



Netcong Borough Planning Board
23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
June 24, 2024

CALL TO ORDER:

Mrs. Vervaet called the meeting to order at 7:30pm.

FLAG SALUTE:

Mrs. Vervaet led everyone in a flag salute.

OPEN PUBLIC MEETING ACT NOTICE:

The Board Secretary read the following into the record:

Adequate notice of this meeting as defined by the “Open Public Meetings Act” has been provided by posting a notice of said meeting in the space provided for such announcements at the Borough Hall on January 23, 2024, publishing a notice in the Daily Record, the official newspaper of the Borough on January 29, 2024, and filing a notice with the Clerk of the Borough of Netcong on January 23, 2024.

ROLL CALL:

Elmer Still, Mayor – Present

Wayne Anthony – Absent

Joseph Albensi – Present

David Benson – Present

Jerry Stevens – Present

Ben Dellamo – Absent

Kelly Stephens – Present

Brian Shubert – Present

Brett Conrads - Present (7:36pm)

Theresa Vervaet – Present

ALSO PRESENT:

Richard Brigliadoro, Esq.

Kevin Nollstadt, PE

Stephanie Pizzulo, Secretary

MINUTES: May 20, 2024

A motion to approve the minutes of the May 20, 2024 meeting was made by Mayor Still and seconded by Mr. Stevens. Roll Call: Elmer Still – yes, Joseph Albensi – yes, Kelly Stephens – abstain, David Benson – abstain, Jerry Stevens – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.



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CORRESPONDENCE:

- 1.) Resolution of the Borough Council of the Borough of Netcong, Morris County,
Designating Rock Solid Built, LLC as the Redeveloper of Block 15, Lots 29-33

A motion to accept the correspondence was made by Ms. Stephens and seconded by Mayor Still. Roll Call: Elmer Still – yes, Joseph Albensi – yes, Kelly Stephens – yes, David Benson – yes, Jerry Stevens – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS: None.

ORDINANCES: None.

COMPLETENESS ONLY:

2.) The Allen Hill Manor Block: 11 Lot: 6 Application # 24-05
The applicant proposes the replacement of the 200-year-old plus Hugh Allen Mansion with a new 8-unit residential building essentially on the same footprint as the existing structure. The rear garage will be removed to allow all on-site parking for the new building. A use variance will be required under Section 194-63(B)(8) for apartments on the first floor of the building.

Mayor Still, Mr. Albensi and Mr. Stevens recused themselves for this application and left the dais.

Mr. Nollstadt went over the Board Engineer's report and said they are requesting testimony on the deed restrictions on the property and that the proposed impervious coverage does not increase and trigger stormwater management regulations.

A motion to deem the application complete was made by Ms. Stephens and seconded by Mr. Shubert. Roll Call: Kelly Stephens – yes, David Benson – yes, Brett Conrads – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

The Board scheduled a hearing date for July 22, 2024.



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Mayor Still, Mr. Albensi and Mr. Stevens returned to the Board.

HEARINGS:

1.) Mountain View at Netcong Urban Renewal Block: 26 Lots 6 & 10
Application # 24-04

The applicant seeks preliminary and final site pal approval and preliminary major subdivision approval for the purposes of effectuating the provisions of the Redevelopment Plan and Agreement. The applicant is proposing the construction of 64 market rate townhouse units, comprising of two-bedroom units, as well as 12 senior affordable multi-family units that will contain one-bedroom units. The applicant is proposing a major subdivision.

Mr. Richard Schneider, Esq., of the law firm Vogel, Chait, Collins & Schneider was the attorney for the applicant. He said they were before the Board in May at which time the application was deemed administratively incomplete. The applicant had addressed those items and was present to proceed with a completeness determination and a public hearing.

A motion to deem the application complete was made by Mayor Still and seconded by Mr. Conrads. Roll Call: Elmer Still – yes, Joseph Albensi – yes, Kelly Stephens – yes, David Benson – yes, Jerry Stevens – yes, Brett Conrads – abstain, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

Mr. Schneider gave a brief history of the property and said it has frontage on Route 46 and limited frontage on Church Street. He said the Borough Council referred the property to the Board for a non-condemnation Area in Need of Redevelopment determination. The Board made the determination that the property did qualify as an area in need of redevelopment and the Borough Council accepted that recommendation. He said a redevelopment plan ordinance was adopted which set up the permitted uses, bulk and architectural standards. He said the application is in full compliance with the ordinance with the exception of one minor technical exception. Mr. Schneider said a redevelopment agreement was executed between the Borough and the Applicant. He said the redevelopment plan authorizes the construction of 64 market rate townhouses and 12 age restricted affordable units. He said there is a 40-foot distance from the townhouse and the boundary of the redevelopment plan which they do meet. He said the application is for preliminary and final site plan approval, preliminary subdivision approval, one ‘c’ variance and one RSIS waiver.



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Mr. Briigliadoro swore in Mr. Daniel Sehnal, P.E., of Dynamic Engineering. Mr. Sehnal gave his qualifications, which were accepted by the Board.

Mr. Sehnal explained sheet 2 of the plan set submitted with the application. He said the map was an aerial of the property. He testified that the lot is irregularly shaped, lot 6 is the larger lot consisting of 10.2 acres, lot 10 is the residential lot consisting of 2.5 acres and the overall size of the lot is 12.7 acres. He said to the north is Route 46, to the south are single family residential uses, to the west are single family residential uses, to the east is St. Michael's Church. He said the area is walkable and has a train station. He said the existing driveway onto Route 46 was constructed with a DOT permit and there is access out through Church Street. He said Lot 6 is currently a paved parking area and circulation drives associated with the church. There are approximately 95 delineated parking spaces in the upper parking area and 32 spaces within the church parking area. Behind the school is a triangle area that does not have any delineated parking spaces. There are existing Stormwater facilities, which he explained to the Board. There is existing lighting throughout the parking areas, existing St Michale's Church sign, open space and a wooded area. He said lot 10 consists of a single-family residential dwelling; lot 6 is about 11% impervious surface coverage and the single-family residential lot is about 17% impervious surface coverage. The majority of the site is steep slopes and slopes from south to north and the very highest part of the site is about 126-foot difference. There are stone retaining walls that tier the parking. He explained the easements associated with the site and explained the environmentally sensitive deed restricted area and two 9-foot-wide access easements to the benefit of lots 5 and 7. All easements will remain. He said a school was approved but never constructed.

Mr. Sehnal presented a map entitled "Subdivision and Easement Exhibit" dated June 24, 2024, which was marked and entered as exhibit A-1. He said the map denotes the proposed subdivision. He said they are creating four new lots. Proposed lot A will be the family housing development which will be 7.98 acres, proposed lot B is existing Lot 10 which is the residential dwelling, and which will be shrunken down to 1.04 acres, proposed Lot 6.02 will be open space with no proposed development and proposed lot 6.03 will be for the church to use as a parking area. He said they are proposing a 4-foot-wide drainage easement which will benefit the church, a proposed 4-



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foot-wide drainage easement which will benefit the proposed residential development, a 20-foot-wide access easement and a 10-foot-wide utility easement. There will be a proposed public access easement, and two existing easements associated with the driveways for lots 5 & 7.

Mr. Sehna presented a map entitled "Overall Site and Subdivision Rendering" dated June 24, 2024, which was marked and entered as exhibit A-2. He said it was a colorized version of the overall site plan, which was placed on an aerial background. He said they are proposing townhomes and senior affordable units. He explained the site to the Board.

Mr. Sehna presented a map entitled "Site Plan Rendering" dated June 24, 2024, which was marked and entered as exhibit A-3. He said it was a color version of the site plan submitted with the application. He explained the map to the Board. He said they are providing five different models of townhome buildings making up 20 separate buildings, which contain 2 to 4 units each for a total of 64 market rate townhomes. They will all be 3.5 stories, all less than 45 feet in height, all two-bedroom and 2.5 bath. The majority have two car garages, with 12 units having a single car garage. The senior affordable building will be three stories tall, about 38 feet in height, all one bedroom, one bathroom, the footprint of the building is just over 6,000 square feet, with 12 units and 12 parking spaces under the building and a 10X20 maintenance shed. Access to the site will remain the same and the 24-foot-wide driveway off of Route 46 will remain unchanged. Mr. Sehna said they are seeking a letter of no interest from the DOT because they are not changing anything. The 24-foot-wide access to Church Street will remain unchanged and will provide access to the church. They are proposing a 20-foot-wide grass paver emergency access out to Church Street. It will support the weight of a fire truck, will have a gate and Knox box and would be for emergency use only with a sidewalk for public access. There will be no vehicular access to the site from Church Street. The driveway from Route 46 does provide access to the paved parking and circulation areas throughout the site, all paved areas will be bordered by granite block curbing, a 24-foot wide, two-way access throughout the site will be known as Mountain View Lane which would be for circulation around the entire site and three access alleys which will be dead-ends within the site to provide access to the garages. The circulation was designed to accommodate garbage trucks, fire trucks and box type trucks. Trash is located in the maintenance garage with two picks per week. All of the



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townhomes fronting Mountain View Lane will have driveways and the townhomes that do not front Mountain View will have driveways on the alleyways. There will be a total of 236 parking spaces, which includes driveway and garage spaces. They are providing an ADA compliant sidewalk throughout the central portion of the site as well as to a public park. He said they are proposing a sidewalk down Mountain View Lane out to Route 46 as required by the redevelopment ordinance however they requested the Board allow them to remove the sidewalk because it is very steep and becomes a maintenance issue and most of the amenities are towards Church Street. He felt it would not be used very much. Mr. Sehna said they will provide signage by the crosswalks, a public park with a gazebo, a brick paver patio space, amenity space across from the senior affordable building, mailbox locations throughout the site and five fire hydrates. They are removing the existing St. Michael's sign and replacing it with a compliant development identification sign. The existing grading will remain unchanged. They will not be bringing fill to the site, only removing fill from the site. Mr. Sehna explained that some buildings will be built into the site. They are proposing retaining walls which Mr. Sehna explained to the Board. The improvements result in an increase in impervious surface coverage by about 1.8 acres and as a result they are proposing a robust stormwater management system.

Mr. Sehna presented a map entitled Church Parking Exhibit which was part of the submitted plan set. He said as part of the redevelopment plan, they are required to provide 119 parking spaces for the church. He said the existing parking area has 32 spaces. The triangular shaped paved area which currently has no delineated parking spaces, is proposed to be regarded, delineated will provide 46 spaces. Along the north side of the school building there are 9 existing spaces which will remain. Parking areas D & E will remain unchanged. Further down is Block 25, Lot 1.01, which will be restriped to provide 18 spaces. They have a total of 119 spaces.

The redevelopment plan does provide new zoning regulations associated with this development, and they largely comply with all of the bulk requirements and a majority of the setback requirements except for the setback from the existing residential dwelling where forty feet are required. Mr. Sehna said two of the buildings and the elevated decks are within the 40-foot setback. He said they could slide the two buildings forward and comply; however, they felt the uniformity of the buildings would look better. He said they are seeking a design waiver from the RSIS requirement for



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sidewalks along streets with non-parallel parking. He said the cross walk cannot be behind the parked cars so that cars are not backing over the cross walk. He explained where this condition is proposed within the site. He felt it was not significant because it was not a commercial site and there would be limited foot traffic in those areas. He said they could comply by wrapping the sidewalk around the parking spaces. He said they do comply with the parking requirements and explained the parking requirements and have a total of 236 of which only 169 are required. He said they are proposing 36 EV spaces which would be located in the garages.

Mr. Sehna said the site is designed to meet Borough and State Stormwater sediment control measures. He explained the requirements, analysis and the three elements of stormwater. He said the basin along Route 46 would remain unchained. Mr. Sehna explained all the utility connections to the Board. There would be a full loop water system around the site for the buildings and the fire hydrants. He said there is a sewer on Main Street and explained the discharge to the sewer. The gas and electricity will come off of Church Street. There would be 21 LED decorative lights mounted at 16 feet throughout the site, 79 building mounted lights and the lights will be on from dusk till dawn and are Dark Sky compliant. He said they will use various colors and types of planting in the landscaping which would provide buffering from surrounding residential areas and roadways.

Mr. Schneider said they would, as a condition of an approval, comply with the requested items in the Fire Official's report except that the EV charging stations would be in the garages.

Mr. Nollstadt asked about parking area C. Mr. Sehna said it is an existing parking area. Mr. Nollstadt asked for roadway profiles to which Mr. Sehna said he would provide those. There was a discussion on the existing roadway. Mr. Schneider said they are requesting a waiver for the existing roadway compliance with RSIS and Borough codes. Mr. Nollstadt asked about the plantings around the basin. Mr. Sehna said they could add planting on the berm to shield it however, they do not want to touch the basin or else they would have to bring it up to current standards. There was a discussion on the stormwater flow to the basins.

Mr. Phillips asked for clarification on the access to the church parking lot. Mr. Sehna said there is an existing one-way access drive from the existing



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school building and a two-way access from Church Street. Mr. Phillips said the plan requires 100 spaces and the proposal is for 119 so they have an additional 19 spaces. Mr. Phillips asked about the size of the parallel parking spaces. Mr. Sehnal said the parallel spaces would be narrower than 9 feet and longer than 18 feet. Mr. Phillips said there is an oversupply of offsite parking by doing 19 more than are required however, there is a technical deviation because the 9X18 is required for all of the spaces. Mr. Phillips asked if the spaces in parking areas D & E are 9X18. Mr. Sehnal said he did not measure them but agreed they could potentially need a deviation from the 9X18 requirement. Mr. Phillips felt the applicant was looking for the surplus, but they are also looking for a deviation in the stall size to which Mr. Sehnal agreed.

Mr. Sehnal referred to the May 20, 2024, review report from the Netcong Fire Prevention Bureau and said they would submit a fire lane striping plan, and they would not use combustible mulch around the buildings. He said they would work with the Fire Prevention Bureau.

Mr. Stevens asked if the parking spaces with the crosswalks behind them were for particular units to which Mr. Sehnal said no, they were common area parking spaces for visitors. He said there is no street parking proposed. Mr. Stevens asked for clarification on the parking for the various units. Mr. Sehnal explained where the residents would park.

Mr. Benson asked if there would be changes to the traffic flow on Church Street to which Mr. Sehnal said no.

Ms. Stephens asked about the retaining wall in relation to the residences on Church Street and the landscape buffer. Mr. Sehnal said there is about 8 feet of separation where they would be able to plant landscaping. He explained the location of the retaining wall.

Mr. Conrads said the Fire Marshall had a concern with the EV chargers being inside the garage and asked if they could be located outside. Mr. Sehnal said there is nothing governing that says they are not permitted in the garage however there are building fire codes that need to be adhered to. Mr. Conrads asked about the speed limit on the interior roads. Mr. Sehnal said they would probably be 25 mph, and they were not proposing speed bumps.



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Mrs. Vervaet asked if the roads would be private, to which Mr. Sehnal said yes. Mrs. Vervaet asked if there would be a homeowner's association. Mr. Sehnal said they are all rental units and would have a rental management company. Mrs. Vervaet asked if there would be playground equipment in the open space. Mr. Sehnal said it would be an open public space. Mrs. Vervaet asked about signage for the connecting residential and church parking areas. Mr. Sehnal said the sites are completely separate with no interconnection between the sites. Mrs. Vervaet asked if the applicant had done a traffic study for the movement out of the site onto Route 46. Mr. Sehnal said they are using the existing full movement driveway that was permitted by the DOT. He said the proposed residential use generates less traffic trips than the previously approved use. Mr. Stevens felt the proposed approved school use, as associated with St Michael's Church would have generated less traffic than a typical school or learning center. Mr. Sehnal said it was approved by the DOT and explained how the DOT determines the increase in trip traffic and said they would be reviewing their application for a Letter of No Interest. Mrs. Vervaet was concerned about the sidewalk from Route 46. Mr. Sehnal said they were asking to omit the sidewalk from the design. He said it would be a steep sidewalk that does not comply with ADA standards, and they would need to put up a retaining wall. He felt residents would not use the sidewalk because of the steepness. Mrs. Vervaet expressed a concern with the liability of no sidewalk being in place. Mrs. Vervaet also expressed a concern about the crosswalks behind the parking spaces. Mr. Sehnal explained the cross walks and said they would wrap the sidewalks around the parking spaces. Mr. Phillips said he would prefer to see the sidewalk from Route 46. There was a discussion on the sidewalks and crosswalks. The Board agreed the sidewalk from Route 46 should be installed and the sidewalks should be wrapped around the parking spaces. The RSIS waiver was withdrawn. Mrs. Vervaet asked about the EV chargers being placed in the garages. Mr. Schneider said they did have a discussion with the Fire Official and explained to him that it was allowed and that they could not reduce the number of EV spaces per State regulations. Mr. Sehnal said they are required to have 36 EV spaces. There was a discussion on the placement of the EV charging stations.

Mr. Brigliadoro swore in Mr. Robert Larsen, licensed Architect and Professional Planner, with Mid Atlantic Architecture and Design. Mr. Larsen gave his qualifications which were accepted by the Board. He went through his plans of submission dated 4.29.24 and said they are proposing 64



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townhouse style homes and a building with 12 senior flats. He said the townhomes are 21 separate buildings in groups of 2, 3 and 4 units per buildings. Each townhouse ranges from about 2,200 to 2,400 square feet and would be three and a half stories high and most would have a two-car garage, and all would have at least a one car garage.

Mr. Larsen presented a black and white rendering showing a variety of buildings with a date of 6.24.24 which was marked and entered as exhibit A-4. He said the units conform to the redevelopment plan and explained the layout of the floors. He explained the garage access and said the underroof attic and mechanical areas would be finished and fireproofed. He said the 12 senior flats would have one bedroom, one bathroom and would have a covered carport space. He explained the building elevations and the access from the carport to the unit. He said there is a maintenance shed and a maintenance office.

Mr. Larsen presented a rendering dated 6.24.24 which was marked and entered as exhibit A-5. Mr. Larsen explained the grades and the townhouse units. He said the exhibit shows the rendering complies with the redevelopment plan; there are no flat roofs, they would use asphalt shingles, there will be a variety of colors and types of siding, there will be gable decorations, and the architecture will be wrapped around the building.

Mr. Larsen presented a rendering board dated 6.24.24 which was marked and entered as exhibit A-6. He said it showed a typical townhouse and explained the architecture to the Board. He explained the proposed 16 X 16 gazebo and said the buildings were designed to accommodate the grade.

Mr. Larsen presented a rendering of the senior building which was marked and entered as exhibit A-7. He explained the architecture of the senior building and said it would have a maintenance office and a trash area and explained the parking area. The units are just under 600 to just under 700 feet in size, one bedroom and one bathroom, the middle floor is ADA compliant, and the building will be sprinkled. The townhouses will be sprinkled. He explained the fire suppression systems to the Board. He said they must comply with the building code at the time they apply for a permit. They are using a noncombustible exterior finish. He discussed the EV chargers in the garage and said they are bound to treat the garage with code compliant materials. He said the mix and materials meet the redevelopment



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plan. Mr. Larsen said they could meet the requirement of the Fire Official's report with the exception of the EV charging stations in the garage.

Mr. Phillips expressed a concern with the masonry base on the buildings and asked if it could be carried up from a water table line. Mr. Larsen said they could bring up the masonry line in an alternate pattern and would work with Mr. Phillips on an acceptable look. The Board agreed to defer the architectural approvals to Mr. Phillips.

Ms. Stephens asked if there was access from the church parking lot to the maintenance garage to which Mr. Larsen said it would only be for access to the overhead door of the garage.

Mrs. Vervaet asked if there would be a superintendent. Mr. Larsen said he assumed there would be one living in one of the apartments.

Mr. Larsen, who is a licensed Professional Planner, said he had reviewed the redevelopment plan and believed the imagery of the homes and the open space is the project that was envisioned in terms of scale, scope and layout and meets purpose A and G of the Municipal Land Use Law and that the benefits outweigh the detriments. He felt the development is a benefit to the neighborhood.

Mrs. Vervaet opened the meeting to the public.

Mr. Briigliodoro swore in Ms. Michelle Ruocco. Ms. Ruocco asked for clarification on the park and the senior building. Mr. Sehna1 explained the park and senior building. He explained the ADA access. Ms. Ruocco asked if any of the regular townhomes would be ADA accessible. Mr. Sehna1 said there is a lot of grade near them so they could not be modified for ADA accessibility.

Mr. Briigliodoro swore in Ms. Kelly Podgurski. Ms. Podgurski asked what would deter residents from parking in the church lot to which Mr. Sehna1 said the grade change and the retaining walls. Ms. Podgurski expressed a concern that people would park on Church Street. She said she would not be able to park on Church Street. She expressed a concern with the Mount Olive, Love Lane traffic. Mr. Briigliodoro explained the redevelopment process and that it complies with the plan the Governing Body approved.



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Ms. Podgurski asked if the road by the school would become a one-way road and if the church would put up no parking signs. Mr. Albensi said that would be up to the church. There was a discussion on street parking. Mr. Albensi said that anyone can park on the streets. Ms. Podgurski requested permit parking on Church Street.

With nobody else coming forward, the meeting was closed to the public.

Mr. Schneider said they would comply with the Board Engineer's report and the Fire Official's report with the exception of the EV charging stations and requested a design waiver for the parking space sizes and requested approval for one bulk variance.

A motion to approve the application for preliminary site plan, preliminary subdivision with one (1) bulk variance and a design waiver for the size of the parallel parking spaces was made by Mayor Still and seconded by Mr. Albensi. Roll Call: Elmer Still – yes, Joseph Albensi – yes, Kelly Stephens – yes, David Benson – yes, Jerry Stevens – yes, Brett Conrads – abstain, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

BILLS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$340.00	Budget
Weiner Law Group	Mountain View at Netcong	\$765.00	Applicant's Escrow
Weiner Law Group	Pellegrino Polo	\$136.00	Applicant's Escrow
Weiner Law Group	Mon-Pat Holdings, LLC	\$799.00	Applicant's Escrow
Weiner Law Group	Bud-2-Bloom	\$442.00	Applicant's Escrow
Mott MacDonald	Engineering	\$ 80.00	Budget
Mott MacDonald	Bud-2-Bloom	\$342.00	Applicant's Escrow
Mott MacDonald	Pellegrino Polo	\$380.00	Applicant's Escrow



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A motion to pay the bills was made by Mr. Stevens and seconded by Mr. Benson. Roll Call: Elmer Still – yes, Joseph Albensi – yes, Kelly Stephens – yes, David Benson – yes, Jerry Stevens – yes, Brian Shubert – yes, Theresa Vervaet – yes. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Stevens. It was seconded by Mayor Still and passed with everyone saying aye. The meeting adjourned at 10:37pm.

Respectfully submitted,
/s/ Stephanie Pizzulo

Stephanie Pizzulo
Planning Board Administrator