Netcong Borough Planning Board

23 Maple Ave, Netcong, NJ 07857
Meeting Minutes
September 23, 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.

OATH OF OFFICE:
Brian Shubert, Class IV, Kate Koeberl-Trackim, Alt #2, John Derienzo Parks, Alt #1.

Mr. Brigliadoro swore in Mr. John Derienzo Parks as Alternate #1 Board Member and Ms. Kate Koeberl-Trackim as Alternate #2 Board Member.

ROLL CALL:
Elmer Still, Mayor – Absent
Wayne Anthony – Present
Joseph Albensi – Present
David Benson – Present
Jerry Stevens – Present
Kelly Stephens – Present
Brian Shubert – Absent
Brett Conrads – Present
John Parks – Present
Kate Koeberl-Trackim - Present
Theresa Vervaet – Present

ALSO PRESENT:
Richard Brigliadoro, Esq.
Samantha Anello, PE
Paul Phillips, PP
Joseph Fishinger, PE. PTOE
Stephanie Pizzulo, Secretary

MINUTES: August 26, 2024
A motion to approve the minutes of the August 26, 2024 meeting was made by Mr. Anthony and seconded by Mr. Albensi. Roll Call: Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Brett Conrads – yes, Theresa Vervaet – yes. Motion carried.

CORRESPONDENCE:
1.) From: Ralph Blakeslee, Administrator
Re: September Report

A motion to accept the correspondence was made by Mr. Anthony and seconded by Ms. Stephens. Roll Call: Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Jerry Stevens – yes, Brett Conrads – yes, John Parks – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

RESOLUTIONS: None.

ORDINANCES: None.

COMPLETENESS ONLY: None.

HEARINGS:

1.) Mountain View at Netcong Block: 26 Lots: 6 & 10 Application # 24-07
The applicant seeks to perfect its preliminary major subdivision by obtaining final subdivision approval by the recording of a final subdivision plan.

Mr. Richard Schneider, Esq. of Vogel, Chait, Collins & Schneider was representing the applicant. He said they were before the Board in June for preliminary and final site plan and preliminary subdivision approval. He said they had not filed for final subdivision approval, and this was the application for final subdivision approval. He said they were trying to create the four lots that were approved by virtue of the preliminary subdivision approval. He said they would submit all bonding of the site plan approval and would stipulate that no construction would take place until all the conditions for site plan approval have been satisfied. He said they agreed to comply with all aspects of the review report of the Board Engineer and took no issue with the comments as a condition of the filing of the final plat. He said the final subdivision plan complies with every aspect of the layout and all other provisions of the preliminary plan. He said it complies with the terms and conditions of the preliminary subdivision approval. Mr. Schneider asked for approval of the final subdivision application. Mr. Schneider agreed to all terms and conditions of the prior resolution as well as the Board Engineer's report in conjunction with the final subdivision application.

Ms. Anello said her report had eight comments, which were all technical in nature, and the plan did comply with all the laws of subdivision. She said the plan was what the Board saw at the June hearing with some minor technical comments to make sure that it is ready for signatures.

Mrs. Vervaet opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

A motion to approve the final subdivision was made by Ms. Stephens and seconded by Mr. Benson. Roll Call: Wayne Anthony – abstain, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Jerry Stevens – yes, Brett Conrads – abstain, John Parks – abstain, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

<u>2.) Rock Solid Built, LLC Block: 15 Lots: 29, 30, 31, 32 & 33 Application # 24-06</u>

The property is comprised of approximately 1.144 acres and contains several existing buildings with commercial and mixed commercial and residential uses. The Applicant seeks to demolish the existing buildings and dedicate 1,028 square feet of the Maple Ave. right-of-way to the Borough. On the remaining 1.135 acres of land, the Applicant seeks to construct a three-story mixed-use residential and commercial retail structure comprised of a ground floor with 7 commercial retail units and upper floors with 50 residential units.

Mr. Steven Tripp, Esq. of Wilentz, Goldman & Spitzer was representing the applicant. He said the application was for preliminary and final site plan approval for a 1.1-acre site on Main Street, which is designated as a Redevelopment Area. He said the Redevelopment Plan determines the zoning and the plans submitted fully comply with the requirements of the

Redevelopment Plan. He said the application is for 50 multifamily residential units, 6,280 square feet of commercial space and onsite parking. Mr. Tripp said they show on-street parking; however, they do not need that parking to satisfy the parking requirements. He said there would be some tandem spaces, which would be controlled by a barrier system.

Mr. Brigliadoro swore in Mr. Daniel LaMothe, PE with Lapatka Associates. Mr. LaMothe gave his qualifications, which were accepted by the Board.

Mr. LaMothe presented an aerial of the property entitled “Rock Solid Built Areal Exhibit” which shows the subject site on a Google aerial photo as well as the adjoining areas which was marked and entered as exhibit A-1. He explained the exhibit and said the existing site currently has four existing buildings and the driveways and parking lots that service those buildings. The site is fully developed and in need of redevelopment. He said they had a wetlands consultant verify there are no environmental constraints on the site such as hydric soils or wetlands in the area. The site is fully serviced with utilities on the parameter of both Maple Ave. and Main St. The site is located in the Borough Center Zone and is part of a redevelopment plan. He said the lot is 1.1 acres in size.

Mr. LaMothe presented a color version of sheet 1 of 9 of the submitted site plan, which was marked and entered as exhibit A-2. He explained the exhibit to the Board. He said they are proposing to consolidate all the existing lots into one lot, modify the right-of-way lines so it is consistent with the street layout for Main Street and Maple Avenue. They are proposing a building that would have ground level parking and seven retail spaces totaling 6,280 square feet. The upper floors would consist of 50 residential units; 30 one-bedroom, 10 two-bedroom, and 2 three-bedroom units. The overall height of the building would be 45 feet. The building coverage, impervious coverage and setbacks are fully conforming to the Redevelopment Plan. They are proposing three new driveways, a two-way drive off Maple Ave, one at the center of the building out to Main Street, and a third at the northeast corner with a two-way access to the main parking area. The application proposes a new dumpster enclosure, and the parking lot would have 83 spaces with 4 ADA spaces, 8 compact spaces and 24 tandem spaces. The Redevelopment Plan requires 62 spaces for residential and 21 for the retail. Mr. LaMothe said they meet the parking requirement and are proposing 13 EV spaces, which would give them a credit of 8 spaces. He said there are 12 on street parking spaces that they are maintaining. The tandem spaces would have smart parking barriers.

Mr. LaMothe passed out a handout depicting the Smart Parking Barriers, which was marked and entered as exhibit A-3. Mr. LaMothe explained the smart barriers to the Board. He said the superintendent would have access to the barriers and there is a breakaway pin in the event someone drives over it. He said the tandem spaces would be designated for the two- and three-bedroom apartments. The residential spaces would be designated and there would be open spaces for the retail use. Mr. LaMothe said the Fire Official's report indicated that the EV spaces could not be under the building. He said that currently there are two located under the building however, they would be moved. The Fire Official's report requested eliminating one of the off-site parking spaces near the driveway to facilitate circulation by striping it as a no parking zone for fire truck movement. Mr. LaMothe said they would comply with that request. Mr. Tripp said that decision would be up to the town but would comply with any decision. Mr. Parks asked if the on-street parking could be diagonal, to which Mr. LaMothe said there was not enough roadway to do that. Mr. Anthony said the on-street parking is only two hours and there is no overnight parking and asked for that parking to be removed from the calculation. Mr. LaMothe said those spaces are not in the parking calculations. Mr. Anthony felt the loss of street parking would have an adverse impact on the other businesses in town. Mr. Tripp said the Redevelopment Plan contemplated the parking spaces, and they were completely neutral on the issue. He said it is a municipal issue. Mr. LaMothe said they would stripe the spaces if the Borough wanted that.

Mr. LaMothe said they would have one loading space at 60' X 24' and explained the location. He presented a Truck Circulation Exhibit, which was marked and entered as exhibit A-4. He said it depicts how a garbage truck would access the garbage area and circulate through as well as a car or truck coming off Maple Ave to drop off deliveries. He said they would not expect much more than a box truck accessing the site and there is ample space to traverse the site. The box truck would have plenty of space to deliver and leave the site. He explained they needed to add the sight triangle lines to the plans and because of the lower speed of the site and the roads; it does not have long site lines. He explained the site lines and said they may or may not be able to comply with AASHTO requirements, however he has not calculated that yet.

Mr. LaMothe said they are required to comply with the new Stormwater requirements and submitted their design to the Board Engineer. He said they are proposing porous paving for a portion of the parking lot so runoff would go to the poupous pavement, which would create cleaner runoff that goes into the filtration system. He said they would comply with the required volume. There would be a large infiltration system below the parking lot that would control the runoff to the drainage systems on Maple Ave. and Main St. Ms. Anello felt the system complies with the standards but there were some technical details that needed to be addressed but felt they could be achieved.

Mr. LaMothe explained the landscaping and said they are proposing green giant arborvitae along the parameter with foundation plantings throughout the retail spaces, flowering, and shade trees within the site. There would be a 6' fence along the parameter of the site for buffering. The site would have ceiling lights in the overhang areas, four pole lights with the ones on the parameter having backside lighting so it does not produce light spillage off the property. There would be 3 building mounted lights; all with LED dimmer controls. Mr. LaMothe said all lighting would be Dark Sky compliant. He said all signs would comply with the ordinance and they are proposing all new underground water, sewer, gas lines, new electric, a transformer, and new sewer laterals for the tenants. The mechanicals would be on the roof and a generator located behind the staircase.

Mr. LaMothe said they still need to get Soil Conservation approval, a TWA sanitary sewer and a water permit. He said they need a major soil-moving permit because they have 1,849 cubic yards of cut, 1,817 yards of fill and a net of 33 yards of exported soil. He said he reviewed the Board Engineer's report and agreed to address all the comments.

Ms. Anello asked about the parking barriers. Mr. LaMothe said they could be either hardwired or Wi-Fi. Ms. Anello asked for the wiring diagram to be shown on the plans. Ms. Anello asked if they had lights or reflectors for the nighttime. Mr. LaMothe said he did not know. Ms. Anello requested at least a reflector on them. She asked if the retail would be specifically marked to which Mr. said only the residential spaces would be marked. Ms. Anello noted the truck circulation plan was not part of the package that was submitted so she did not have a chance to review it. She said she might have further comments on that. Ms. Anello asked who would maintain the porous pavement and infiltration system to which Mr. Tripp said the management would be responsible.

Ms. Anello asked about signage with the name of the development. Mr. Tripp said they may add one and it is allowed in the plan. Ms. Anello asked for a roof mounting plan and screening to be submitted for her review. Ms. Anello explained the sewer and water extension permits and the reports that are required to be submitted and reviewed by the Borough Engineer.

Mr. Fishinger asked about the parking barriers and their location. Mr. Lamothe said they would be on the outer spaces. Mr. Fishinger asked how the EV spaces would be assigned. Mr. LaMothe said he had not assigned them yet and explained the number of required spaces. Mr. Fishinger asked how the compact spaces would be assigned. Mr. LaMothe said the management would dictate how they are assigned. Mr. Fishinger asked if the applicant would agree to no left turn out of the middle driveway. He was concerned the building would block the sight. Mr. LaMothe said they would stipulate to that request. Mr. Anthony said the existing driveway is a one way in only because of the sharp turn onto Main Street. He said it would add one parking space back onto Main Street. There was a discussion on the two-way access and the turning movement out of the driveway.

Mr. Phillips asked if all of the residential units would have a parking space, to which Mr. LaMothe said yes. Mr. Phillips asked if there would be a prohibition on visitors using the retail parking spaces. Mr. LaMothe said the retail spaces are open to anyone. He felt that the spaces would be used by customers during the day and used by residential visitors more during the evening. Mr. Phillips asked if they would designate spaces for the retail space. Mr. LaMothe said it would be impossible to police the parking spaces for the commercial spaces. There was a discussion on the shared parking. Mr. Fishinger asked if there would be an onsite manager to which Mr. LaMothe said yes. Mr. Fishinger asked if the employee parking could be moved to the less desirable spaces. Mr. LaMothe said that would be an issue for management to address. Mr. Phillips asked about move-in trucks. Mr. LaMothe said they would use the loading zone and felt they would be quick. Mr. Fishinger asked that the applicant coordinate with the Police if a tractor-trailer needs to come to the site to which Mr. LaMothe agreed.

Mr. Anthony asked if garbage pickup could be no earlier than 7:00am to which Mr. Tripp agreed. Mr. Anthony asked if there was enough water supply to which Ms. Anello said there would be enough water.

Mr. Albensi asked about the height of the opening under the building and asked if the ladder truck would fit under it. Mr. Fishinger said anything higher that 13’6” would require a special permit because it would not fit under a traffic light on the road. He said the height of the opening is 16’.

Mr. Benson asked if there are proposed bus stops in the area. Mr. Anthony advised where the bus stops are located.

Mr. Stevens asked why they were proposing the tandem parking spaces. Mr. LaMothe said they wanted to maximize the parking and be able to reserve the spaces for the two- and three-bedroom apartments. Mr. Stevens felt there were not enough parking spaces. Mr. Tripp said they comply with the Redevelopment Plan. Mr. Stevens asked about the impact on the school to which Mr. LaMothe said he had not done an analysis on that. Mr. Tripp said that was factored in when the Redevelopment Plan set the number of units.

Ms. Stephens asked about the generator. Mr. LaMothe said it is just for the emergency equipment and common areas; it would not be for the individual apartments. Ms. Stephens asked if there had been a preliminary study on the types of retail that would be successful in the area. Mr. LaMothe was not aware of any study. Ms. Stephens asked if Rock Solid has their own property management team.

Mr. Brigliadoro swore in Mr. Vitali Feldman, contract purchaser of the property and principal of Rock Solid Built. He said they would likely use a third party to manage the property.

Mr. Conrads asked if there would be posted speed limits within the development, to which Mr. LaMothe said no. Mr. Conrads asked about the soil permits to which Mr. LaMothe said he did not foresee a problem obtaining the permits. Mr. Conrads asked about drainage. Mr. LaMothe said all the drainage would remain on the property. Mr. Conrads asked about the EV spaces. Mr. LaMothe explained the number of EV spaces and said they could reduce the number of spaces down to ten. Mr. Conrads asked if they would comply with the Fire Official’s requirement to move the EV spaces from under the building to which Mr. LaMothe said yes.

Mr. Parks felt the parking was tight and asked if there was a place to put the plowed snow. Mr. LaMothe said they would put it around the parameter of the property. Mr. Parks asked about the loading dock. Mr. Tripp said it is a small retail area and did not foresee a problem.

Ms. Trackim asked if the EV spaces would be in one area or spread out throughout the site. Mr. LaMothe said they try to group them together because it is one charging station servicing two spaces.

Mr. Anthony asked about the fence near Block 15, Lot 27 and felt the fence goes into the barbershop parking lot and even if the property belonged to the applicant, he did not want to see the barbershop lose parking spaces. Mr. LaMothe said they could move the fence. Mr. Tripp said they would agree to do that so long as the plan still conforms to any impervious or other requirements. Mr. LaMothe agreed to work with the Board Engineer on that issue. Mr. Tripp said they would comply to the extent possible without creating a variance. There was a discussion on the encroachment of the two properties.

The Board took a five-minute recess.

Mr. Brigliadoro swore in Mr. Kenneth Fox, licensed architect, with Fox Architectural Design, Ledgewood, NJ. Mr. Fox gave his qualifications, which were accepted by the Board.

Mr. Fox presented a rendering of the building from the corner of Maple Ave. and Main Street dated September 23, 2024, which was marked and entered as exhibit A-5. Mr. Fox explained the upper floor plan, which was sheet A-3 of the submitted plan set. He said there would be 50 apartment units on two floors with 25 units on each floor. Each floor would have a community room, lounge, game room, and some storage area. Mr. Fox explained sheet A-1 of the submitted plan set and explained the two elevators, the retail spaces, and the entrance to the apartments, the mail area and the residential storage. He explained the residential egress and trash area. He said there are seven retail tenant spaces for a total of 6,280 square feet. The retail spaces have access from the front and rear for deliveries. Each floor has 19 one-bedroom units, five two-bedroom units and one three-bedroom unit for a total of 50 units. The floor area on the second floor is 24,780 square feet and the third level is 25,138 square feet. There are eight affordable housing units, and they would comply with the bedroom distribution. All but two units would have an exterior balcony of which some are recessed and some stick out from the building to give the building dimensionality. He said it breaks up the facade and does not stick out further than other elements of the façade.

Mr. Fox presented a depiction of a cross section through the Maple Ave side of the building, which was marked and entered as exhibit A-6. He said it shows the elements on the facade and the roof area, and how it hides the HVAC equipment. He explained the mansard roof and gables, and said the roofs on the retail units stick out as well as the balconies. He felt it broke up the massing of the building. He said if they brought the balconies in, it would take away interior space and explained the layout of the units. He felt if they took the balconies away it would eliminate the aesthetics, which the Redevelopment Plan tried to create. He felt the corner tower accents the corner of Maple Ave. and Main St. He said they are using a fiber cement siding that resembles clapboard, a composite material wood like trim, asphalt shingles, and brick along the base. They wanted to use some Victorian elements while keeping it as a modern building. He said they designed the building with the mansard roof and the roof itself is a four-foot recess down from the top of the mansard roofline. The HVAC system would be below that 4-foot mansard roofline. Mr. Fox addressed the Fire Official's report and said they could comply with all the requests in the report.

Mr. Phillips asked about the disbursement of the affordable units. Mr. Fox said they are distributed on both floors. Mr. Phillips asked if there would be four affordable units per floor, to which Mr. Fox said more than likely yes. Mr. Phillips asked about the exterior color of the building. Mr. Fox said the colors are represented in the rendering as depicted in exhibit A-5. Mr. Phillips asked if there would be any ground-mounted equipment to which Mr. Fox said just the generator. Mr. Phillips asked if the exterior treatment would be carried to the two end facades of the building, to which Mr. Fox said yes.

Mr. Fishinger asked about the internal trash areas and how the trash gets to the dumpster. Mr. Fox said they would have trash shuts and then the trash is rolled out to the dumpsters. Mr. Fishinger asked if there would be a restriction on what could be stored on the balcony. Mr. Fox said they had not established restrictions yet, however there are a number of code restrictions and grills would not be allowed. He said it would be part of the lease. Mr. Phillips asked if the COAH units would be fitted out with the same appliances as the regular units to which Mr. Fox said that is a requirement.

Ms. Anello asked about the resident storage area. Mr. Fox said it would be organized by the management and would be used for temporary storage and bikes. Ms. Anello asked about the stormwater. Mr. Fox said the stormwater would go through roof drains and then to the collection system. He said there is some pitch on the roof for drainage. Ms. Anello asked if management would facilitate what goes into the lounge/ game room to which Mr. Fox said yes. He said it could be determined by the residents and management.

Mr. Brigliadoro asked about a mailroom to which Mr. Fox said it would be on the first floor adjacent to the entrance and elevator.

Ms. Stephens asked about the number of ADA accessible units. Mr. Fox said they would all be ADA adaptable as required by code. Mr. Fox explained the barrier free code. There was a discussion on the one-bedroom units that have tubs. Mr. Fox said the roll in shower was not required in the code and that they would meet the code. Ms. Stephens asked about the rent structure on the affordable units. Mr. Tripp said it is governed by the rules based on certain limitations and is regulated. Ms. Stephens asked who certifies the applicants to which Mr. Tripp said the Borough handles that.

Mr. Conrads asked if there would be a parcel pending service. Mr. Fox said they have not designed that detail yet and would be on the construction drawings.

Mr. Parks asked about the HVAC equipment. Mr. Fox said they would be condensers however, not all of the HVAC system details have been designed yet. Mr. Parks asked if there would be a mechanical room for a boiler. Mr. Fox said each unit would have its own heating system.

Ms. Trackim asked if the sliders would have the French door look as depicted in the rendering to which Mr. Fox said yes.

Mr. Anthony asked if the elevators would accommodate a stretcher, to which Mr. Fox said it was a code requirement. Mr. Anthony asked about a laundry room to which Mr. Fox said each unit would have it owns washer and dryer. Mr. Anthony asked if access to the building would be with a key or a card to which Mr. Fox said it would be card access.

Mr. Albensi asked about the hood system for a possible restaurant tenant. Mr. Fox said they have designed the building to allow that to occur in any of the retail units.

Mr. Benson asked if the retail units would be allowed to use the sidewalk for sales or dining. Mr. Fox said that would be up to the municipality. He explained where the property line ended and said the redevelopment committee encouraged it.

Mr. Stevens asked if there was a traffic study performed. Mr. Fox said he does not get involved in traffic. Mr. Tripp said there was a traffic study done and submitted when the Redevelopment Plan was being drafted. He said the Borough's Traffic Engineer reviewed the study and had comments, which they would agree to and said the issue was considered. Mr. Stevens asked who determined the number of residential units. Mr. Tripp said the Redevelopment Plan has allowed 50 residential units.

Mr. Anthony asked if the generator would serve the community room. Mr. LaMothe said they could arrange for that to be connected to the generator.

Mr. Tripp said they could address any of the Traffic Engineer's concerns with an updated traffic study. Mr. Fishinger said the turn restriction in one of the driveways would change the traffic numbers and requested those corrections be made. Mr. Fishinger said they do meet the parking requirement without the on-street spaces. Mr. Fishinger asked if the applicant had a tenant for the outdoor dining, to which Mr. Tripp said no. Mr. Fishinger asked if the storage area would be for bicycle parking. Mr. LaMothe said it would make sense to have it indoors but if not, they could find a spot onsite for bicycle parking.

Mrs. Vervaet opened the meeting to the public.

Mr. Brigliadoro swore in Mr. Salvatore Ruocco and Ms. Michele Franchi-Ruocco, residents of Netcong. Mr. Ruocco asked about the number of driveways onto Main Street to which Mr. LaMothe explained the proposed driveways. Mr. Ruocco said tractor-trailers do come through town and felt the curbing was dangerous and was concerned about parking. He felt a restaurant would bring about eight employees and guests and asked where they would park. He said there would be an issue on a Friday evening. He felt 50 apartments and 7 stores would create a problem. Ms. Franchi-Ruocco said parking is light now because there are five empty buildings on Main Street. She felt cars had to come out of Jenny Lind cannot see oncoming traffic and if there are cars parked on both sides of Main Street, cars cannot get through. She felt the complex was beautiful but there would be a parking problem. She felt there needed to be metered parking. She requested any lease agreement include a restriction on what could be placed on the balcony to which Mr. Tripp agreed they could do that. Ms. Franchi-Ruocco asked if there would be ADA parking within the complex, to which Mr. LaMothe said yes. Ms. Franchi-Ruocco expressed a concern about other development in the area and the traffic that would bring to Main Street.

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

Mr. Tripp said he understood the concerns of the public. He said those issues were brought forward when the Redevelopment Plan was adopted which was based on a traffic study. He said it was reviewed and standards were put in place that they have fully complied with.

Ms. Trackim asked about the Planned Development Study zones. Mr. Fishinger explained what they are typically looking for in the study zones. He explained the background traffic growth rates and the updates to the traffic study he was looking for.

Mrs. Vervaet expressed a concern with storage on the balconies. She also felt the one-way drive would be a safer option. Mr. Tripp said they would agree to either a one-way or no left turn for the driveway. Mrs. Vervaet expressed a concern with the outdoor dining.

Mr. Brigliadoro swore in Mr. Ralph Blakeslee, Borough Administrator. Mr. Blakeslee said he is the Zoning Officer and said he would deny any zoning application if it expanded beyond the area that was approved in the Redevelopment Plan and the applicant would have to come before the Board for an amended site plan.

Mr. Anthony asked for a decision on the driveway. Mr. Tripp said either one would work for the applicant. The Board agreed to a one-way ingress driveway on Main Street.

Ms. Anello went over the conditions she heard throughout the hearing.

Mr. Brigliadoro explained that the project went through the redevelopment process. He said there are no variances or deviations required, and the application is fully compliant. He went over some additional conditions with the Board.

A motion to approve the applications with the noted conditions was made by Mr. Benson and seconded by Ms. Stephens. Roll Call: Wayne Anthony – yes, Joseph Albensi – yes, Jerry Stevens – no, David Benson – yes, Kelly Stephens – yes, Brett Conrads – abstain, John Parks – abstain, Kate Trackim – abstain, 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	$68.00	Applicant's Escrow
Weiner Law Group	Mon-Pat Holdings, LLC	$1,207.00	Applicant's Escrow
Weiner Law Group	Jayant Investment, LLC	$68.00	Applicant's Escrow
Weiner Law Group	Rock Solid Built, LLC	$612.00	Applicant's Escrow
Mott MacDonald	Jayant Properties, LLC	$38.00	Applicant's

			Escrow
Mott MacDonald	The Allen House	$806.05	Applicant's Escrow

A motion to pay the bills was made by Mr. Anthony and seconded by Mr. Stevens. Roll Call: Wayne Anthony – yes, Joseph Albensi – yes, David Benson – yes, Kelly Stephens – yes, Jerry Stevens – yes, Brett Conrads – yes, John Parks – yes, Kate Koeberl-Trackim – yes, Theresa Vervaet – yes. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:
Mr. Anthony said he was pleased with the Board Professionals and thanked them for their efforts.

ADJOURNMENT:
With no further business to come before the Board, a motion to adjourn was made by Mr. Anthony. It was seconded by Mr. Conrads and passed with everyone saying aye. The meeting concluded at 10.02pm.

Respectfully submitted,

/s/ *Stephanie Pizzulo*
Stephanie Pizzulo
Planning Board Administrator