

FRANKFORD TOWNSHIP LAND USE BOARD
JANUARY 25, 2017 – 7:00 P.M.
MINUTES OF THE SPECIAL MEETING RE-ORGANIZATION AND
REGULAR MEETING

CALL TO ORDER:

The meeting was called to order by Board Attorney, Thomas Collins, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

SWEAR IN NEW OR REAPPOINTED BOARD MEMBERS:

The following Board members were sworn in by Mr. Collins: Sam Castimore, as a Class I Member of the Land Use Board; Edwin Risdon, Jr. as a Class III Member of the Land Use Board; Art Pierson, as a Class IV Member (Alternate #2) of the Land Use Board; and David Delima, as Class IV Member (Alternate #4) of the Land Use Board.

ATTENDANCE:

Those Present were: Dr. Castimore, Mr. Risdon, Mrs. French, Mr. Dolan, Mr. Romania, Mr. Pierson, and Mr. Delima. Also present were Mr. Collins, the board attorney.

Those absent: Mr. Gstattenbauer (excused), Mrs. Albanese (excused), Mr. Hahn, Mr. Wingle, and Mr. Kobis (excused).

REORGANIZATION:

Chairperson: Mr. Dolan nominated Mr. Romania as Chairperson for 2017. This nomination was seconded by Dr. Castimore. Mr. Dolan made a Motion to close nominations, seconded by Dr. Castimore. The Nominations were closed. Roll Call for Mr. Romania as Chairperson for 2017:

YES: 6 Castimore, Risdon, French, Dolan, Pierson, Delima

NO: 0

ABSTAIN: 1 Romania

The Motion was carried.

Mr. Jay Romania is the Land Use Board Chairman for 2017.

Vice Chairperson: Mr. Risdon nominated Mr. Gstattenbauer as Vice-Chairperson for 2017. This nomination was seconded by Dr. Castimore. Dr. Castimore made a Motion to close nominations, seconded by Mr. Dolan. The nominations were closed. Roll Call for Mr. Gstattenbauer as Vice Chairman for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Mr. Wolfgang Gstattenbauer is the Land Use Board Vice-Chairman for 2017.

REORGANIZATION CONT.:

Board Attorney: Mr. Risdon nominated Thomas Collins, Esq. of the firm Vogel, Chait, Collins and Schneider as Board Attorney for 2017. This nomination was seconded by Mr. Delima. Mr. Dolan made a Motion to close nominations, seconded by Dr. Castimore. The nominations were closed. Roll Call for Thomas Collins, Esq. of the firm Vogel, Chait, Collins and Schneider as Board Attorney for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

Thomas Collins, Esq. of the firm Vogel, Chait, Collins and Schneider is the Land Use Board Attorney for 2017.

Board Engineer: Mr. Risdon nominated Harold Pellow, PE of Harold Pellow & Associates, Inc. as Board Engineer for 2017. This nomination was seconded by Mr. Delima. Dr. Castimore made a Motion to close nominations, seconded by Mr. Dolan. The nominations were closed. Roll Call for Harold Pellow, PE of Harold Pellow & Associates, Inc. as Board Engineer for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Harold Pellow, PE, of Harold Pellow & Associates is the Land Use Board Engineer for 2017.

Board Planner: Mr. Risdon nominated Harold Pellow, PP of Harold Pellow & Associates, Inc. as Board Planner for 2017. This nomination was seconded by Mr. Delima. Dr. Castimore made a Motion to close nominations, seconded by Mr. Dolan. The nominations were closed. Roll Call for Harold Pellow, PP of Harold Pellow & Associates, Inc. as Board Planner for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Harold Pellow, PP of Harold Pellow & Associates is the Land Use Board Planner for 2017.

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REORGANIZATION CONT.:

Board Secretary: Mr. Risdon nominated Sharon M. Yarosz as Board Secretary for 2017. The nomination was seconded by Mr. Delima. Dr. Castimore made a Motion to close nominations, seconded by Mr. Dolan. The nominations were closed. Roll Call was taken for Sharon Yarosz as Land Use Board Secretary for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Sharon M. Yarosz is the Land Use Board Secretary for 2017.

Newspaper: Dr. Castimore nominated The New Jersey Herald and the New Jersey Sunday Herald as the official newspapers for advertising for the Land Use Board in 2017. This nomination was seconded by Mr. Delima. Mr. Dolan made a Motion to close nominations, seconded by Dr. Castimore. The nominations were closed. Roll Call was taken for the New Jersey Herald and the New Jersey Sunday Herald as the official newspapers for the Land Use Board for 2017:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

The New Jersey Herald and the New Jersey Sunday Herald are the official newspapers for advertising for the Land Use Board in 2017.

Meeting Dates: Mr. Risdon made a motion which was seconded by Mr. Delima to approve the second and fourth Wednesday of each month for all regular meetings for the Land Use Board in 2017 and which meetings will begin at 7:00 p.m. The meeting dates are as follows:

- January 11, 2017
- January 25, 2017
- February 8, 2017
- February 22, 2017
- March 8, 2017
- March 22, 2017
- April 12, 2017
- April 26, 2017
- May 10, 2017
- May 24, 2017
- June 14, 2017
- June 28, 2017
- July 12, 2017
- July 26, 2017
- August 9, 2017
- August 23, 2017
- September 13, 2017
- September 27, 2017
- October 11, 2017

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REORGANIZATION CONT.:

Meeting Dates cont.:

October 25, 2017
November 8, 2017
November 20, 2017 (Monday due to Thanksgiving)
December 13, 2017
December 27, 2017

The reorganization meeting for 2018 will be held on January 10, 2018 at 7:00 p.m. The regular meeting of the Frankford Township Land Use Board held on January 10, 2018 at 7:00 will follow the re-organization meeting.

Roll Call:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Agenda/Robert Rules of Order: A Motion was made by Mr. Delima and seconded by Mr. Risdon that the Robert's Rules of Order will be used for Parliamentary Procedures. The agenda will be as follows:

Call to Order
Open Public Meetings Act Statement
Flag Salute
Attendance
Executive Session (if required)
*Approval of Minutes from previous meetings
*Resolutions
Board Business to include:
 *Payment of Bills
 Correspondence
 Other business
* Zoning Officer's Report
Public Portion
Applications – to include:
 Testimony by applicants
 Board discussion and questions
 Public Portion
Board Business cont.
Adjournment

*denotes items scheduled only for the second meeting of the month.

Roll call:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Mr. Pellow was sworn in by the Board Attorney as an expert witness for the board for all hearings before the board for 2017.

REGULAR MEETING:

MINUTES

The Minutes of the December 14, 2016 Land Use Board Regular Meeting were reviewed. A Motion was made by Mr. Delima and seconded by Dr. Castimore to approve the Regular Meeting Minutes of the Land Use Board for December 14, 2016. All were in favor, except Mr. Dolan and Mr. Pierson, who abstained. The Motion was carried.

BOARD BUSINESS

Subcommittee Appointments by the Board Chairman

Green Ordinance Committee:

Maria Albanese
Dave Delima
Wolfgang Gstattenbauer

COAH Committee:

Wolfgang Gstattenbauer
Maria Albanese
Sharon Yarosz

Open Space Committee for Updates to LUB:

Michael Dolan
Dana French

Master Plan Committee:

Maria Albanese
Wolfgang Gstattenbauer
Jay Romania
Sam Castimore or Ed Risdon
William Hahn, Alternate

Correspondence:

The correspondence was reviewed. No formal action was taken.

Referral Report & Master Plan Consistency Review for Ordinance Amending Chapter 30 Schedule "A" to Add the Conditional Use of Bed & Breakfast:

A Motion was made by Mr. Delima and seconded by Mrs. French to approve the Amendment to Chapter 30 Schedule "A" to Add the Conditional Use of Bed & Breakfast to each Zone and forward same to the Township Committee for Adoption. The board confirmed that this Ordinance is consistent with the Master Plan. Roll Call:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

REGULAR MEETING CONT.:

PUBLIC:

A Motion was made by Dr. Castimore and seconded by Mr. Delima to open this meeting to the public. All were in favor. The Motion was carried.

Appearing before the board was Don Houchman, owner of the Chatterbox. He owns 11 acres where the Chatterbox is located. At the present time it is zoned LI. He was under the impression when the Chatterbox was built, it was a Commercial Zone. He is interested in selling some property at this location and feels it would be more beneficial if the property was in the Commercial Zone instead of the LI Zone.

There being no further public participation, a Motion was made by Dr. Castimore and seconded by Mr. Dolan to close this matter to the public. All were in favor. The Motion was carried.

RESOLUTIONS

John Wingle – LUB 16-16 – Block 53, Lot 6 – 357 Route 206 – Minor Subdivision:

The Resolution was reviewed. A Motion was made by Dr. Castimore and seconded by Mr. Delima to approve the Resolution for John Wingle for a Minor Subdivision. Roll Call:

YES: 5 Castimore, Risdon, French, Romania, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

NEW APPLICATIONS

**SCARC/AUGUSTA CENTER FOR PERSONS WITH DISABILITIES –
LUB 17-01 – Block 17, Lots 1.04 & 1.05 – 15 Route 206 – Preliminary & Final Site
Plan and “C” Variances:**

Mr. Dolan stepped down from this application.

Appearing before the board was Richard Lecher of SCARC, the applicant’s attorney, Ursula Leo, and the applicant’s engineer, Kenneth Dykstra. Mr. Lecher and Mr. Dykstra were sworn in by the board attorney. Mr. Dykstra gave his qualifications to the board and was accepted as an expert witness.

Mrs. Leo indicated that they are before the board for a Preliminary and Final Major Site Plan approval. They are also seeking 3 “C” or bulk variances: 1) Front Yard Setback of 85’, where 100’ is required; 2) Side Yard Setback of 48.7’, where 50’ is required; and 3) They are seeking 3 signs, where only 1 is permitted under the code.

Mr. Pellow reviewed his report dated January 13, 2017, last revised January 25, 2017 as to completeness:

ITEM 7: Compliance with Legal Notice. Mr. Collins indicated that the notice was sufficient.

NEW APPLICATIONS CONT.

SCARC/AUGUSTA CENTER FOR PERSONS WITH DISABILITIES –
LUB 17-01 – Block 17, Lots 1.04 & 1.05 – 15 Route 206 – Preliminary & Final Site
Plan and “C” Variances cont.:

ITEM 13: Copy of Soil Erosion/Sediment Control Application. Over 5,000 sq. ft. is being disturbed therefore a soil erosion permit is needed prior to a building permit being issued. The applicant's agreed.

Paragraph 5: A Waiver has been requested for Checklist Item #62, Fire Protection Details Including number of Proposed Units, Available Water Supply, Water Main Size, Flow and Hydrant Location. The applicant should be prepared to discuss this with the Board. For Completeness only.

Paragraph 6: A Waiver has been requested for Checklist Item #64, Environmental Impact Statement. The applicant is proposing to construct all improvements outside of the wetlands transition area which were verified by LOI April 19, 2016. Mr. Pellow had no objection to this waiver.

Paragraph 7: A Waiver has been requested for Checklist Item #72, Facility Impact Report. The applicant should provide information for traffic generation. Mr. Pellow indicated that he feels a traffic generation report is needed because the traffic coming into this building is coming in the same driveway entrance, it might make a major difference for the DOT. Mr. Dykstra does not feel this is needed by the DOT, but he will check to make sure. Mr. Pellow said it can be waived for completeness.

A Motion was made by Mr. Risdon and seconded by Mr. Delima to deem the application complete and accept the Waivers requested for completeness only with the exception of Item 64 of the checklist which a full waiver is acceptable. All were in favor. The Motion was carried.

Appearing before the board was Mr. Lecher to discuss the Augusta Center with Disabilities as it relates to SCARC. Mr. Lecher indicated that many times SCARC creates another corporation. They set up a Non-Profit Corporation called Augusta Center for Persons with Disabilities to actually buy and own the land. SCARC will construct a building on this land and SCARC will operate the program on that land that is owned by Augusta Center for Persons with Disabilities. They did this with some of their Group Homes. The Board of Trustees of Augusta Center for Persons with Disabilities will be made up of board of members of SCARC.

Mr. Lecher further stated that they are proposing this evening a 16,000 square foot building. This building will serve adults with developmental disabilities on a daily basis with activities. The activities will be on the first floor of the building which has two rooms. The adults will be transported there and staff will engage them in various activities including recreation type activities. They are just maxed out everywhere and they are facing a growing demand for services. They are filled in the Ogdensburg facility, Sparta facility and Hampton facility. This facility will serve their expanding needs. On Saturdays they have children programs. They do this at Hampton and Sparta as well. The children programs are smaller programs. They anticipate 25 adults with disabilities in each room. They are making plans for 50 adults with disabilities that will come every weekday. Upstairs in the building, they will have some office expansion space and another area that they may reserve for future expansion for recreation at this facility.

The existing SCARC building on Route 206 is totally office space. There are no programs provided in that building. They are presently maxed out in the SCARC building for office space for professionals and clerical staff. They wanted to provide in

NEW APPLICATIONS CONT.

SCARC/AUGUSTA CENTER FOR PERSONS WITH DISABILITIES –
LUB 17-01 – Block 17, Lots 1.04 & 1.05 – 15 Route 206 – Preliminary & Final Site
Plan and “C” Variances cont.:

this new building some area for staff expansion. They do have some offices in the Hampton facility upstairs and they are maxed out there as well. This program is growing. They are serving more people with disabilities and more children with disabilities. This project becomes part of their expansion.

The hours of operation are typically 8:00 a.m. to 5:00 p.m. for the staff. The day programs will be 9:00 to 2:00 for adults. They may be expanding 9:00 to 3:00. On Saturdays, the children’s program, are typically 9:00 a.m. to 3:00 p.m.

Mr. Lecher referred to the Variances for the signs. He indicated that they would like to have a sign on the front of the building. They would also like to have a sign in the back of the building which matches the sign in the front. The reason for this is because the entrance will actually be in the rear of the building. They would also like to have a ground sign with a flag pole in it, which is a typical sign for their facilities. The flag will be lit at night. He feels it is a nice touch for this property. It will be a similar “L” shaped sign that they have at their Hampton facility.

Mr. Lecher indicated that the architecture of the building will be similar to the existing SCARC building on Route 206. The structure on Route 206 SCARC building was custom done. The proposed building will be a steel structure. They are going to try and make the façade’s to be similar. They will be using the brick and stucco work to be similar to the SCARC building. They want the 2 buildings to be attractively related. They are proposing solar panels on this building which will lay flat, similar to what they have on their Hampton building.

Mr. Pellow continued reviewing his report:

Paragraph 1: The plans used for review are as follows: (a) Preliminary and Final Site Plan Augusta Center for Persons with Disabilities, Block 17, Lot 1.04, #15 Route 206, Township of Frankford, Sussex County, New Jersey, prepared by Dykstra Walker Design Group dated December 21, 2016 containing 14 sheets. (b) Architect plans prepared by Charles Schaffer dated December 21, 2016 containing three (3) sheets.

Paragraph 2: The applicant is proposing to construction a 16,000 sq. ft. facility for individuals with developmental disabilities. The site improvements will include a proposed detention basin, parking for 43 vehicles, sidewalks, landscaping and signage.

Paragraph 3: The following Variances are need: (a) Front Yard Setback: 100 ft. required and 85 ft. proposed; (b) Side Yard Setback: 50 ft. required and 48.7 ft. proposed; (c) Item “c” on original report, variance for floor area ratio is not needed; (d) Number of signs: 1 permitted and three (two attached and one freestanding) are proposed.

Paragraph 8: Lighting. (A) As per the ordinance, the light intensity at the property line to be 0.0 footcandle, and the proposed is greater than that, and a variance is needed along Lots 1.05 and 1.03. Mr. Pellow agreed that this was sufficient. (B) The fixtures to conform to those shown in Schedule “F” not “Shoebox” fixtures. The applicant is willing to comply.

Paragraph 9: Parking Spaces. (A) Eighty (80) spaces are required and 43 spaces are proposed, and a variance is needed. The applicant to explain why the reduced number of spaces. If the building changes use in the future, where would extra spaces be

NEW APPLICATIONS CONT.

SCARC/AUGUSTA CENTER FOR PERSONS WITH DISABILITIES –
LUB 17-01 – Block 17, Lots 1.04 & 1.05 – 15 Route 206 – Preliminary & Final Site
Plan and “C” Variances cont.:

constructed? Mr. Dykstra indicated that the property has too many wetland constraints and they were unable to fit the required amount of spaces. The spaces that they are proposing are sufficient for their use. He indicated that half this approximately 3 acre lot is constrained by wetlands. This is also the reason for the request for a variance for a front yard setback.

Paragraph 9: Parking Spaces. (B) By ordinance, parking spaces to be 10' x 20' and 9' x 18' are proposed, and a variance is needed. Mr. Dykstra indicated that the 9' x 18' parking spaces are sufficient and they did this to try and comply with the number of parking spaces as they could.

Paragraph 9: Parking Spaces. (C) Loading Spaces to be 15' x 40' and 12' x 40' is proposed, and a variance is needed. Mr. Pellow indicated that this was sufficient.

Paragraph 9: Parking Spaces. (D) Parking to be located 25 feet from any property line and 20 feet from any structure. The 10 parking spaces along Lot 1.05 are 3 feet from the property line, and there are 10 spaces 9.7 feet from the southwest corner of the proposed building, and variances are needed. The parking to be 100 feet from the Route 206 right-of-way line and 70 feet is proposed, and a variance is needed. Mr. Pellow indicated that this is due to the wetland buffers, which restricts this whole project. Mr. Dykstra indicated that some of these parking variances relate to distance of the property line, at least to the adjoining access drive is because these 2 sites are functioning with one driveway. He further indicated that distance from the building 9.7 feet, which the ordinance requires 20', they would prefer to have the parking closer to this building because of the way it functions. They have a sidewalk and some room for landscaping. They do not need to be 20' away for the parking.

Paragraph 9: Parking Spaces. (E) It appears that the 150 foot wetland buffer severely impacted this lot with all the variances required. Adjoining Lot 1.03 was able to conform to the design standards. Is there any relief from the DEP with the 150 foot buffer? Mr. Dykstra indicated that he does not feel there is.

Paragraph 10: Signage: (a) One sign, lighted or unlighted, is permitted in the LI Zone and three are proposed: one freestanding and two attached. The freestanding sign has 47.1 sq. ft. on each face and 48 sq. ft. is permitted (see architectural plans for layout and wording). Each attached sign has 32 sq. ft. (see architectural plans, and variance is needed. (b) Sign height not to exceed 6 feet and 4.9 feet is proposed. Mr. Dykstra indicated that the freestanding sign is a ground mounted sign with decorative stone, it is “L” shaped with a flag pole, so it is a decorative sign. The sign on the building is just for ease of identifying the site. The sign on the rear of the building will not be seen by anyone traveling by, but it is really the entrance of the building.

Paragraph 11: Soil Erosion. A permit is needed from the County Soil Conservation District. The applicant agreed.

Paragraph 12: Architecture. The board to review colors, materials, and how it blends in with the existing SCARC building on Lot 1.05. It was noted by the testimony of Mr. Lecher that the colors will be similar to the existing SCARC building.

Paragraph 13: Landscaping: (a) Within the front yard setback, a minimum number of deciduous trees, evergreen trees, and shrubs shall be planted per every 40 feet of street

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SCARC/AUGUSTA CENTER FOR PERSONS WITH DISABILITIES –
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frontage as per Section 30-601.b.7.a of the Township Code. These plantings should be shown on the plan. (b) All proposed shrubs shall be a minimum of 2 feet in height at the time of planting. This number should be shown on the landscape plan. (c) All parking lot entrances should be landscaped as per Section 30-601.b.7.c of the Township Code. A mix of trees and shrubs should be proposed in these areas. (d) A minimum of 5% of the parking area shall be landscaped. This does not include fountain plantings. Additional landscaping should be proposed. (e) One deciduous tree per every 10 parking spaces is required. This will require a total of five deciduous trees. (f) All parking lots shall be screened with a 4 foot tall buffer as per section 30-601.b.7.k.2. This is especially important for the bank of parking facing the adjoining lot. (g) Evergreen plantings are required around the perimeter of the trash enclosure. (h) Screening should be provided around the proposed generator. It was agreed that the applicant’s engineer will work with Mr. Pellow to conform to the landscaping design.

Paragraph 14: Stormwater Management. (a) The application meets the current stormwater rules with regards to the water quantity, water quality, and recharge requirements. (b) According to the Township ordinance, 15” diameter concrete stormwater pipes are required for all storm drains; Mr. Dykstra indicated that he would prefer the plastic pipes. Mr. Pellow indicated that that the plastic was sufficient; (c) A stormwater maintenance manual prepared in accordance with Chapter 8 of the NJDEP Best Management Practices is required for review. Items to be included are: (i) Vehicle access for maintenance purposes; (ii) A description of failed conditions and corrective measures inside the basin; (iii) A map of the Best Management Practices and stormwater management features.

Paragraph 15: Septic Disposal System. A permit is needed from the County Health Department. Mr. Dykstra submitted as Exhibit “A-2” a copy of the Septic Permit dated January 3, 2017. It was noted that Exhibit “A-1” was the colored rendering of the site plan dated January 25, 2017.

Paragraph 16: Easements. A 38 foot wide access easement across Lot 1.05 to benefit Lot 1.04 containing 0.192 acre. This easement to be approved by the Board Attorney and Board Engineer. (b) The common access easement next to Lot 1.03 is not needed and should be abandoned. Ms. Leo indicated that they have not looked into this easement and would like to keep it active at this time.

Paragraph 17: Striping. All parking lot striping, arrows, stop bars, and the word “STOP” to be thermoplastic, long life. The applicant agreed.

Paragraph 18: Trash Enclosure. (a) Will there be a door on this enclosure. Mr. Dykstra indicated that there will be a door on this enclosure. (b) How will the refuse trucks drive in to life the refuse containers, or will they be picked up manually. Mr. Dykstra indicated that a truck will pick up the refuse.

Paragraph 19: Miscellaneous. (a) The emergency generator is located along Lot 1.03. What is the size of this generator. Mr. Dykstra indicated that it is the same as ABKB Generator 9’2” x 3’8”x 6’2” high on a pad. Mr. Pellow indicated that there should be a buffer around the generator. The applicant agreed.

Paragraph 19: Miscellaneous: (b) The air conditioning condenser area contains eight units. What is the size? It will be very visible to Lot 1.03. Can it be relocated? Mr. Dykstra indicated that it could not be relocated because it needs to be close to the

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building. Each unit is 2 ½’ by 2 ½’. He indicated that they will add additional landscaping to buffer the units.

Paragraph 19: Miscellaneous: (c) ADA ramps to be constructed at all walkways – show on the plans. Mr. Dykstra indicated that this will be shown on the plans.

Paragraph 19: Miscellaneous: (d) A preconstruction meeting to be held prior to any construction commencing on this property and inspection escrows will be needed. The applicant agreed.

Paragraph 20: Where will the excess excavated material be placed? Mr. Dykstra indicated that it will be moved off site.

A Motion was made by Mr. Delima and seconded by Mr. Risdon to open this matter to the public. All were in favor. The Motion was carried.

Appearing before the board was Tom Salvia, who is an adjoining property owner. Mr. Salvia was sworn in by the board attorney. Mr. Salvia questioned the applicant if there were any obstructions that he should be concerned about. At the present time there is considerable amount of wooded area between this lot and the development he lives in. The applicant indicated that there will be no disturbance of the wooded area between this lot and his development.

There being no further public participation, a Motion was made by Mr. Risdon and seconded by Dr. Castimore to close this matter to the public. All were in favor. The Motion was carried.

A Motion was made by Mr. Delima and seconded by Dr. Castimore to approve this application for Augusta Center for Persons with Disabilities for a Preliminary & Final Site Plan and “C” Variances discussed this evening and the conditions agreed to in Harold Pellow’s review report last revised January 25, 2017. The applicant agreed to use materials to match as close as possible to the adjoining SCARC building in earth tone colors. The landscaping will be reviewed by the board engineer. The easement will be reviewed and approved by the board attorney and board engineer. Roll Call:

YES: 6 Castimore, Risdon, French, Romania, Pierson, Delima

NO; 0

ABSTAIN: 0

The Motion was carried.

Mr. Dolan returned to the meeting.

BOARD BUSINESS CONT.

Invoices:

A Motion was made by Mr. Delima and seconded by Dr. Castimore to approve the January, 2017 Invoices on the Bill list attached hereto and made a part hereof. Roll Call:

YES: 7 Castimore, Risdon, French, Dolan, Romania, Pierson, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

ZONING OFFICER'S REPORT

It was noted that the Zoning Officer's Report will be carried to the next meet.

A lengthy discussion was held with regard to the brightness of the sign at Yetter's diner. It was agreed to have Mr. Pellow go to the site to test the lighting. It was noted that several complaints were made by residents of the township.

ADJOURN:

A Motion was made by Mr. Risdon and seconded by Mr. Delima, to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator