

1 Andover Township

2 Land Use Board

3

4 THE TRANSCRIPT OF THE MINUTES . TRANSCRIPT

5 OF THE . OF

6 ANDOVER TOWNSHIP LAND USE BOARD . OPEN PUBLIC MEETING

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Date: April 19, 2011

10

Time: 7:30 p.m.

11

Place: Municipal Building

12

134 Newton-Sparta Road

13

Andover Township, N.J. 07860

14 B E F O R E:

JOHN O'CONNELL,

15

Chairperson

16

BOARD MEMBERS:

Diana Boyce
Suzanne Howell
Gerald Huelbig
Gail Phoebus
Ellsworth Bensley
CeCe Pattison
Christine Kretzmer
Rick Melfi
Paul Messerschmidt
Kenneth Roberts

17

18

19

20

21 STAFF:

Richard Brigliadoro, Esq., Board Attorney
Michael Hanifan, Esq., Conflicts Attorney
Joseph Golden, P.E., P.P., Township Engineer
Bob Guerin, P.E. P.P., Township Engineer

22

23

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Sussex and Warren Holding Company
Andover Transmission

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QUESTIONS FROM THE PUBLIC

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A P P E A R A N C E S :

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Newton, N.J. 07860

Bill Moran, P.E.

Mark Schwarz
315 Cheyenne Road
Andover Township, N.J. 07848

1 CHAIRPERSON O'CONNELL: I'd like to call order to the
2 Andover Township Land Use Board meeting. Please stand for the
3 flag salute.

4 (Flag salute conducted.)

5 CHAIRPERSON O'CONNELL: All right. Call the roll,
6 please.

7 BOARD SECRETARY: Ms. Boyce.

8 BOARD MEMBER BOYCE: Here.

9 BOARD SECRETARY: Ms. Howell.

10 BOARD MEMBER HOWELL: Yes, here.

11 BOARD SECRETARY: Mr. Huelbig.

12 BOARD MEMBER HUELBIG: Here.

13 BOARD SECRETARY: Ms. Phoebus.

14 BOARD MEMBER PHOEBUS: Here.

15 BOARD SECRETARY: Mr. Melfi.

16 BOARD MEMBER MELFI: Here.

17 BOARD SECRETARY: Ms. Kretzmer.

18 BOARD MEMBER KRETZMER: Here.

19 BOARD SECRETARY: Ms. Pattison.

20 BOARD MEMBER PATTISON: Here.

21 BOARD SECRETARY: Mr. Bensley.

22 BOARD MEMBER BENSLEY: Here.

23 BOARD SECRETARY: Do I call the alternates?

24 CHAIRPERSON O'CONNELL: Yes.

25 MR. BRIGLIADORO: Yes.

1 BOARD SECRETARY: Mr. Messerschmidt.

2 BOARD MEMBER MESSERSCHMIDT: Here.

3 BOARD SECRETARY: Mr. Roberts.

4 BOARD MEMBER ROBERTS: Here.

5 BOARD SECRETARY: And Chairman O'Connell.

6 CHAIRPERSON O'CONNELL: Here. This is an open public
7 meeting of the Andover Township Land Use Board. Notice of this
8 meeting was given in accordance with Open Public Meetings Act,
9 Chapter 31, Public Law 85. The rules are, no new cases after
10 9:30 p.m. or testimony after 10:00 p.m. Comments from the
11 public are limited to five minutes per item.

12 Transcript requests are to be in writing with a check
13 for 100 percent of the costs. Material for the meeting is to
14 be filed 14 days before the next meeting, once it has been
15 heard, for completeness. Individuals or members of a
16 partnership must be present at the meeting or be represented by
17 an attorney.

18 Testimony is under oath. False testimony constitutes
19 perjury. Okay, we're going to change the agenda a little bit
20 here. Farace is not being heard tonight.

21 MR. BRIGLIADORO: There was an adjournment request,
22 Mr. Chairman.

23 CHAIRPERSON O'CONNELL: Okay, do we have to carry them
24 to a date certain at this point or --

25 MR. BRIGLIADORO: For administrative purposes, I would

1 just carry it to the next regularly scheduled meeting of the
2 Board, and if he can meet it, fine. If he can't, we'll just
3 carry it --

4 CHAIRPERSON O'CONNELL: Okay.

5 MR. BRIGLIADORO: -- or take whatever action the Board
6 deems appropriate at that time.

7 CHAIRPERSON O'CONNELL: Okay, do we have a motion to
8 carry them to the -- I believe we're meeting --

9 MR. BRIGLIADORO: May 17th.

10 CHAIRPERSON O'CONNELL: May 17th meeting?

11 BOARD SECRETARY: No, May 3rd.

12 MR. BRIGLIADORO: I'm sorry. May 3rd.

13 CHAIRPERSON O'CONNELL: I was just going to say, May
14 3rd or --

15 BOARD MEMBER HOWELL: I'll move.

16 BOARD MEMBER ROBERTS: Second.

17 CHAIRPERSON O'CONNELL: Call the roll, please.

18 BOARD SECRETARY: Okay, Ms. Boyce.

19 BOARD MEMBER BOYCE: Yes.

20 BOARD SECRETARY: Ms. Howell.

21 BOARD MEMBER HOWELL: Yes.

22 BOARD SECRETARY: Mr. Huelbig.

23 BOARD MEMBER HUELBIG: Yes.

24 BOARD SECRETARY: Ms. Phoebus.

25 BOARD MEMBER PHOEBUS: Yes.

1 BOARD SECRETARY: Mr. Melfi.

2 BOARD MEMBER MELFI: Yes.

3 BOARD SECRETARY: Ms. Kretzmer.

4 BOARD MEMBER KRETZMER: Yes.

5 BOARD SECRETARY: Ms. Pattison.

6 BOARD MEMBER PATTISON: Yes.

7 BOARD SECRETARY: Mr. Bensley.

8 BOARD MEMBER BENSLEY: Yes.

9 BOARD SECRETARY: Mr. Messerschmidt.

10 BOARD MEMBER MESSERSCHMIDT: Yes.

11 BOARD SECRETARY: Mr. Roberts.

12 BOARD MEMBER ROBERTS: Yes.

13 BOARD SECRETARY: And Chairman O'Connell.

14 CHAIRPERSON O'CONNELL: Yes. Okay, next, I'd like to
15 take the resolution for the Sussex and Warren Holding Company.

16 MR. BRIGLIADORO: Chairman, I'm going to step down and
17 Mr. Hanifan will take my place in regard to that.

18 UNIDENTIFIED MALE: I went over this with Joe Golden.
19 This is the modifications. With regards to it, it reflects the
20 denial by the Board. And so it's being offered for you to
21 approve, as it relates to the application and the Board's
22 action on it.

23 CHAIRPERSON O'CONNELL: Okay. That is, a notice was
24 just handed out this evening. Have Board members had a chance
25 to read it?

1 (No verbal response recorded.)

2 CHAIRPERSON O'CONNELL: Okay. There, any Board
3 members have any questions regarding it already?

4 UNIDENTIFIED MALE: Well, I did leave it blank, as it
5 relates to the Land Use Administrative Board Secretary, so I
6 don't know who's going to -- I guess you can see what they can
7 -- do you want an electronic copy of this? How do you want to
8 do that?

9 BOARD SECRETARY: That's probably the best way.

10 UNIDENTIFIED MALE: Okay, I'll send you an electronic
11 copy tomorrow for your files, an electronic copy for you.

12 (Extended pause.)

13 CHAIRPERSON O'CONNELL: Board members, we --

14 BOARD MEMBER BOYCE: I have a question. I don't know
15 if I can --

16 MR. HANIFAN: No, you can't.

17 BOARD MEMBER BOYCE: I didn't think I could.

18 MR. HANIFAN: You didn't participate.

19 BOARD MEMBER BOYCE: Thank you.

20 MR. HANIFAN: Go away. I'm sorry.

21 CHAIRPERSON O'CONNELL: All right.

22 (Extended pause.)

23 CHAIRPERSON O'CONNELL: Please bear with us, folks.

24 We just got the resolution this evening. Most of the Board
25 members will be finished reading it momentarily and we'll take

1 the necessary action. Thank you.

2 (Extended pause.)

3 CHAIRPERSON O'CONNELL: Does anyone who has finished
4 the resolution have any questions they want to bring forth to
5 Mr. Hanifan at this point?

6 (No verbal response recorded.)

7 CHAIRPERSON O'CONNELL: All right. So the ones who
8 have finished reading, I'm not rushing anyone, but I figure, if
9 anyone had any questions or concerns about any typos or
10 anything they wanted to bring up --

11 MR. HANIFAN: I tried to get the typos. I typed half
12 of it, so --

13 UNIDENTIFIED MALE: It has no typos.

14 MR. HANIFAN: Huh? No, it's -- that's dot nine. I
15 kept going through it.

16 (Extended pause.)

17 UNIDENTIFIED MALE: Okay, Mr. Chairman, there --

18 CHAIRPERSON O'CONNELL: Okay, anyone, again, any
19 questions, concerns?

20 (No verbal response recorded.)

21 CHAIRPERSON O'CONNELL: No? Then could we have a
22 motion to adopt the --

23 BOARD MEMBER BENSLEY: I'll make a motion.

24 CHAIRPERSON O'CONNELL: -- resolution as presented?

25 BOARD MEMBER MESSERSCHMIDT: I'll second.

1 CHAIRPERSON O'CONNELL: Do we have a second? Did we
2 get a second?

3 BOARD MEMBER MESSERSCHMIDT: Yes.

4 CHAIRPERSON O'CONNELL: We -- okay. Thank you.

5 BOARD SECRETARY: Okay. Ms. Boyce is abstaining here.

6 CHAIRPERSON O'CONNELL: Correct.

7 BOARD SECRETARY: Ms. Howell.

8 BOARD MEMBER HOWELL: Yes.

9 BOARD SECRETARY: Mr. Huelbig.

10 BOARD MEMBER HUELBIG: Yes.

11 BOARD SECRETARY: Ms. Phoebus abstained. Mr. Melfi.

12 BOARD MEMBER MELFI: Yes.

13 BOARD SECRETARY: Ms. Kretzmer.

14 BOARD MEMBER KRETZMER: Yes.

15 BOARD SECRETARY: Ms. Pattison.

16 BOARD MEMBER PATTISON: Yes.

17 BOARD SECRETARY: Mr. Bensley.

18 BOARD MEMBER BENSLEY: Yes.

19 BOARD SECRETARY: Mr. Messerschmidt.

20 BOARD MEMBER MESSERSCHMIDT: Yes.

21 BOARD SECRETARY: Mr. Roberts.

22 BOARD MEMBER ROBERTS: Yes.

23 BOARD SECRETARY: And Chairman O'Connell.

24 CHAIRPERSON O'CONNELL: Yes. Okay, thank you, sir.

25 MR. HANIFAN: Thank you for your courtesies.

1 Appreciate it. Thank you, Mr. Brigliadoro. I appreciate
2 plagiarizing your work as much as possible.

3 CHAIRPERSON O'CONNELL: And while we change attorneys
4 here, next item on the agenda will be Andover Transmission lot
5 line adjustment.

6 MS. CORBETT-RIVIELLE: Actually, do you mind if I
7 stand? Good evening. My name is Michelle Corbett-Rivielle and
8 I'm a lawyer over at Dolan and Dolan. And I'm here this
9 evening, representing the Applicant. This is ATRS, LLC,
10 otherwise known as Andover Transmissions. This is a minor
11 subdivision application for a lot line adjustment. We're
12 requesting a lot line adjustment between two adjoining lots,
13 Lot 17.03 and 18, Block 106, on Newton Sparta Road. No new
14 lots will be formed. Both the owners of these lots have
15 provided their consent to this adjustment.

16 This lot line adjustment is proposed to improve the
17 configuration for Lot 18 around the existing building. In
18 particular, we're looking at -- the side and rear lot setbacks
19 will be improved. Lot 18 is a pre-existing, non-conforming
20 lot, but this lot line adjustment will provide greater
21 conformity for this zone.

22 The Applicant's primary objective with this
23 application is not only to improve the side and rear lot
24 setbacks, it will provide the additional space needed so that
25 an old, existing well can be sealed off and a new well drilled.

1 And this is part of the overall improvement of the lot.

2 I've reviewed the Town engineer's report and his
3 recommendation to this Board for approval of this lot line
4 adjustment. And as Mr. Golden points out in his report, this
5 new lot line will either greatly improve or eliminate
6 pre-existing non-conformity.

7 As such, I respectfully request that this Board
8 approve this lot line adjustment. If there are any questions,
9 I have with me this evening the owner of Andover Transmissions,
10 Mr. Wayne Grenewicz.

11 CHAIRPERSON O'CONNELL: Okay. Sit down. Relax, or
12 try to. I realize being out there and being an Applicant can
13 be nerve-wracking, so please. Mr. Moran, do you have anything,
14 other than those reports, that you would like to elaborate?

15 MR. MORAN: Not really. Our office reviewed it in
16 accordance with ordinance 2009-3. That specifically addresses
17 lot line adjustment approval. And we found that it's met the
18 conditions of the ordinance and we would recommend that the
19 Board approve their application.

20 CHAIRPERSON O'CONNELL: I see also from the report
21 that it either improves or eliminates five pre-existing
22 non-conformities? I don't think there's anything we can do for
23 the front-yard setback. They haven't --

24 MR. MORAN: Right. Mm-hmm.

25 MR. BRIGLIADORO: Mr. Chairman, if I may?

1 CHAIRPERSON O'CONNELL: Certainly.

2 MR. BRIGLIADORO: In regard to the existing lot,
3 17.03, and proposed lot, 17.03, that's a fully conforming lot,
4 and even though Lot 17.03 is going to be conveying some land
5 away to enlarge proposed lot, 18, 17.03 is now and will, in the
6 future, continue to be a fully conforming lot. And as you
7 indicated, there will be improvement in regard to -- as it
8 relates to Lot 18. The lot area will be increased, which is an
9 improvement.

10 The rear setback, which was 11.4 feet, will now go up
11 to 30.2 feet. So that's an improvement, although, again, it's
12 still going to be deficient. The side setback will be
13 increased to 13 feet. Again, that's a significant improvement.
14 The building coverage variance is eliminated and impervious
15 coverage, which was 90.34 percent, will be significantly
16 reduced to 79.68 percent.

17 CHAIRPERSON O'CONNELL: Okay. Any of the Board
18 members have any questions regarding this?

19 MR. BRIGLIADORO: Just, you want to hear from Mr.
20 Grenewicz?

21 CHAIRPERSON O'CONNELL: Well --

22 MR. BRIGLIADORO: I mean, it's up to you.

23 CHAIRPERSON O'CONNELL: Do you want to speak on your
24 behalf, sir, or --

25 MR. GRENEWICZ: I don't know if there's anything I

1 need to say. All I know, sir --

2 MR. BRIGLIADORO: Well, sir, why don't you step up?

3 BOARD SECRETARY: Come on.

4 MR. BRIGLIADORO: I'll swear you in and --

5 W A Y N E G R E N E W I C Z, APPLICANT'S WITNESS, SWORN.

6 MR. BRIGLIADORO: Okay.

7 MR. GRENEWICZ: So, yeah, our basic plan is just to
8 move the fence over, take all the existing plants that are up
9 against the fence now, and relocate them when the fence is
10 replaced, and drill a new well as soon as we can. Otherwise,
11 than that, everything else is coming along pretty nice.

12 CHAIRPERSON O'CONNELL: Any Board members have any
13 questions for the Applicant?

14 (No verbal response recorded.)

15 CHAIRPERSON O'CONNELL: Then I guess that brings us to
16 the final moment of his sweating and --

17 BOARD MEMBER MESSERSCHMIDT: I'll make a motion.

18 BOARD MEMBER BENSLEY: Second.

19 CHAIRPERSON O'CONNELL: Make the motion to approve.

20 MR. BRIGLIADORO: No, no.

21 UNIDENTIFIED MALE: Approve --

22 MR. BRIGLIADORO: You need to open it up to the
23 Public.

24 CHAIRPERSON O'CONNELL: Okay. So you're right.

25 UNIDENTIFIED MALE: Don't you have to open it up to

1 the public?

2 CHAIRPERSON O'CONNELL: See what happens? I go to
3 Mexico, I fry my brain. You have to forgive me. Okay, now, I
4 open this up. Any member of the public have any questions,
5 concerns, or want to speak on this application?

6 (No verbal response recorded.)

7 CHAIRPERSON O'CONNELL: There's no one from the public
8 who wishes to, so we'll close it to the public at this point.

9 BOARD MEMBER MESSERSCHMIDT: Now, I'll make the motion
10 to approve.

11 BOARD MEMBER BENSLEY: Second, approve.

12 CHAIRPERSON O'CONNELL: Okay, per the engineer's
13 report, okay? And would you call the roll, please.

14 BOARD SECRETARY: Ms. Boyce.

15 BOARD MEMBER BOYCE: Yes.

16 BOARD SECRETARY: Ms. Howell.

17 BOARD MEMBER HOWELL: Yes.

18 BOARD SECRETARY: Mr. Huelbig.

19 BOARD MEMBER HUELBIG: Yes.

20 BOARD SECRETARY: Ms. Phoebus.

21 BOARD MEMBER PHOEBUS: Yes.

22 BOARD SECRETARY: Mr. Melfi.

23 BOARD MEMBER MELFI: Yes.

24 BOARD SECRETARY: Ms. Kretzmer.

25 BOARD MEMBER KRETZMER: Yes.

1 BOARD SECRETARY: Ms. Pattison.

2 BOARD MEMBER PATTISON: Yes.

3 BOARD SECRETARY: Mr. Bensley.

4 BOARD MEMBER BENSLEY: Yes.

5 BOARD SECRETARY: Mr. Messerschmidt.

6 BOARD MEMBER MESSERSCHMIDT: Yes.

7 BOARD SECRETARY: Mr. Roberts.

8 BOARD MEMBER ROBERTS: Yes.

9 BOARD SECRETARY: And Chairman O'Connell.

10 CHAIRPERSON O'CONNELL: Yes. Congratulations, sir.

11 BOARD SECRETARY: Congratulations.

12 MR. GRENEWICZ: Thank you.

13 MS. CORBETT-RIVIELLE: Thank you very much.

14 MR. GRENEWICZ: Have a good night.

15 BOARD SECRETARY: Could you just spell your name, so I

16 can --

17 MS. CORBETT-RIVIELLE: Yes, C-o-r-b-e-t-t, hyphen,

18 R-i-v-i-e-l-l-e. Thank you.

19 BOARD SECRETARY: Thank you.

20 CHAIRPERSON O'CONNELL: All right. This Board -- the
21 upcoming meetings for Land Use Board are going to be Tuesday,
22 May 3rd and Tuesday, May 17th, 2011. At this point, we would
23 like to open up to the public again for discussion of any items
24 that are not on the agenda. Yes, sir, if you could, stand.
25 State your name and address.

1 MR. SCHWARZ: Mark Schwarz, 315 Cheyenne Road.

2 CHAIRPERSON O'CONNELL: Okay.

3 MR. SCHWARZ: I just had a couple quick questions.

4 Thank you for your time. I just wanted to inquire as to the
5 status of the Bridgeway application. I know the meeting was
6 cancelled. Is the application withdrawn?

7 MR. BRIGLIADORO: Let me see that just a minute.

8 CHAIRPERSON O'CONNELL: This one you want to see.

9 Unfortunately, the other attorney who was just here and left is
10 the one that's handling Bridgeway at this point.

11 MR. SCHWARZ: Okay.

12 CHAIRPERSON O'CONNELL: So --

13 BOARD SECRETARY: They came in this afternoon.

14 MR. BRIGLIADORO: Okay, I can read this into the
15 record.

16 MR. SCHWARZ: Sure.

17 MR. BRIGLIADORO: Sorry.

18 MR. SCHWARZ: Sure.

19 MR. BRIGLIADORO: This is a letter dated April 15th
20 from John Ursin from the law firm Courter, Kobert and Cohen.
21 It's addressed to the Land Use Board, attention to the Board
22 Secretary.

23 "This firm represents Bridgeway Rehabilitation
24 Services, regarding the above-referenced application currently
25 scheduled for a hearing on April 19th, 2011. At this time, my

1 client has identified a location in Sussex County that better
2 suits its needs and will be more economical.

3 Accordingly, at this time, my client withdraws the
4 application currently pending before the Andover Township
5 Planning Board. My client would like to thank the members of
6 the Planning Board and their professionals for their courtesies
7 and efforts with respect to this application. If you have any
8 questions, please do not hesitate to contact me." Signed by
9 John Ursin.

10 MR. SCHWARZ: Very good, thank you very much.

11 MR. BRIGLIADORO: So I think that answers your --

12 MR. SCHWARZ: Yeah, that's the big one. And then just
13 a small follow-up question.

14 MR. BRIGLIADORO: Sure.

15 MR. SCHWARZ: And again, I'm just educating myself on
16 the situation. In the status of the proposed paving stone
17 facility in Limecrest --

18 CHAIRPERSON O'CONNELL: The --

19 MR. BRIGLIADORO: Yes, my understanding is, it's going
20 to be scheduled on the regularly scheduled meeting of the Board
21 on May 3rd.

22 MR. SCHWARZ: Okay. It will be -- can you speak to
23 the status of the -- from what I understand, it's been -- the
24 property has been rezoned. I'm not really sure what the status
25 is. Or do I have to come -- will that information be addressed

1 in the meeting?

2 MR. BRIGLIADORO: At the meeting, you will hear it.

3 MR. SCHWARZ: Okay.

4 MR. BRIGLIADORO: Okay? I can't discuss anything
5 substantive or remotely substantive in regard to an application
6 that the Board is going to hear.

7 MR. SCHWARZ: Sure.

8 MR. BRIGLIADORO: Okay? I mean, I have no problem
9 telling you that it's going to be on May 3rd, and if you're
10 interested, you should be here.

11 MR. SCHWARZ: Great.

12 MR. BRIGLIADORO: But I can't go beyond that.

13 MR. SCHWARZ: Okay, thank you very much.

14 MR. BRIGLIADORO: You're welcome.

15 MR. SCHWARZ: And thank you all very much for your
16 time.

17 BOARD SECRETARY: And your name again?

18 MR. SCHWARZ: Mark with a K, Schwarz, S-c-h-w-a-r-z.

19 BOARD SECRETARY: Thank you.

20 MR. SCHWARZ: Thanks.

21 CHAIRPERSON O'CONNELL: Thank you, sir.

22 MR. SCHWARZ: Thank you very much.

23 CHAIRPERSON O'CONNELL: Great. Do the other two
24 members of the public have anything this evening?

25 (No verbal response recorded.)

1 CHAIRPERSON O'CONNELL: Okay, then we'll close it to
2 the public at this portion, at this point.

3 Has everyone had a chance to review the vouchers here?

4 UNIDENTIFIED SPEAKER: Sorry.

5 CHAIRPERSON O'CONNELL: Then we'll skip ahead to old
6 and new business at this point. I'm sure that everyone by now
7 knows that Linda Linn (phonetic), who is administrator
8 secretary has resigned? She tendered her resignation and has
9 been accepted, as matters of personnel, I can't go in anything
10 further than that.

11 To take this one step further, the Township has
12 entered into negotiations with other municipality for shared
13 services for the Land Use Administrator. Again, I cannot
14 divulge anything further because it's contract negotiations and
15 a matter of personnel again. So, as soon as anything is
16 resolved, hopefully within the next two weeks. I don't think
17 we will have anything on board by the May 3rd meeting.
18 Hopefully by May 13th this will be all resolved and we'll know
19 what's going on. Unfortunately, I can't go into anything more
20 than that.

21 In the interim, the municipal employees are pitching
22 in and trying to fill the gap and handle things that Linda used
23 to do when she was here. Our folks don't know Linda's process
24 and procedures, so they have been, lack of a better term,
25 struggling admirably to get through this. And I feel that to

1 support them -- if anyone has any land use issues, rather than
2 trying to track something down, you need something from the
3 Land Use Office. Contact me and I will get you the
4 information, whatever is needed. So that way we're not chasing
5 people around. I can be the point of contact, and I will
6 probably get back to you within 24 hours at the latest if you
7 leave me a message at home. It's probably best to use the
8 phone, because I haven't been too terribly good with my e-mail.
9 So, I will give you that right now. And we will support the
10 folks as they're going forward here. And please indulge them,
11 because like I said, they don't know the process and
12 procedures. They're trying admirably, and we'll take it from
13 there.

14 Now, is everyone done with the vouchers yet? You're
15 speeding reading, okay.

16 BOARD MEMBER PHOEBUS: I can report on the affordable
17 housing.

18 CHAIRPERSON O'CONNELL: Oh, please, go ahead.

19 BOARD MEMBER PHOEBUS: The affordable housing at the
20 Abbey. We were successful in the -- Committee approved the
21 gallonage. We're doubling the gallonage of the existing
22 wastewater treatment plant, and the county has agreed to send
23 it down on a separate amendment, which is wonderful. So,
24 therefore, it won't get tied up in the county's water plan,
25 which God knows when that will ever get approved. And we're

1 meeting the company, RPM, that wants to do this project, we're
2 meeting with next week. And hopefully, we'll be looking at
3 going into a developers agreement with them. At this point, it
4 looks like it will be between 60 and 80 units we're going to be
5 putting over there.

6 So, it will be the main building, rehabilitation of
7 that building and then either -- probably two additional
8 buildings. And they do have their architect do a design, which
9 we will be looking at next Wednesday to see how that's going.
10 And Chuck McGroarty has taken over reporting to COA (phonetic),
11 which was part of what Linda was doing here. So, he's doing
12 that basically for free, which is very nice of him. And
13 talking to Raymond Joseph in Trenton to make sure that we are
14 all up-to-date on our affordable housing obligations. And
15 that's pretty much what's going on.

16 CHAIRPERSON O'CONNELL: That is phenomenal progress.
17 Considering how many years this has gone on and how quickly
18 this has come together, and I applaud everyone who has been
19 involved with it, especially yourself being at the forefront of
20 it.

21 BOARD MEMBER PHOEBUS: Yes, it's been tough. And I
22 have to tell you that the amount of break-ins into that
23 building, and I mean, these vacant buildings that sit in this
24 township are not good. They're very bad, because in the Abbey,
25 I personally was there to take out one squatter, three

1 trespassers. So, far I think I am up to seven trespassing in
2 that building.

3 What happens is when people go through the system in
4 the county, and they are no longer being able to be housed at
5 the county's expense, then they go find places where they can
6 squat. And sad to say, but with these economic times, the
7 county has a lot of this going on. So, I really think that,
8 you know, these empty buildings that we have in town that are
9 really basically abandoned, are something that I think that we
10 need to really keep an eye on.

11 CHAIRPERSON O'CONNELL: Well, wasn't there an
12 ordinance that was being --

13 BOARD MEMBER PHOEBUS: That's correct, but we haven't
14 introduced it.

15 CHAIRPERSON O'CONNELL: Well, was it completed in the
16 draft form?

17 BOARD MEMBER PHOEBUS: I don't think so. So, I think
18 probably we should call Chuck.

19 CHAIRPERSON O'CONNELL: Well, let me see what we can
20 do on that.

21 BOARD MEMBER PHOEBUS: Okay. Because I think that's
22 something we really need to look at.

23 CHAIRPERSON O'CONNELL: Yes. Because we all sat in on
24 that meeting. I was hoping that it would progress further than
25 where it is now.

1 BOARD MEMBER PHOEBUS: And WaWa is no longer --

2 BOARD MEMBER PATTISON: That's what I was kind of
3 wondering. No longer?

4 BOARD MEMBER PHOEBUS: No. Joe contacted the
5 attorney, Tim Paron (phonetic) for WaWa, and WaWa took that
6 project off of their list. So, that's you know --

7 UNIDENTIFIED MALE: (Indiscernible) one way or the
8 other.

9 BOARD MEMBER PHOEBUS: It really does. It's not a
10 good site.

11 CHAIRPERSON O'CONNELL: Well, the new ordinance would
12 take care of that, but WaWa would have looked a lot better than
13 the ordinance --

14 BOARD MEMBER PHOEBUS: You know, it would be a ratable
15 --

16 (Board members all speaking over one another.)

17 CHAIRPERSON O'CONNELL: Folks, before we go any
18 further, the Board Attorney has requested to address us on a
19 matter here.

20 MR. BRIGLIADORO: Thank you, Mr. Chairman. This has
21 really nothing to do with this Board, but it's an issue that
22 popped up recently, and what we're doing basically, is in our
23 office the Board Attorneys for each board is taking an
24 opportunity to remind the Board members about certain things.
25 And I am prefacing it by saying it has -- you know, it has

1 nothing to do with this Board, but we're kind of explaining,
2 we're taking the opportunity to talk to all of our boards about
3 certain things.

4 Sometimes applications that come before the Board
5 evoke a lot of public interest, and when you have matters of
6 significant public interest, and a lot of members from the
7 public attend the Board hearings, the Board just needs to be
8 reminded of a few things.

9 One, when you're up here as a member of the Board,
10 this Board sits as a quasi-judicial body, and that the Board
11 acts as a body, and the Board hears testimony and reviews plans
12 and looks at reports and listens to the testimony from
13 witnesses, and the Board ultimately is going to make a decision
14 on whatever comes before it. And in a way, the Board is
15 similar to either a judge sitting in court that hears a case
16 and has to make a decision on it, and those decisions are made
17 based on what's presented here before the Board, and it's based
18 on the reports and everything that is a matter of the public
19 record.

20 Sometimes what happens is Board members, especially
21 today with e-mail and the like, and blogs and things of that
22 nature, sometimes the Board lose sight of the fact that they
23 are a Board member and they're supposed to be neutral and
24 detached and make a decision on a matter at the end of the
25 matter. And if they're on the Internet and they see things

1 being said about particular applications, they weigh in on it.
2 And we have had this issue, and, again, this has nothing to do
3 with -- and I'm not speaking because of anything that I'm aware
4 of that's happened here with this board, but it is something
5 that I'm aware of that happened with a different board in a
6 different county, and as a result of that, we have decided in
7 our firm that we want to talk to all our boards just to remind
8 them of what their role and responsibility is.

9 Okay, so, I don't want anybody to think that there is
10 something specific here that I'm addressing, because I'm not.
11 I just want to again remind the Board of its role.

12 So, that being said, if you're in a position where
13 you're on the Internet and people are talking about something,
14 and let's say, you know, it happens in Andover, you, as a Board
15 member, you shouldn't get involved with that. Because it could
16 take the Board, it could take your ability to sit on the Board
17 in regard to that application. And if it happens over and over
18 again, you may not be able to serve on the Board.

19 And I know, obviously, Bridgeway, and I shouldn't even
20 mention that, but now it's been withdrawn, but as an example
21 that a lot of members from the public were interested in, and I
22 know we have some other applications coming up that have seemed
23 to be generating a lot of public interest.

24 So, I just want to basically remind the Board to
25 remember what your function is, what your role is here as you

1 sit here as a Board member. In effect, you're kind of sitting
2 as a Judge. So, you should base your decision on the plans,
3 the reports, the testimony, and once that's all done. And
4 these are things that, as a juror is not supposed to discuss
5 the case with another juror, the Board member should not be
6 discussing any of these applications. Any discussions should
7 be here as a member of the Board, with all the other Board
8 members present in a public forum.

9 So, I just wanted to get that out there and just
10 remind everybody what their roles are.

11 CHAIRPERSON O'CONNELL: Thank you very much. Anybody
12 have any other questions?

13 BOARD MEMBER PHOEBUS: I would like to ask the Chair
14 tonight to form a site plan or a committee that we used to have
15 that these applications that are large applications can go to
16 prior to coming here, so that if we, our professionals, have
17 questions for these larger applications, because we're going to
18 be getting one, that those questions can be answered
19 satisfactorily they get to here, so that the process for these
20 larger applications, can move at a better pace through this
21 Board. And I think it would just really help some of these
22 bigger applications, if they could go through that.

23 CHAIRPERSON O'CONNELL: Which subcommittee are we
24 talking about regenerating? What was the name?

25 MR. BRIGLIADORO: It was probably a site plan or a

1 subcommittee --

2 BOARD MEMBER PHOEBUS: Site Plan Review Committee.

3 MR. BRIGLIADORO: Yes.

4 CHAIRPERSON O'CONNELL: Okay, let us create a Site
5 Plan Review Committee.

6 BOARD MEMBER PHOEBUS: And just one more thing:
7 remember the professionals that serve on the Site Plan Review
8 Committee are paid by the applicant because they have to put up
9 an escrow account. So, that it wouldn't be coming out of our
10 budget, it will come out of their escrow account.

11 CHAIRPERSON O'CONNELL: Okay. Since I usually read, I
12 will volunteer to be on this Committee also.

13 UNIDENTIFIED MALE: Can I get a little more
14 clarification on this first?

15 CHAIRPERSON O'CONNELL: In the old days, back when I
16 had most of my hair, there were several different ways of
17 looking at it. We had what was called the "Site Plan Review
18 Committee," there was a Concept Committee, it was all worked in
19 the same way. We would have an applicant come in, and actually
20 in those days we didn't even involve the professionals yet, but
21 we would have an applicant come in with their plans, and we
22 would sit down and go over them with them. Try to bring them
23 in the complaints, show them from our perspective what
24 questions as a Board member I would have. Why are you doing
25 this? You know, just an overall review of the site plan.

1 There was no authority, there was no power in it. But it gave
2 the applicant a tremendous amount of input and insight, and
3 saved them having to go through a lot of revisions.

4 BOARD MEMBER PHOEBUS: And sometimes a lot of money.

5 CHAIRPERSON O'CONNELL: Well, it's all money involved
6 here, because it did expedite the plans once they came in, the
7 application came in the hearing. Because this would be before
8 even its gone through completeness review.

9 UNIDENTIFIED MALE: And legally a subcommittee can
10 meet with an applicant like that?

11 CHAIRPERSON O'CONNELL: Yes.

12 BOARD MEMBER PHOEBUS: And sometimes what happens is,
13 in some of these applicants, they would like to know if -- you
14 know, if what they're planning to do meets what the town has in
15 mind for this particular project. Or, you know, they may ask
16 what type of zoning we have. And you know, it just makes it --
17 it just makes it a better application, because then they get to
18 us, and if they need the engineer's input, they've already got
19 that, so they know they have to conform to the noise ordinance,
20 or they know they have to conform to whatever other ordinances
21 that we have, so that they are prepared to do so. So, that it
22 doesn't continue to take meeting after meeting after meeting,
23 for them to get through this, you know?

24 UNIDENTIFIED MALE: Okay.

25 MR. BRIGLIADORO: There are a couple of different ways

1 to go about it. One way is, sometimes you just have the
2 professionals meet with the applicant. And, again, it's a
3 situation where either the application is about to be filed, or
4 the application is just filed and before it comes to the Board,
5 it's able to be looked at by either the professionals or a
6 committee, like Gail was speaking about. Where maybe you have
7 one or two Board members, because you have to be careful that
8 you can't have a quorum.

9 BOARD MEMBER PHOEBUS: Right.

10 MR. BRIGLIADORO: So, if you have one or two Board
11 members, plus Board professionals, you can sit down with an
12 applicant and before he goes through 20 sets of plans, and
13 designs the whole thing and it's heard by the Board, you can
14 come in with, you know, a couple sets of plans and so it can be
15 reviewed. And it is a more cost-effective way to do it.

16 BOARD MEMBER PHOEBUS: Right.

17 MR. BRIGLIADORO: Because the applicant -- for the
18 most part, applicants are coming in thinking that they have a
19 plan that's well written, conforms to the ordinance and they're
20 ready to go, and then when you start talking to the Board
21 members and the Board's professionals, they can go through it
22 and say, well, what about this? And why is that there? And
23 suppose you move the driveway here, or did you ever think of
24 that, or did you ever consider that. And a lot of times, not
25 that you want to redesign a project for an applicant, but the

1 comments are often helpful, and it gets the applicant on the
2 right path.

3 BOARD MEMBER PHOEBUS: Right.

4 MR. BRIGLIADORO: And if you have one, and sometimes
5 they'll come back for a second meeting. They say, look, we
6 loved your ideas. We went back, we redesigned it, what do you
7 think of this? And let's say that looks pretty good. Then
8 they'll finalize it and come into the Board. Now at least they
9 have a sense of they should be farther along, because they've
10 met with the Board's professionals, they've gone through the
11 ordinance, they have a better handle and feel for what the
12 Board is looking for, and it should theoretically streamline
13 the process.

14 BOARD MEMBER PHOEBUS: And I personally think it
15 should be just the professionals. Because we had this at one
16 point and it had Board members on it, and it was not working
17 that well. But I think that if it's just the professionals,
18 they're coming from a very objective view, so they're not
19 coming from how we see it. And, you know, we need to be -- as
20 Rich said, we have to be very fair up here. We can't take
21 sides up here. So, I think that this Committee should be based
22 on the professionals. And if the applicant would like to meet
23 with them, not all of our applicants are going to want to do
24 this. But I think you're going to have some of them that will
25 want to do this because it will help them and will probably be

1 very cost effective. And in some times, you know, they know
2 exactly then what professionals they need to bring in here for
3 us to hear. Because our professionals kind of know what we're
4 going to ask.

5 UNIDENTIFIED MALE: Would we have the opportunity to
6 say, you know, if one of the Board members wanted to sit in,
7 just to hear how it goes? You know, not necessarily sitting
8 there asking questions, but just learning from the process, as
9 well? I mean, I would like to have that opportunity. Not
10 every one, but at least to see how it works.

11 CHAIRPERSON O'CONNELL: Like I said, back when we had
12 it before, it was actually only by the Board members. Before
13 it went to the professionals. Having professionals in this day
14 and age, with the additional regulations that have occurred
15 since I sat up here, I agree that professionals should be in on
16 it, but I think Board members should participate. In fact, I
17 think it would probably be a good idea to rotate the Board
18 members that everybody gets a taste of it, because it's a
19 tremendous learning experience to look at a raw plan, and to
20 work on -- not work on it per se, but to work with the
21 applicant and discuss it. You can learn a tremendous amount,
22 even just reading maps and so forth.

23 UNIDENTIFIED MALE: Right.

24 CHAIRPERSON O'CONNELL: So, I believe it's beneficial
25 to have the Board members there for input and for their

1 education. And maybe we'll do it on a rotational basis.

2 Because I think the maximum we could have is three people there
3 at this point.

4 BOARD MEMBER HUELBIG: Well, I was on the Board the
5 last time we had this and it did become problematic.

6 BOARD MEMBER PHOEBUS: There really did --

7 BOARD MEMBER HUELBIG: Because we had a couple of
8 members that were on it that were really -- I don't know what
9 the right term would be, but I mean, they had too much of an
10 impact on what the developers wanted to do. And their own
11 agenda and they were too influential on projects, and projects
12 that might have happened, but because of their involvement
13 didn't.

14 So, you know, it's a real difficult position on this.
15 And even with professionals, let's face it, with our economy
16 and all, professionals, they earn their money through being
17 professionals, you know? And they're certainly going to look
18 to a project for their own benefit, too.

19 So, you know, this is my own off-the-cuff feeling
20 about it, but I'm not necessarily, you know, sort of -- a
21 little bit more neutral. I know on the members being involved,
22 I think it's just -- I don't know if it really could be
23 workable, because it just has -- the individuals involved have
24 too much influence over what comes before the Board.

25 BOARD MEMBER PHOEBUS: And not every applicant has to

1 go through this. It's very optional. It's very optional.

2 CHAIRPERSON O'CONNELL: But if we rotate the Board
3 members, no one Board member is going to be able to impose
4 their will upon anything. In fact, that's what Mr.
5 Brigliadoro's reminder of our roles and functions and
6 impartiality, we had better not be bringing undue influence on
7 anything.

8 BOARD MEMBER PHOEBUS: Mm-hmm.

9 CHAIRPERSON O'CONNELL: Okay, we will create the
10 subcommittee and we will wait until we see when the first
11 applicant wants to use us. So, it's available. Should we do
12 that by a motion, to create the subcommittee.

13 UNIDENTIFIED MALE: I will make that motion.

14 CHAIRPERSON O'CONNELL: Okay.

15 UNIDENTIFIED MALE: Second.

16 CHAIRPERSON O'CONNELL: My usual first and second,
17 okay. I think we will just do, all in favor?

18 BOARD MEMBERS COLLECTIVELY: Aye.

19 CHAIRPERSON O'CONNELL: Any nays, abstentions?

20 UNIDENTIFIED MALE: I'll abstain.

21 BOARD MEMBER HOWELL: Abstain.

22 CHAIRPERSON O'CONNELL: Okay, two abstains. Okay.

23 BOARD MEMBER BOYCE: I have a question, Mr. Chairman?
24 It would be rotating Board members? Is that going to be how it
25 is going to be written?

1 CHAIRPERSON O'CONNELL: Yes. I think we should rotate
2 the Board members.

3 UNIDENTIFIED MALE: How many Board members do you want
4 to serve on the Committee?

5 CHAIRPERSON O'CONNELL: Two.

6 BOARD MEMBER PHOEBUS: Yes, two.

7 CHAIRPERSON O'CONNELL: Two.

8 BOARD MEMBER BOYCE: So, it's going to be called Site
9 Plan Review?

10 CHAIRPERSON O'CONNELL: Site Plan Review Committee.

11 MR. BRIGLIADORO: I would make it Site Plan and
12 Subdivision Review Committee. Because suppose you have a major
13 subdivision, multiple lots and --

14 CHAIRPERSON O'CONNELL: Okay, works for the title.

15 BOARD MEMBER BOYCE: And how would you do the
16 rotation? How would it work?

17 CHAIRPERSON O'CONNELL: We will start with a coin
18 toss. The first time it comes up. If not, we can try
19 alphabetical. Reverse alphabetical. We will come up with
20 something creative here.

21 Okay, do we have anything else for old and new
22 business at this point?

23 UNIDENTIFIED MALE: Yes, I have a question. The
24 applicant coming up, and like we ended up having not enough
25 adequate space seating?

1 CHAIRPERSON O'CONNELL: Mm-hmm. That can happen at
2 any point in time.

3 UNIDENTIFIED MALE: Like now Cambridge is coming, will
4 it be adequate?

5 CHAIRPERSON O'CONNELL: We'll let you know.

6 MR. BRIGLIADORO: We'll see what it looks like.

7 UNIDENTIFIED MALE: That was going to be my question.

8 Knowing how much the public is interested in the Cambridge
9 Paving, I mean it's not just an application that's coming.

10 MR. BRIGLIADORO: I don't know if we should -- let's
11 not use that name. Just say a significant application where we
12 have more people than this room can accommodate.

13 UNIDENTIFIED MALE: Right.

14 MR. BRIGLIADORO: Any application like that.

15 UNIDENTIFIED MALE: Where it's anticipated. It's not
16 just that we're -- like the one previously that decided to
17 withdraw their application, we didn't know until all of a
18 sudden the amount of people that showed up that the room was
19 not adequate.

20 For an application that is coming up, we are fairly
21 certain because the applicant was before us for other things in
22 the past, that we anticipate that there may be a large crowd
23 that this room will not be able to handle, knowing that, should
24 we consider moving that meeting to a different location?

25 CHAIRPERSON O'CONNELL: That would have to go through

1 the entire renoticing and everything else, to change the
2 locations.

3 UNIDENTIFIED MALE: But you often have two weeks,
4 right? That's not enough time?

5 BOARD MEMBER HOWELL: Well, that's an expense. I
6 mean, we have to renotice. Not only do we have to renotice, we
7 would have to -- the applicant would have to renotice.

8 MR. BRIGLIADORO: And again, I don't want to speak to
9 any particular application.

10 BOARD MEMBER HOWELL: The hypothetical applicant.

11 MR. BRIGLIADORO: Hypothetically, you're right. Any
12 applicant that is serving notice for a hearing, is doing it
13 based on a hearing being held here. So, if the venue was going
14 to change, that information would have to be communicated to
15 the applicant so the applicant could change the notice for the
16 new venue.

17 Now, I could tell you, I had an application one time
18 in Hopatcong. We were all ready to go. We went to the
19 hearing, the room was too crowded, people were in the hall,
20 that was the end of the hearing that night, it was agreed that
21 we would go to the high school. So, we had a renotice and we
22 showed up at the high school with 300 people there.

23 UNIDENTIFIED MALE: That's just the way it is.

24 MR. BRIGLIADORO: That's the way it is.

25 BOARD MEMBER HOWELL: Plus, we still have the problem

1 with the equipment.

2 BOARD MEMBER PHOEBUS: Yes, that's a big problem.
3 Because you have to be able to have the correct equipment to
4 record all of this and the town just doesn't have that.

5 UNIDENTIFIED MALE: Well, we were just going to do it
6 for another application, that was withdrawn.

7 BOARD MEMBER PHOEBUS: Well, that was -- we had to
8 call Lafayette. Lafayette had to find out where their
9 equipment was, and --

10 MR. BRIGLIADORO: It was a long process.

11 UNIDENTIFIED MALE: So, rather it's better that even
12 knowing that it's probably it's probable -- not that it might
13 happen, it's probable, we still will have to wait until we see
14 how many people show up?

15 CHAIRPERSON O'CONNELL: At this point, yes.

16 UNIDENTIFIED MALE: Okay.

17 BOARD MEMBER PHOEBUS: Yes.

18 CHAIRPERSON O'CONNELL: At this point, yes.

19 Anything else, Board members?

20 BOARD MEMBER MELFI: Yes, Mr. Chairman, I know with
21 Linda leaving, what is our status on the subcommittee for the
22 property maintenance?

23 BOARD MEMBER PHOEBUS: Yes, we just discussed that,
24 Rick.

25 CHAIRPERSON O'CONNELL: That's what we were just

1 talking about. The ordinance --

2 BOARD MEMBER PHOEBUS: I haven't heard anything.

3 CHAIRPERSON O'CONNELL: We don't know where that
4 stands right now, because the secretary had been handling
5 putting that together for us, and we don't know what the status
6 is. So, it hasn't been introduced. It hasn't even come out in
7 the draft copy.

8 BOARD MEMBER MELFI: Okay, so, what's the next steps
9 for that?

10 CHAIRPERSON O'CONNELL: I think I will be down here
11 tomorrow talking with Peter to see if we can find if anything
12 had been done with it, if it's on the computer, or what the
13 status is.

14 BOARD MEMBER MELFI: Okay.

15 CHAIRPERSON O'CONNELL: Because that is a matter we do
16 want to expedite and get on the books.

17 BOARD MEMBER HOWELL: I have a question. Doing spring
18 cleaning at the house and getting rid of a lot of plans from
19 applications that have been passed and whatever, I thought at
20 one point we had discussed accepting smaller maps, that we
21 would not need these gigando maps. Is this being told to the
22 applicants, that they don't have to come up with, you know,
23 maps that are five feet by five feet? And that --

24 CHAIRPERSON O'CONNELL: That depends somewhat on the
25 size of the lot. Because in one instance we just waived the

1 size of the maps, because of the size of the property.

2 BOARD MEMBER HOWELL: Mm-hmm.

3 CHAIRPERSON O'CONNELL: Because, again, you don't know
4 the size of an application when it's being developed until it
5 comes in.

6 BOARD MEMBER HOWELL: But the applicant knows the size
7 of the application. So, if they knew that they didn't have to
8 provide huge maps, maybe they would come in with the smaller
9 maps.

10 MR. BRIGLIADORO: That's a good point. There are
11 certain boards that I am aware of that what they do is, they'll
12 say of the full-size plans, maybe you'll get five or six of the
13 full-size plans, but for all of the Board members sitting at
14 the dais, rather than have everybody with a big thick stack of
15 plans, trying to open them and flipping them over, and the
16 plans are, you know, you bump into your neighbor and everything
17 else.

18 A lot of the Boards -- I shouldn't say a lot, but
19 there are boards that prefer that the plans be a reduced size.

20 BOARD MEMBER HOWELL: That would be easier.

21 CHAIRPERSON O'CONNELL: That's all driven by our
22 ordinances though. You have to take an ordinance review and
23 change of ordinances --

24 MR. BRIGLIADORO: For the checklist and submission --

25 CHAIRPERSON O'CONNELL: Right.

1 BOARD MEMBER HUELBIG: I was thinking it would be in
2 that review site plan -- you know, you could say something at
3 that time. But you're saying it has to be an ordinance?

4 CHAIRPERSON O'CONNELL: It's dictated by ordinance.

5 MR. BRIGLIADORO: With respect to the checklist
6 requirements, because it tells you how many plans. One of the
7 other things -- and, again, this is an idea that I ran into
8 from one of the other boards -- what they would do is, they
9 would say the initial submission, you would let's say only
10 submit like five sets of plans.

11 BOARD MEMBER HOWELL: Mm-hmm.

12 MR. BRIGLIADORO: Once it's deemed complete and ready
13 to go to a hearing, then you could submit the rest of the
14 plans, because the municipality was running out of room to
15 store all of this stuff. I'm just saying, if you submit 20
16 sets of plans and then they're all revised and you need 20 new
17 sets of plans, where are you going to store all of this stuff?
18 The other thing is, you can have electronic submissions, too.

19 So, I mean, those are just different ideas on how to
20 handle something. Bill, do you have, in your experience from
21 the engineering standpoint?

22 MR. MORAN: Yeah, we've done submissions where we've
23 submitted like three or four full-sized sets, and everybody on
24 the Board gets 11 by 17s. You're talking some big plans.
25 That's some significant reproduction costs there that could

1 save the applicant money.

2 MR. BRIGLIADORO: Right.

3 CHAIRPERSON O'CONNELL: Yes, but out of curiosity, if
4 you're getting, what did you say, 11 by 17?

5 MR. MORAN: Yes.

6 CHAIRPERSON O'CONNELL: Does that come with a
7 magnifying glass or a microscope? There is a diminishing
8 return to the Board, too, on that.

9 MR. MORAN: I've seen some checklists that say, so
10 that the plans are legible. It's you know, 24 by 36, 11 by 17.

11 CHAIRPERSON O'CONNELL: Well, I mean, we can create
12 another subcommittee now to start working on our ordinance and
13 checklist, to come up with communications for that type of
14 activity to save both the applicant money, and for ourselves
15 for eyestrain and weightlifting. So, I mean, we got a couple
16 of volunteers?

17 UNIDENTIFIED FEMALE: I wish could.

18 CHAIRPERSON O'CONNELL: We will take it under
19 advisement at this point. We will see what can be done.
20 Because we're going to have to come up with a plan and present
21 it to the Township Committee here. Because they're going to
22 have to fund the ordinance changes and what we're going to do.

23 UNIDENTIFIED MALE: Somebody has to put together what
24 we're going to submit to the town for the Board to look at.

25 CHAIRPERSON O'CONNELL: Well, my feeling would be,

1 yes. What we should do is look at the checklist, look at our
2 existing ordinances. Anything saying to scale -- equals 500 or
3 whatever, should that be adjusted, or should we go with
4 something with only five sets, whatever number of full sets of
5 plans that reduced -- there is various options available to us
6 or a hybrid thereof.

7 UNIDENTIFIED MALE: What I will do is, if I have the
8 time, I will check with the secretary of what the checklist is,
9 and then compare it to what we can do?

10 BOARD MEMBER PHOEBUS: Yeah, I think we ought to just
11 table it until we get the Land Use Board Secretary in place and
12 she has the time to adjust the schedule that she will be on.
13 And then I think we could present something to her.

14 UNIDENTIFIED MALE: And she might suggest --

15 BOARD MEMBER PHOEBUS: Yes, she might, how she would
16 like to see things done.

17 UNIDENTIFIED MALE: I would be willing to go over it
18 with her and then --

19 CHAIRPERSON O'CONNELL: Thank you.

20 BOARD MEMBER PHOEBUS: I do have one other news,
21 because I sit on the County Planning Board, and the County
22 engineers are going to start the Newton-Sparta Road in 2012.
23 So, that means the turning lanes are going to go in. They are
24 going to put a light at Yates and whatever they propose to do
25 will start in 2012.

1 CHAIRPERSON O'CONNELL: That gives me a year to sell,
2 so I can run away and save my back yard.

3 UNIDENTIFIED MALE: Do you know if there is any
4 proposed underground utilities or anything that's going to be
5 done as a result of while they're doing this, like they're
6 incorporating that, as well?

7 BOARD MEMBER PHOEBUS: As of yet, no.

8 CHAIRPERSON O'CONNELL: The original plans when they
9 presented them down there at the school a couple of years ago,
10 just had the poles being moved.

11 UNIDENTIFIED MALE: Just to widen the road.

12 BOARD MEMBER PHOEBUS: They're going to put turning
13 lanes in and they're going to put some lights in where they
14 think that, you know, lights are needed, additional.

15 BOARD MEMBER PATTISON: There is no widening down by
16 Limecrest, is there?

17 BOARD MEMBER PHOEBUS: If I remember correctly, no.
18 But the county considers, I mean they are very clear that
19 Limecrest Road is an industrial road and that it shall be used
20 as an industrial road.

21 UNIDENTIFIED MALE: It's a county road.

22 BOARD MEMBER PHOEBUS: It's a county road and they
23 consider that an industrial road, and they have approved a lot
24 of applications on Limecrest Road in Sparta that are going to
25 generate a lot of trucks on that road.

1 UNIDENTIFIED MALE: Do you know if they're considering
2 to put a light at Stickle Pond and 206 on this end? I'm sorry,
3 Stickle Pond and Newton-Sparta Road?

4 BOARD MEMBER PHOEBUS: No, it's going to be at Yates.
5 Only at Yates.

6 UNIDENTIFIED MALE: Only Yates --

7 BOARD MEMBER PHOEBUS: That's correct. It's only
8 going to be at Yates because of sight distances.

9 UNIDENTIFIED FEMALE: So, where does the turning lane
10 start? Like does it go from Limecrest all the way down to
11 Newton border or --

12 BOARD MEMBER PHOEBUS: Well, I'm sure we'll see the
13 plans when they come in, but they're going to start, according
14 to them, in 2012.

15 UNIDENTIFIED MALE: They were here for hours last
16 time, if you remember?

17 BOARD MEMBER PHOEBUS: Yeah, they'll come and tell
18 you.

19 UNIDENTIFIED MALE: The plans are posted on the County
20 website, if you're interested.

21 BOARD MEMBER PHOEBUS: Yes.

22 CHAIRPERSON O'CONNELL: Thank you.

23 UNIDENTIFIED MALE: Thank you.

24 CHAIRPERSON O'CONNELL: Then we need a motion to pass
25 the bills and pay the vouchers here.

1 UNIDENTIFIED MALE: I had a question, there were
2 supposed to be in the corner the voucher number stuff, and a
3 lot of them don't have that.

4 BOARD MEMBER HOWELL: There is no account numbers on
5 it.

6 UNIDENTIFIED MALE: There is no account numbers on the
7 vouchers.

8 BOARD MEMBER HOWELL: On the vouchers, most of them.

9 UNIDENTIFIED MALE: The bottom two have them but not
10 the top. There is no numbers on them.

11 UNIDENTIFIED FEMALE: Up in the upper right-hand
12 corner.

13 UNIDENTIFIED MALE: I was told to look for that.

14 CHAIRPERSON O'CONNELL: You're right, and this could
15 be a matter of the fact that we're in transition.

16 UNIDENTIFIED MALE: That's what I figured. That's
17 what I figured.

18 CHAIRPERSON O'CONNELL: So, yes, you're right. I
19 notice on the first two at the account.

20 UNIDENTIFIED MALE: Does that mean that we can still
21 vote on them or not?

22 CHAIRPERSON O'CONNELL: I would say that we could
23 probably vote on them, because we've read what the charges
24 were. That's the correlation to the account, and that's going
25 to have to be worked out before they are paid. So, if we don't

1 take action then nothing could be done until after May 3rd,
2 plus those bills.

3 UNIDENTIFIED MALE: Yes, I just questioned it.

4 CHAIRPERSON O'CONNELL: Yes, very good. I hadn't even
5 noticed that.

6 Do we have a motion to pay the bills?

7 BOARD SECRETARY: Yes.

8 UNIDENTIFIED MALE: Yes.

9 CHAIRPERSON O'CONNELL: Okay, I'm sorry. And we had a
10 second?

11 BOARD MEMBER HOWELL: I will second it, yes.

12 CHAIRPERSON O'CONNELL: Okay. Roll call, please.

13 BOARD SECRETARY: Ms. Boyce.

14 BOARD MEMBER BOYCE: Yes.

15 BOARD SECRETARY: Ms. Howell.

16 BOARD MEMBER HOWELL: Yes.

17 BOARD SECRETARY: Mr. Huelbig.

18 BOARD MEMBER HUELBIG: Yes.

19 BOARD SECRETARY: Ms. Phoebus.

20 BOARD MEMBER PHOEBUS: Yes.

21 BOARD SECRETARY: Mr. Melfi.

22 BOARD MEMBER MELFI: Yes.

23 BOARD SECRETARY: Ms. Kretzmer.

24 BOARD MEMBER KRETZMER: I have to abstain from the
25 Master re-org. Yes, other than that.

1 BOARD SECRETARY: Okay. Ms. Pattison.

2 BOARD MEMBER PATTISON: Yes.

3 BOARD SECRETARY: Mr. Bensley.

4 BOARD MEMBER BENSLEY: Yes.

5 BOARD SECRETARY: Mr. Messerschmidt.

6 BOARD MEMBER MESSERSCHMIDT: Yes.

7 BOARD SECRETARY: Mr. Roberts.

8 BOARD MEMBER ROBERTS: Yes.

9 BOARD SECRETARY: And Chairman O'Connell.

10 CHAIRPERSON O'CONNELL: Yes. And the last action for

11 this evening is the adjournment.

12 BOARD MEMBER HOWELL: I'll move.

13 BOARD MEMBER PATTISON: Second.

14 CHAIRPERSON O'CONNELL: All in favor?

15 BOARD MEMBERS COLLECTIVELY: Aye.

16 CHAIRPERSON O'CONNELL: Any abstentions? Any nays?

17 Thank you all.

18 (Proceedings concluded.)

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C E R T I F I C A T I O N

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I, ERICA L. VAN OSTRAND, certify that the foregoing is a correct transcript from the electronic sound recording of the proceedings in the above-entitled matter.

Erica L. Van Ostrand, CERT**D-521

October 18, 2011