

FRANKFORD TOWNSHIP LAND USE BOARD
JULY 26, 2017 – 7:00 P.M.
MINUTES OF THE REGULAR MEETING

CALL TO ORDER:

The meeting was called to order by the Chairman, Jay Romania, 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

ATTENDANCE:

Those Present were: Mr. Gstattenbauer, Dr. Castimore, Mrs. Tufaro (arrived at 7:05), Mr. Hahn, Mrs. French, Mr. Dolan, Mr. Romania, Mr. Wingle, Mr. Kobis and Mr. Delima. Also present were Mr. Molica, representing the Board Attorney and Mr. Pellow, the Board Engineer.

Those absent: Mrs. Albanese (excused), Mr. Risdon (excused) and Mr. Pierson (excused).

MINUTES

The Minutes of the June 28, 2017 Land Use Board Regular Meeting were reviewed. A Motion was made by Mr. Gstattenbauer and seconded by Dr. Castimore to approve the Regular Meeting Minutes of the Land Use Board for June 28, 2017. All were in favor, except Mr. Romania, who abstained. The Motion was carried.

BOARD BUSINESS

SUB COMMITTEES:

Green Ordinance Committee: Nothing to Report.

COAH Committee: Nothing to Report.

Open Space Committee for Updates to LUB: Nothing to Report.

Master Plan Committee: Nothing to Report

Accessory Building & Structure Ordinance:

It was agreed to carry this matter to the next regular meeting of the Land Use Board.

Correspondence: The correspondence was reviewed. No formal action was taken.

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.

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

ZONING OFFICER'S AGENDA

The Zoning Report dated July, 2017 was reviewed. No formal action was taken.

RESOLUTIONS

Richard Wingle – LUB 17-06 – Route 565 – Block 1, Lots 2, 2.1 & 2.02 – Preliminary Site Plan, Minor Subdivision & “C” Variance:

Mr. Wingle stepped down from this resolution.

The Resolution was reviewed. A Motion was made by Mr. Gstattenbauer and seconded by Mr. Hahn to approve the Resolution for Richard Wingle for a Preliminary Site Plan, Minor Subdivision and “C” Variance. Roll Call:

YES: 4 Gstattenbauer, Castimore, Hahn, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Mr. Wingle returned to the meeting.

Howard & Marion Alden – LUB 17-11 – 172 Culver View Lane – Block 109, Lot 42 “C” & “D” Variances:

Dr. Castimore stepped down from this resolution.

The Resolution was reviewed. A Motion was made by Mr. Gstattenbauer and seconded by Mr. Wingle to approve the Resolution for Howard & Marion Alden for a “C” & “D” Variance. Roll Call:

YES: 7 Gstattenbauer, Tufaro, Hahn, Dolan, Wingle, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Dr. Castimore returned to the meeting.

CARRIED APPLICATIONS

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan:

Mr. Wingle stepped down from this application.

Appearing before the board was the applicant’s attorney, William Haggerty, and his engineer, Allen Campbell. Mr. Campbell was sworn in by the board attorney. Mr. Campbell gave his qualifications to the board and was accepted as an expert witness.

Mr. Haggerty indicated that this is vacant property on Route 206 on the Southbound side. It received subdivision approval on December 14, 2016 and was memorialized January 25, 2017. That subdivision approval was for the creation of 2 lots in a commercial zone. This evening they are before the board seeking site plan approval for 2 commercial structures with roads to be constructed on the lots. The lots would be co-dependent in the sense that it would be a common driveway. There are no variances requested with this application. When specific users are determined for this property, they will come before

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

the board with certain architectural plans. This evening they will present the configuration plans of the site.

Mr. Pellow reviewed his report dated June 22, 2017, last revised July 19, 2017 as to completeness:

Paragraph 4: The following waivers from the checklist have been requested:

Item 13: Copy of Soil Erosion/Sediment Control application. They have requested this to be a condition of approval, and this is satisfactory. The plans have been prepared and are being submitted to the Sussex County Soil Conservation District. A copy of the plans has been submitted to the Land Use Board. Mr. Campbell indicated that he received a letter yesterday that the application is pending for him to file the stormwater filing in the state, which will be done.

Item 15: Copy of Sussex County Health Department application. The board needs to know that the septic permit can be obtained, and a letter from the Board of Health is needed. Documents for the permit have been provided—still need the permit.

Item 29: Obtain each block and lot numbered in conformity with the municipal tax map as determined by the Municipal Tax Assessor and obtain street address from the 911 Coordinators. Copy of Sussex County Planning Board application. This is satisfactory, as they are waiting for the lot numbers from the Tax Office for their minor subdivision. Lot numbers have been assigned by the tax office.

Item 55: Sight triangle, drainage, utility, driveway and other easements. Need common driveway agreement for access and maintenance. These will be provided to the Attorney and Engineer.

Item 61: Soil erosion plan and details. This can be a condition of approval, and it is satisfactory. See Item #13 above.

Paragraph 5: The following items from the checklist are needed:

Item 7: Compliance with legal notice requirements. Mr. Molica indicated that the notice was satisfactory.

Item 10: Copies of all prior resolutions pertaining to this property. Mr. Haggerty indicated that this was submitted to the board secretary.

Item 11: A recent photograph of the property. Photos of the property are needed. The Google map does not show any detail. Additional photos have been submitted and are satisfactory.

Item 12: Copy of Sussex County Planning Board application. Not included in my packet. Mr. Haggerty indicated that they will be filing with the County once a decision has been made on this application before the Municipality.

Item 28: Existing structures within 200 feet (200') and distance to property line. They want to use their minor subdivision map for this, which is OK, but it will have to part of this package. They have been shown on Sheet #1. One setback on Lot 5 is missing. Mr. Campbell indicated that this will be added.

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

Item 29: Obtain each block and lot numbered in conformity with the municipal tax map as determined by the Municipal Tax Assessor and obtain street address from the 911 Coordinators. Copy of Sussex County Planning Board application. This has been obtained from the tax assessor.

Item 62: Fire protection details include number of proposed units, available water supply, water main size, flow, hydrant location. Fire department may have some input and should be submitted to them for comments. Mr. Haggerty indicated that they will submit the plans to the fire department.

Item 71: Written confirmation from Tax Assessor that proposed lot numbers are acceptable. This has been obtained from the Tax Assessor.

Item 73: Two (2) soil logs and two (2) permeability tests per proposed lot. Soil log results to show on the map. Both septic systems were approved by the Health department. Need copies of the approved plans. Mr. Campbell indicated that he will submit a copy of the approved plans to the board secretary.

Item 75: Building floor plan, elevation views and first floor elevation with overall building height. Not included in my packet. The applicant wants to defer these to a future date, and an explanation to be given to the Land Use Board. Mr. Haggerty indicated that they do not have Architectural drawings at this time because they do not have tenants yet. The building will comply with the ordinance, but they will have to come back to the board once they have tenants with the design.

Item 83: Copy of current deed and all easements/restrictions. Mr. Haggerty submitted this to the board secretary.

A Motion was made by Mr. Dolan and seconded by Mr. Delima to deem this application complete. All were in favor. The Motion was carried.

Mr. Campbell submitted to the board Exhibit “A-1” which is a colored version of the Minor Subdivision Map dated July, 2016, last revised April 5, 2017. The revision addresses the easements that are necessary for this development. It is a driveway easement. Originally this property was 15.641. They subdivided the property creating a lot which is now known as 6.07 which is approximately 5 ½ acres, which is the lot to the north. That property is essentially a full 5 acres of useable land. The remainder property, Lot 6.06 as assigned by the Tax Assessor, is approximately a 10 acre lot. A major portion of the property is covered by wetlands, wetland transition areas and when he reviews the site plan, he will demonstrate to the board how the site is designed to fall within the useable property, conform to the zoning requirements of the township, as well as address the wetlands issues. He will have copies of the fill permits from the DEP that he received yesterday allowing them to fill in small pockets of wetlands in order to address the stormwater where the wetlands currently are. The lot lines approved by the board in December have not changed.

Mr. Campbell submitted to the board Exhibit “A-2” which a colored copy of the Landscape Plan dated August, 2016 last revised July 12, 2017. This plan shows what they are paving, landscaping and curbing. It also shows the circulation for truck loading and car parking on the site. In working with the DOT access permit, the frontage of the property lends itself to having the safest location at the center of the useable land portion. This particular location is south of the Ridge Road Intersection, yet north of the DOT driveways of the adjacent properties. It has more than adequate site distance north and

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

south. In conjunction with the DOT review, they are establishing a single access for both sites. The traffic generators which are depicted on the site plan fall within what they define as a minor access permit. Within the last few days they have addressed the last 3 comments of their DOT review and resubmitted it to the DOT. Upon perfection of the Deeds of Subdivision, they will have the DOT permit in hand.

Mr. Haggerty questioned Mr. Campbell as to how they will accommodate the runoff for the 2 properties. Mr. Campbell indicated that this development is utilizing predominately sheet flow. The property has a relatively high water table, one that does not prohibit a septic usage, but it does lend itself to employing the best practices of sheet flow, retention basins, some plantings, etc. On the North side of the property they are going to impound water coming onto to them into one basin. This basin will overflow and traverse through the front yard of the property threw the lawn. It will pass threw a cross drain in the driveway, approximately 70' into the property, discharge again through an area that was previously wetlands, that they intend to revegetate and maintain the swail approach for the water flow. The site runoff is via sheet flow off the parking lot. This allows them to go through the lawn for water treatment. Additionally, at the end of the project it will go into a conventional stormwater basin.

Mr. Haggerty indicated that on the access road, there will be cross easements and maintenance agreements. This is in in the deeds pending review of the board's council.

Mr. Haggerty questioned Mr. Campbell if the parking lots designed will comply in terms of number of parking spaces with the permitted uses in the zone. Mr. Campbell indicated that they will.

Mr. Campbell indicated that the buildings are intended to be the size as depicted on the site plan which is 1100 square feet on building A to the north and 8700 square feet on building B to the south. These buildings will have a mild grade change across the front. They have designed a barrier free access at the applicable locations where they can both be built and comply with the building codes. The buildings will meet the ordinance requirements. This site will take 6000 cubic yards of fill material. It will take some time to build the infustructure for the site. They intend to use the fill from the previous Wingle application on Route 565. At this time they do not have a current proposed user of the lots and it is noted that they will have to come back before the board for approval of the architectural plans. The site will have the same loading areas and garage door areas as depicted on the plan. The proposal is for a common drive in the center. The rear of the property is designed for tractor trailers to pull in to one side and back up to the opposite building and pull out accordingly. This makes an efficient use of impervious services and infustructure. They do not have to have 2 separate turn arounds for 2 separate loading docks. The turnarounds are extra wide, so when one truck is at a dock then the other truck can still traverse and get into the opposite side accordingly.

Mr. Campbell indicated that the lighting plan has been submitted and reviewed by Mr. Pellow. It is in conformance with the township ordinance accordingly. If, at the time they come in with the architectural plans, if there is some deviation in the lighting plan, they will alter the lighting plan at that time. The lighting plan is on the landscape plan, which the applicant will abide by, which is sheet 7 of the application.

Mr. Campbell indicated that in the center of the buildings they propose to have additional employee parking near the loading docks. This will allow the employees to park and not mix with the general public. There are handicapped parking areas on the site as shown on the plan.

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

Mr. Pellow continued reviewing his report:

Paragraph 1: The applicant is proposing to construct two (2) commercial buildings for Flex tenant spaces on separate lots in the CED-2 Zone (Center Enhancement District 2). The building on Lot 6.07 will have a footprint of 11,000 sq. ft. and the building on Lot 6.06 will have a footprint of 8,700 sq. ft. The lots will have a common two-way access drive, and individual parking lots and loading spaces. Both lots meet area and dimensional requirements for the CED-2 Zone.

Paragraph 2: No variances are needed with this application

Paragraph 3: The map used for review is titled “Site Plan for John Wingle, Lot 6 in Block 53, dated August 2016, last revised July 12, 2017, as prepared by Allen J. Campbell, P.E., containing ten (10) sheets.

SIGNS:

- A. None have been proposed. Again, Mr. Haggerty indicated until they know the exact use of the property, they could not design the signage, but it will meet the ordinance requirements. Mr. Pellow indicated that they want to defer this to a later date, but they will have to come back to the Board for approval.
- B. The applicant’s sign to conform to Section 30-1023.2R of the Land Use Ordinance.

LIGHTING:

- A. The lighting plan is a separate sheet with no title block—needs a title block. The title block has been provided.
- B. Lights to be at least 2.5 feet from the edge of curb or edge of pavement. Need a note on the plan for this distance.
- C. Site lighting to be turned off at 11:00 PM at the latest or closing, except for minimal security lighting. This note has been added to the plans.
- D. Section 30-611 to be addressed for all lighting.

PARKING & ACCESS:

- A. Sight easement is needed at the access drive with Route 206: 35’ x 130’ as per the Ordinance. This has been noted on Sheet #2.
- B. Need DOT permit to construct the access drive. DOT review is ongoing. Mr. Pellow indicated that this will need to be submitted to the board for review once received to make sure no changes were made.
- C. Traffic generated from these uses to be shown. Will it affect the level of service? Traffic generations are depicted on Sheet #2, and the DOT will use these numbers to review the application. The PM peak hour is 34 on a weekday and 5 on the weekend. There will be no effect from the traffic.

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

- D. No dumpster pads have been shown. Mr. Campbell indicated that they have been detailed on the revised plans.
- E. 15'x40' loading areas are needed. Can delivery trucks enter the rear area and turn around to exit? Need turning template. They may need each adjoining building to turn around. An access agreement would be needed. Mr. Campbell indicated that they have been shown and they will be provided an access agreement.
- F. Curb has been eliminated along the Route 206 side of the parking lot to allow sheet flow into the drainage area. This is satisfactory.
- G. Curb is needed along the west side of the parking lot for Building "A" and along the parking area designed "E" for both buildings out to the loading area so vehicles don't run over lawn areas. My map is marked where the curb should be located. Mr. Pellow indicated that these curbs have been shown on sheet #2 and are satisfactory.

WATER SUPPLY:

- A. Have any test wells been excavated. Mr. Campbell indicated that none have been drilled.
- B. What are the well flows in the area? The applicant submitted one well record for 105 gpm from 1997. What location is this? Mr. Campbell indicated that it is the DOT building.

DEP PERMITS:

- A. Copy of the Letter of Interpretation is needed. This has been submitted. Need a copy of the approved map. Mr. Campbell indicated that he will submit a copy to the board secretary.
- B. A Freshwater Wetlands General Permit No. 6 will be needed. The permits have been applied for.

STORMWATER MANAGEMENT:

- A. The groundwater recharge, stormwater quantity, and stormwater quality standards as required by N.J.A.C. 7:8 have been met. The DEP is reviewing.
- B. A phone number and address of the party responsible for maintenance must be included in the maintenance plan. The revised cover page and maintenance page have been submitted.

MISCELLANEOUS:

- A. Curb face to be 6". DOT may require 4" in their right-of-way. They agree.
- B. All striping to be thermoplastic except blue handicap liens. They agree. This is shown on Sheet #2.

CARRIED APPLICATIONS CONT.

John Wingle – LUB 17-08 – 357 US Highway Route 206 – Block 53, Lot 6 – Preliminary Site Plan cont.:

- C. The architectural plans have not been submitted, and the color and type of materials to be discussed with the Land Use Board. Refer to Item #75 of the completeness items.
- D. All regulatory signage to be ASTM D 4956 type III Sheeting. This is shown on Sheet #2.

Mr. Pellow indicated that David Wright did the landscaping plans and they are satisfactory.

Mr. Romania questioned as to how many parking spaces are on the site. Mr. Campbell indicated that the North lot has 39 spaces and the South lot has 29 spaces. There are additional 6 employee parking spaces in the center. Mr. Pellow indicated that this is satisfactory. Mr. Campbell indicated that the parking spaces are 10' x 20' spaces as required.

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

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

A Motion was made by Mr. Gstattenbauer and seconded by Mr. Delima to approve the application for a Preliminary Site Plan approval for the 2 proposed commercial structures to be located on Lots 6.07 and 6.06. The board will reserve jurisdiction over the property, specifically the buildings pending the applicant's procurement of tenants. Also subject to approval from the NJDEP and NJDOT and the proposed easements as mentioned during testimony. Roll Call:

YES: 9 Gstattenbauer, Castimore, Tufaro, Hahn, French, Dolan, Romania, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

Mr. Wingle returned to the meeting.

NEW APPLICATIONS

Robert & Claire Ceru – LUB 17-10 – 164 Culver View Lane – Block 109, Lot 46 “C” Variance:

Appearing before the board was the applicant, Claire Ceru, and her engineer, Howard Bach. Mr. Bach and Mrs. Ceru were sworn in by the board attorney. Mr. Bach gave his qualifications to the board and was accepted as an expert witness.

Mr. Bach indicated that there is an existing bungalow on the property which has been vacant for a long time. The applicant is proposing to demolish the bungalow and construct a new dwelling, center the new dwelling on the property, install a new driveway and deck on the rear. A new septic system is installed and it was approved by the Sussex

NEW APPLICATIONS CONT.

Robert & Claire Ceru – LUB 17-10 – 164 Culver View Lane – Block 109, Lot 46 “C”
Variance Cont.:

County Health Department. This project initially started as an addition to the bungalow. After time, it became apparent that they were not going to be able to salvage much of the building and footings. They are proposing to construct a 26' x 48' dwelling. The front and rear setbacks are fine. They are asking for a variance on the sideyard setback of 12'. The current setback is 10.7' and 10.8'. They are also requesting a variance for lot coverage. They originally proposed a gravel driveway and Mr. Pellow indicated that the Ordinance requires a paved driveway. They proposed the gravel driveway to keep their coverage under the allowable 15% and it flows away from the roadway so there will be no interference or no run off of the gravel onto the roadway.

Mr. Pellow reviewed his report dated June 19, 2017, last revised July 29, 2017 as to completeness:

Paragraph 5: The following waivers from the Checklist have been requested by the Applicant:

Item 53: Existing/proposed driveway locations with sight distance profiles. There is only one option for the driveway location. The driveway has to go where it is shown, and it is satisfactory.

Item 64: Environmental Impact Statement. Replacing a residential structure with a residential structure only larger. This is satisfactory.

Item 65: Landscape plan with types, quantity, size and location of plantings. Scientific and common names. This is not satisfactory, as this is a small lot, and there should be a landscaping plan submitted with this application. A landscape plan has been submitted on Sheet #2.

Item 70: NJDEP Letter of Interpretation. Culver Lake is open waters, and no other wetlands are in the vicinity, and this is satisfactory.

Paragraph 6: The following are checklist items:

Item 7: Compliance with legal notice. Mr. Molica indicated that the notice was satisfactory.

Item 15: Copy of Sussex County Health Department application. A letter is needed from the Sussex County Health Department that the existing disposal system is satisfactory for the proposed used. A permit was issued for an alternation on September 6, 2016. How many bedrooms were used? Mr. Bach indicated that they are approved for 2 bedrooms. Mr. Pellow indicated that they are proposing 2 bedrooms.

Item 25: Zoning district of parcel and surrounding lands. I do not see this on any of the plans that this is the AR Zone. Mr. Pellow indicated that this has been shown on the key map.

A Motion was made by Mr. Delima and seconded by Mr. Gstattenbauer to deem this matter complete. All were in favor. The Motion was carried.

Mr. Pellow continued reviewing his report:

NEW APPLICATIONS CONT.

Robert & Claire Ceru – LUB 17-10 – 164 Culver View Lane – Block 109, Lot 46 “C”
Variance Cont.:

Paragraph 1: The applicant is proposing to demolish an existing 320 sq. ft. dwelling and construct a 1,528 sq. ft. dwelling with 1,248 sq. ft. on the first floor and 280 sq. ft. in the loft. The existing dwelling is very rundown, and I am not sure if anyone is living there. This is to be explained by the applicant. Mrs. Ceru indicated that there is no one living in the house at the present time.

Paragraph 2: The following variance is needed:

- a. Side Yard Setback: 15 ft. is needed; 10.7 ft. exists; and 12.0 ft. is proposed on both sides of the dwelling.

Paragraph 3: The proposed driveway does not have a 20 ft. x 20 ft. back-out area, and one cannot be constructed due to the width of the lot and existing disposal system.

Paragraph 4: The maps used for review are titled:

- a. Variance Plan for Single-Family Dwelling, Location 164 Culver View Lane, Frankford Township, Sussex County, Block 109, Lot 46, dated May 28, 2017, last revised July 17, 2017, containing two sheets, as prepared by Howard C. Bach, III, P.E.
- b. Existing Structures within 200 ft. Radius, Tax Lot 46, Block 109, 165 Culver View Lane, Township of Frankford, dated March 27, 2017, as prepared by Derek J. Kennedy & Associates, LLC.

Paragraph 7: A driveway permit will be needed at the time of the building permit application if this application proposed is approved. The applicant does not want to pave the 35 ft. by 20 ft. driveway and I recommend that it does get paved, as that is the Township ordinance.

Paragraph 8: I requested in the checklist items that the landscape plan be submitted. This has been submitted on Sheet #2 and is satisfactory.

Paragraph 9: The architect's plans do not agree with the sketch of the proposed dwelling that will be constructed, as the dwelling shows decking around two sides of the dwelling. Mrs. Ceru submitted updated architectural plans this evening dated July 21, 2017 and marked as Exhibit "A-1." Mr. Pellow indicated that the plans meet the height requirement.

Paragraph 10: In addition, the second floor plans should be submitted, along with the height of the building. This was submitted in Exhibit "A-1".

Paragraph 11: Construction materials for the new dwelling shall be shown and discussed with the Land Use Board. Mr. Bach indicated that this is a Modular Construction with Vinyl siding and an asphalt roof. It is a cape construction.

Paragraph 12: Show the walkway from the driveway to the dwelling, if one is proposed. This is shown on Sheet #1.

Paragraph 13: The floor plan presented is a little sketchy, as the total length has not been shown. This was submitted in Exhibit "A-1".

NEW APPLICATIONS CONT.

Robert & Claire Ceru – LUB 17-10 – 164 Culver View Lane – Block 109, Lot 46 “C”
Variance Cont.:

Paragraph 14: The adjoining house to the south is very large and is 4.9 ft. off the property line.

A discussion was held by the board with regard to the driveway as to whether it should be left gravel or paved. The applicant indicated that they do not have a problem with paving the driveway, it just creates a variance for impervious coverage.

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

There being no public participation, a Motion was made by Mr. Gstattenbauer and seconded by Mr. Delima 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 Mr. Kobis to approve the “C” Variance request of the applicant for a sideyard setback, impervious coverage and Lot coverage to remove the existing structure and build a new 1,528 sq. ft. structure. Roll Call:

YES: 10 Gstattenbauer, Castimore, Tufaro, Hahn, French, Dolan, Romania, Wingle, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

BOARD BUSINESS CONT.

Invoices:

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

YES: 10 Gstattenbauer, Castimore, Tufaro, Hahn, French, Dolan, Romania, Wingle, Kobis, Delima

NO: 0

ABSTAIN: 0

The Motion was carried.

ADJOURN:

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

RECONVENE MEETING:

A Motion was made by Mr. Gstattenbauer and seconded by Mr. Delima to reconvene the meeting. All were in favor. The Motion was carried.

NEW APPLICATIONS CONT.

Robert & Claire Ceru – LUB 17-10 – 164 Culver View Lane – Block 109, Lot 46 “C”
Variance Cont.:

Mrs. Ceru requested a Waiver of the reading of the Resolution in order to submit a Building Permit application at their own risk.

A Motion was made by Dr. Castimore and seconded by Mr. Delima to waive the reading of the Resolution in order for the applicant’s to submit a building permit to the construction official at their own risk. All were in favor. The Motion was carried.

ADJOURN:

A Motion was made by Dr. Castimore 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