the Board that on the other side of the basin to Lot 8.03, they are in compliance with their plantings.

Attorney Collins advised the Board that during Preliminary approval is the time to make their decisions. Final approval is the time.

Engineer Shafai discussed the issue of the location of the trees and the drainage pipe, stating that one had to be moved. The applicant agreed to move the pipe.

Mr. Pape advised that the applicant is seeking a waiver from planting the recommended shrubs in the basin area.

Mr. Weiner advised that they would have a stone dust path and a couple of benches around the wet pond. There is an employee sitting area as well.

Mr. Weiner addressed the lighting advising that the .5-foot candle is met throughout the site. Where there are customers, there will be 1.8-foot candle. Lighting in the service area is building mounted.

Mr. Pape advised that during the break this evening, the Lenzos advised that they will have a low-intensity video system incorporated for safety. The closing of the gates creates an issue and he explained why.

Chairman Novellino felt it was okay for the Board to grant a waiver for the foot candles as outlined for the operating hours but not applicable for non-operating hours. He wants to reduce light pollution.

Chairman Novellino opened the application on to the public at 9:55 p.m. Seeing no public comment, he closed the public portion at the same time.

Mr. Pape summarized the application offering they are requesting a minor subdivision/ lot line adjustment from the Hom farm to provide a total of 12 acres for this project. The site plan is going to incorporate the comprehensive reports of the commissions in the Township. The Board advised that they are comfortable with preliminary approval at this time and the applicant will return for a final site plan that will incorporate the comments made and agreed to with a full presentation on the architectural materials and colors.

Chairman Novellino stated that he feels the applicants have done a tremendous job in taking feedback and incorporating that into their plan.

He gave credit to the Shade Tree Commission for addressing what the ordinance requires and making recommendations.

Mr. Conoscenti agreed with Chairman Novellino and stated that the building is beautiful and feels the plan will protect the surrounding area and will maintain the site. He stated that it was good to hear the remaining farm is to be preserved.

Mr. Mostyn asked if there would be any future expansion of the facility, the applicant would have to re-landscape the wet basin. Mr. Pape advised they would come back to the Board should that happen.

Mr. Mostyn felt the plan was a good plan in a good location.

Mr. Lambros provided that he favored this use over what was previously approved offering it is going to be a nice building.

Seeing no further Board comment, Chairman Novellino asked Mr. Collins to read the conditions of approval should the Board approve the application. Mr. Collins read the conditions including but not limited to:

this is an approval of a minor subdivision and Preliminary Site Plan granting a technical variance for lot depth which would disappear when the subdivision is created, there will be no lettering on the structural wall on the front of the property that is closer than 15 feet, granting a waiver that HDPE piping could be placed on certain areas as approved by the Board Engineer, granting a waiver that certain light fixtures could be separated further apart than permitted by ordinance subject to applicant providing a lighting plan, the lighting plan will provide security and safety lighting and indicate off-hour lighting proposal, the applicant will provide more information concerning the generator prior to final, all conditions of approval from the use variance will carry forward, the signs will be turned off at the close of business, the monument sign will not change is the size approved, at final the applicant will provide samples of building materials and colors, information regarding potential roll up doors must be provided, granting a waiver of the landscape plantings to the rear of the property, the pipe will be moved subject to Board Engineer's approval, granting a waiver as to the foot candle intensity during business hours, granting a C variance for building height, the applicant will comply with the reports of the professionals and commissions as discussed, etc.

Chairman Novellino asked for a motion to approve the application for minor subdivision and preliminary site plan approval.

Mr. Conoscenti made a motion to approve as conditioned and Mr. Ferrara offered a Second. Roll Call Vote: Conoscenti, Ferrara, Mostyn, Lambros, Morelli, Ferro and Novellino voted yes to approve as conditioned.

Mr. Pape thanked the Board.

NEW BUSINESS: None

OLD BUSINESS: Annual Report. The Board having reviewed the 2016 Annual Report for 2016, Chairman Novellino asked for a Motion and Second to approve. Mr. Lambros made a Motion to Approve and Mr. Morelli offered a Second. Roll Call Vote: Lambros, Morelli, Mostyn, Ferro, Conoscenti and Novellino approved the Report.

Seeing no further business, Chairman Novellino asked for a Motion and a Second to adjourn the meeting. Mr. Conoscenti made the Motion and Mr. Ferro offered a Second and by unanimous vote, the Meeting adjourned at 10:15 p.m.

Respectfully Submitted,

Pamela D'Andrea