

Florence, New Jersey 08518-2323
March 19, 2007

The Regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:34 p.m. followed by a salute to the flag.

Chairperson Hamilton-Wood then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Gene DeAngelis	Sean Ryan
Councilman John Fratinardo	Mildred Hamilton-Wood
Mayor Michael Muchowski	Wayne Morris
Dennis A. O'Hara	

ABSENT: John T. Smith

ALSO PRESENT: Solicitor Nancy Abbott
Engineer Dante Guzzi
Planner Carl Hintz

Chairperson Hamilton-Wood stated that application PB#2006-26 for Richard and Annette Gaglio would not be heard at this meeting. The applicant has requested that this be continued until the April 16, 2007 meeting of the Board. Motion of Ryan, seconded by DeAngelis to continue the application until April. Motion unanimously approved by all member present.

Chairperson Hamilton-Wood stated that a request to continue until April 16, 2007 had also been received for application PB#2007-03 for K. Hovnanian. Motion of Fratinardo, seconded by Ryan to continue the application. Motion unanimously approved by all members present.

RESOLUTIONS

Resolution PB-2007-10

Granting amended Preliminary Major Site Plan approval with bulk variances and Final Major Site Plan approval to Joseph Gallina for a restaurant, retail use and apartment on Block 110, Lots 3.01 and 8.01 located in a NC Neighborhood Commercial District.

Motion of DeAngelis, seconded by O'Hara to approve Resolution PB-2007-10.

47.

On the question:

Member O'Hara asked if Solicitor Abbott had included all the conditions that the Board had requested. Solicitor Abbott stated that she had included all of the conditions listed in her notes and those that were listed in the Minutes. Member O'Hara asked specifically about the noise from the condenser units. Solicitor Abbott stated that this was condition No. 8.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood
NOES: None
ABSENT: Smith

Resolution PB-2007-11
Continuing the application of ALBAX, LLC for Preliminary and Final Major
Subdivision approval for Block 100, Lot 8.03, located in an RA Low Density
Residential Zoning District.

Motion of Fratinardo, seconded by O'Hara to approve Resolution PB-2007-11.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood
NOES: None
ABSENT: Smith

Resolution PB-2007-12
Transferring the application of Homes of Hope, Inc. to the Zoning Board of
Adjustment for a Use variance for expansion of a non-conforming use on Block 116,
Lots 6 & 7.

Motion of Ryan, seconded by DeAngelis to approve Resolution PB-2007-12.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood
NOES: None
ABSENT: Smith

Resolution PB-2007-13
Granting Preliminary Major Site Plan approval to Griffin Pipe Products, Inc. for
certain stormwater management improvements on Block 179, Lots 1.02 – 1.05,
located in a GM General Manufacturing District.

48.

Motion of O'Hara, seconded by Fratinardo to approve Resolution PB-2007-13.
Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood
NOES: None
ABSENT: Smith

Resolution PB-2007-14

Granting amended Final Major Subdivision approval to K. Hovnanian at Florence II, LLC ("Crossroads East") for Block 165.01, Lot 4.01, located in an R Low Density Residential District.

Motion of O'Hara, seconded by DeAngelis to approve Resolution PB-2007-14.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood
NOES: None
ABSENT: Smith

MINUTES

Motion of Fratinardo, seconded by Ryan to approve the Minutes of the Regular meeting of February 26, 2007 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

Motion of Ryan, seconded by Ryan to receive and file correspondence A through H. Motion unanimously approved by all members present.

OLD BUSINESS

Chairperson Hamilton-Wood called for application PB#2006-22 for ALBAX, LLC. Applicant is requesting Preliminary and Final Major Subdivision approval for property located at Hamilton Avenue, Block 100, Lot 8.03.

Vice Chairman O'Hara asked if the applicant had sent out notice to the property owners regarding the proposed duplex housing unit. Solicitor Abbott stated that the applicant had not sent out public notice yet. They were appearing before the Board informally to speak about their revised plans. The applicant would have to provide public notice prior to the April meeting.

The applicant's engineer, Robert Seebecker, stated that at the last meeting of the Board there had been 2 issues that needed to be worked out. First the issue of open space and secondly the COAH requirement. Mr. Seeberger stated that the applicant's

representatives had met with the Board's professional staff and developed the conceptual plan that had been submitted.

The conceptual plan provides for the dedication of open space at the rear of each lot for a total of 13,000 square feet to meet the passive open space requirement and a contribution "in lieu of" will be made for the active recreation requirement.

In order to meet the COAH requirement the applicant is proposing a duplex residence on the corner lot. The half of the duplex facing Hamilton Avenue would be the affordable unit and the half facing McHugh Court would be a market rate unit. This house is designed to resemble one home. The lot would have to be subdivided and bulk variances would be required for side yard setback.

Mayor Muchowski stated that he likes the concept part of the plan, but the duplex is located at the front of the development where all the neighboring homes on Hamilton Avenue are single family. He asked if there was a way to put this on one of the other lots or wouldn't this work.

Mr. Seeberger answered that the duplex required 2 driveways so he thought it was more complicated to locate it on the cul-de-sac although this would not be impossible. Ben Catarinicchia, architect for the applicant, stated that these were preliminary drawings to show the concept. He stated that they were planning on developing the concept further so that the unit looks like a house from each side. It would appear that it was a house front from both streetscapes.

Chairperson Hamilton-Wood asked who would be responsible for the maintenance of the open space. Mr. Seeberger stated that the open space would be deed restricted easements.

Planner Hintz said that since the open space is essentially nothing but a rear buffer for the properties; he suggested that since the two end lots on the cul-de-sac are oversized you could take some land from both of them and create an open space area at the center of the cul-de-sac. This would also help increase the snow storage area and it doesn't really take away from the lots. Mr. Seeberger stated that he doesn't have an objection but it would reduce the lot area for the 2 lots. Planner Hintz stated that the open space would be better placed where he had suggested. This would make the open space area accessible to the neighbors.

Mayor Muchowski stated that the applicant had taken the Board's advice from the last meeting and addressed the concerns by coming up with a viable plan for both the affordable housing requirement and the open space requirement.

Planner Hintz stated that variances would be required for sideyard setback for the duplex unit and for the lot area of the 2 newly suggested lots. Chairperson Hamilton-Wood asked about the trees in the COAH lot. She asked about adding landscaping to improve the appearance of the driveway. Planner Hintz said that 2 additional trees should be

added to the COAH lot. Mayor Muchowski asked if the proposed plan would meet the tree replacement ordinance. Mr. Seeberger said that the landscaping plan that was submitted did list all the trees that had been removed so they could be inventoried. Chairperson Hamilton-Wood stated that she agreed with the Mayor's comments about the work the applicant had done. She said that she felt there should be a little bit more landscaping along the driveway of the COAH unit.

Vice Chairman O'Hara asked for an explanation of the revisions based on last month's discussion for the existing Lot 10. Mr. Seeberger stated that they had discussed this with the neighbor and the applicant has agreed to install a curb cut off of the proposed McHugh Court to allow access to the back yard of Lot 10.

Engineer Guzzi stated that the applicant would either give the strip of land to lot 10 or provide an easement over this land. Mayor Muchowski asked why an easement would have to be provided to a landowner that doesn't have legal access now. He chose to utilize the applicant's property to gain access. Chairperson Hamilton-Wood stated that there was no building in the back yard. Engineer Guzzi stated that this was a request of the homeowner of Lot 10. Chairperson Hamilton-Wood asked if the neighbor would be required to keep this area landscaped. Solicitor Abbott stated that if the property were deeded to the owner of Lot 10 the Board would not be able to restrict the use of that ground or require that it be landscaped. Mayor Muchowski stated that the Board could discuss this at another time.

Member Ryan asked if there would be visibility issues with the landscaping on the duplex site. Engineer Guzzi stated that they would not be able to have plantings in the sight triangle.

Motion of O'Hara, second by Fratinardo to open to the public. Motion unanimously approved by all members present.

Joanne Boldizar, 972 Hamilton Avenue was sworn in by Solicitor Abbott. Ms. Boldizar asked if the low income duplex could be relocated on the site so that it was not directly across the street from her home. She stated that there had been a discussion at the Zoning Board in regards to this.

Vice Chairman O'Hara showed the architectural elevations for the duplex and told Ms. Boldizar that it would be constructed to appear as if it were one home.

Chairperson Hamilton-Wood asked which portion of the property was the low income side. Mr. Seeberger answered that the low income home would front on Hamilton Avenue. Chairperson Hamilton-Wood asked if the applicant could switch these and have the low income front on McHugh Court?

Motion of O'Hara seconded by Ryan to close the public portion of the hearing. Motion unanimously approved by all members present.

Attorney Halper asked if a Use variance would be required for the duplex. Solicitor Abbott answered that a Use variance would not be required because this is a permitted use in all zones as long as it is used as an affordable housing unit.

Mayor Muchowski asked the applicant to look at relocating the duplex to the lot adjacent to the basin. Planner Hintz stated that he thought this would work. Mr. Seeberger stated that they would explore this.

Attorney Halper requested that the application be continued until the April 16, 2007 meeting and agreed to waive the time requirement for Board action. Solicitor Abbott stated that notice must be given for the April meeting.

Motion of Ryan, seconded by DeAngelis to continue. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for application PB#2007-02 for Griffin Pipe Products Co., Inc. Applicant is requesting Preliminary and Final Major Site Plan approval for proposed drainage improvements for property located at 1100 West Front Street, Florence, Block 179, Lots 1.02 – 1.05.

Attorney Mark Stoffman said that the applicant had been granted Preliminary approval at the previous meeting and was back for Final approval. He stated that Michael Junghans would describe the landscaping plan. Solicitor Abbott reminded Mr. Junghans that he was still sworn from the previous meeting.

Mr. Junghans stated that in response to the comments that they had received they had added some additional landscaping treatments along the county road. The existing dirt strip along the entire frontage of the site will have topsoil added and then grass planted on it.

Four different areas of additional landscaping are being proposed. The first area is the main gate area. The applicant is proposing to add pavers in front of the existing bus stop just south of the main gate and additional planted shrubbery will be added on either side of the bus stop. On the north side of the main entrance they are proposing shrubbery. They are proposing some gravel areas and some additional pavers at the main entrance. Mayor Muchowski asked who would be maintaining this landscaping since it is still in the county right-of-way. Attorney Stoffman stated that Griffin Pipe would be responsible for the maintenance of this area.

Mr. Junghans stated that to the south of the site as you enter into Florence they are proposing two 80' planted bed areas. This would be a barberry planting with a juniper fringe on it. Mayor Muchowski said that part of the concern that the county has is that they don't want trees with a large growth that would infringe into the street. He said that there had been discussion about looking to replace the fence sometime in the future, but the funds are not available as of yet.

Mr. Junghans stated that they are proposing a 50' wide berm, which will be about 7' tall with evergreen plantings to soften the view of the storage yard from the residential area directly across Front Street.

Mr. Junghans said that there were some minor changes made to the labeling of pipes that had been suggested by the engineer.

Mayor Muchowski asked if there was any landscaping proposed for outside the fence at the north end of the site. Mr. Junghans stated that at this point the only landscaping proposed for the area outside the fence is the grass strip. The applicant is constrained by the budgetary concerns of the applicant. Attorney Stoffman stated that they have been trying to focus the majority of the landscaping to the north side of the property. The south side plantings could be reduced or relocated to the north side. Mayor Muchowski said that considering the scope of this project, one more planting strip shouldn't push them over their budget. Attorney Stoffman stated that they are already exceeding their budget on the landscaping that has already been proposed.

Vice Chairman O'Hara said that the Board had received a letter from Township Administrator, Richard Brook regarding the bus stops. He said that the letter indicated that the bus shelters were in bad condition. Should the applicant be spending money to install pavers in this area? Attorney Stoffman stated that they were trying to ascertain which entity was responsible for the maintenance and upkeep of the bus stops. He stated that the applicant is committed to working with the Township to rectify this issue.

Vice Chairman O'Hara asked what the condition of the bus stop was. Mr. Junghans stated that the existing shelter was an old wooden structure that was still functioning but it was not attractive. He stated that it does need to be replaced. Vice Chairman O'Hara asked if putting pavers in front of this would improve the situation. Mr. Junghans stated that the applicant would work with the Township to find the solution to this issue, but whatever the solution is the pavers are part of that solution. Mayor Muchowski suggested painting the shelter an earth tone color.

Attorney Stoffman directed the Board's attention to the review letter from Engineer Guzzi dated March 9, 2007. There were 3 outstanding issues regarding the submission items.

Item 1 – Pipe invert, lengths and slopes should be indicated on the plan. The applicant agreed to include all the inverts at all inlets on the plan.

Item 3 – The stand pipe detail regarding the base, rain cap and overall dimensions will be added to the revised plan.

Item – The depth of gravel in the pipe storage yard will be added to the plan.

Regarding the outside approvals a "No Comment" letter had already been file from the Florence Township Fire District No. 1. Submissions have been put in to the Burlington

County Planning Board, the Burlington County Soil Conservation District, and the NJ Department of Environmental Protection. Preliminary indications are that these approvals will be granted.

Chairperson Hamilton-Wood asked the applicant to move on to the review letter from Planner Hintz dated March 14, 2007.

Item 6.0-3 The applicant has undertaken to clean up the trash and debris at the front of the site and will remain conscious of this issue. They agreed to add the turf grass to that strip and will improve the bus stop and pedestrian area.

Item 7.0-2 The applicant agreed that they would be responsible for the maintenance of the grass strip. Mr. Junghans stated that they would work with Planner Hintz regarding the placement of the topsoil.

Item 7.0-3 The applicant agreed with Planner Hintz's recommendation regarding the proposed variety of species.

Item 7.0-4 Attorney Stoffman question this issue. The applicant had proposed 3" of pine bark. Planner Hintz had suggested that the change to shredded hardwood. Attorney Stoffman asked for the required thickness. Planner Hintz stated that it was 2" shredded hardwood bark. The applicant agreed to this.

Item 7.0-5 Refers to the bus stop and the proposed 5' of brick pavers. Planner Hintz recommends increasing this area to 15'. Attorney Stoffman stated that the applicant does not have a problem with this, but they are working within a set budget and they are exceeding that budget to comply with how everyone thinks the area should look. There are certain constraints that they can't go beyond.

Item 7.0-6 The applicant has proposed a small area of gravel at either side of the entrance. Planner Hintz recommends replacing the gravel with river jacks. Attorney Stoffman stated that the large river jacks have a tendency to get dislodged by virtue of the truck traffic onto and off of the site. These larger stones could find their way into Front Street and cause a traffic problem. The applicant would work with the Board to find alternative suggestions. Mr. Junghans stated that the trucks will drive over the edge and the gravel will pack down and can be added to if necessary. The jack stone would get dislodged.

Mayor Muchowski asked if the applicant is proposing any type of curbing. Mr. Junghans said that based on the truck traffic in that area any curb would get beaten down. Mayor Muchowski asked about the larger mountable curbs. Mr. Junghans said that they could investigate this. Vice Chairman O'Hara asked if the radius was not great enough. Mr. Junghans stated that the radius was fine. The gravel acts as a detectable warning for the trucks. This proposed gravel would be between 1 ½ and 3 inch gravel that will pack together. Planner Hintz stated that crushed stone would be better. Mr. Junghans stated that they could use either one as long as the gradation is selected properly.

Mr. Junghans stated that they would like to add a yellow stripe along the edge of the road to help delineate it. Part of the problem is that there has been a blurring between the edge of the driveway and the soil area.

Planner Hintz added that there is a proposed meeting next week regarding the Heritage Trail proposal. Mr. Junghans stated that the proposed improvements might be revised after the meeting with Burlington County regarding the Trail. Attorney Stoffman stated that this trail is not even in the planning stage yet and no time line has been set. The applicant can't wait on the County due to the deadline that the applicant has been given to address the stormwater management on the site.

Attorney Stoffman stated that one of the bollards would be repaired, but they can't add more bollards without approval from the County. He stated that the striping would be at the edge of the pavement. Mayor Muchowski stated that Griffin Pipe controlled every truck that comes in and out of the site. Griffin can advise the truckers that if they continue to widen the driveway entrance then they could be told that they would not be used any more. Mr. Junghans stated that he thinks the problem is that now there is no clear delineation as the truck comes out as to where the edge of the driveway is. Mayor Muchowski stated that this could be controlled through the livelihood of the drivers. Attorney Stoffman said that they would address this with the drivers.

Albert Hatton, III, environmental engineer for Griffin Pipe was sworn in by Solicitor Abbott. Mr. Hatton said that Griffin does control the truck traffic and you do see the same faces over and over again. He stated that he could present this to the Company and see what can be done.

Mr. Hatton stated that the landscaper that they have hired to install the landscaping would also be doing all the maintenance of the landscaped areas. The landscaper will mow the grass, water the landscaping and collect any trash. There will be a warranty that the landscaping will survive.

Mr. Hatton stated that he would like to discuss the bus stops. There are 3 bus shelters in question. The blue one is at the truck entrance to the site. Griffin doesn't know if this is a real bus stop or not. Once this is ascertained from NJTransit they may have to remove the blue bus shelter. If they are allowed to keep this shelter they will do something to improve it. There is a second bus stop on the Griffin property. This is currently just a cement slab. This has been hit twice. NJTransit replaced it once and said that they are not going to replace it again. Mr. Hatton stated that they are working with the township to see who is responsible for paying to replace this. The third bus stop is north of their property. This is the wooden shelter that is not on their site.

Mayor Muchowski asked how many of Griffin's employees used public transportation. Mr. Hatton stated that he did not know. There are 236 employees and he is sure that some of the employees use it, so it would make sense to keep the bus shelter in front of the plant. Mayor Muchowski stated that NJTransit is geared toward employment centers.

They want to place the shelters in advantageous locations, however if the number of employees who use the bus is a minimal number then it may not make sense. Mayor Muchowski suggested doing a survey of employees to find out how many use the bus. Chairperson Hamilton-Wood asked if the bus stop that had been hit twice was a nice new bus shelter or one of the old wooden ones? Mr. Hatton stated that he thought it was a new one. Chairperson Hamilton-Wood said that she thought it would be the responsibility of the driver who hit the shelter to replace it.

Mr. Hatton said that he had spoken with Planner Lisa Specca regarding the Delaware River Heritage Trail. He stated that he is going to attend the meeting to see what the schedule for the project is. If the County indicates that they would be putting down cement within a year or two it wouldn't make sense to plant the grass and it would be better to allocate the money on the berm or somewhere else within the site. If the County indicates that there is schedule start date for the trail then Griffin would proceed with the landscaping plan as proposed.

Planner Hintz stated that there are plans to have a sidewalk along the front of the Griffin site then just past the plant there would be a crosswalk leading to a bike trail and sidewalk.

Solicitor Abbott suggested a condition regarding time limitations. Griffin Pipe along with the help of the Board Staff and Township Officials are going to negotiate with the County to get them to agree with the landscaping plan. She suggested that the landscaping be installed within a specific length of time from this approval. Otherwise there would be a return to the Board with an amended site plan.

Solicitor Abbott suggested continuing the application until after the meeting with the County. Attorney Stoffman said that this would be problematic. There is an obligation to the DEP as to the initiation of this project. The project needs to be completed by next fall.

Mayor Muchowski asked about the planting schedule. Mr. Hatton said that if after the County meeting the indication is that the trail project would not happen for several years Griffin would do the grass and the planting areas this planting season. The berm will be constructed from soil that would be removed from the detention basin as a base and then cover with imported topsoil. The berm could be graded and hydro seeded by the summer. Engineer Guzzi stated that fall would be better for planting of trees. Mr. Hatton stated that the project has to be done by November 1, 2007.

Mayor Muchowski said that he felt the berm should be constructed first. This is the area where there is greater impact on the residents.

Mayor Muchowski stated that there is a concept plan and a budget number that goes with it. Griffin can have the meeting with the County and see what they say. The landscaping can be moved around according to what the County would allow in the right of way.

Attorney Stoffman stated that the applicant has a commitment to utilizing the dollars in the budget as they have discussed at length.

Vice Chairman O'Hara asked if the application were approved now could changes to the landscaping plans, if required by the County, be done administratively through Planner Hintz's office? Planner Hintz stated that they could do this.

Mayor Muchowski said that he would like to see a permanent mountable curbing at the driveway entrance. Engineer Guzzi stated that he likes the mountable curb, but this would have to be approved by the county.

Item 7.0-8 Attorney Stoffman stated that the applicant is amenable to adding plantings to that area of the berm. Mr. Junghans stated that they appreciate the comments from Planner Hintz, but doubling the amount of trees will take away landscaping money from the rest of the site. Mayor Muchowski stated that he thought there was an ongoing commitment to improve the appearance of the site. Mr. Hatton stated that everything he hears from Griffin Pipe is that there is an ongoing commitment to improve the site. However, the only approved funds for landscaping is the money that has been budgeted for this plan.

Solicitor Abbott stated that she is troubled by the direction of this discussion. There is talk about money and budgets. This is an application for site plan. The Board should look at the plan that is presented and any personal financial problems of the applicant should not be considered.

Mr. Junghans questioned a comment by Planner Hintz for a row of deciduous trees in front of the berm. Planner Hintz stated that he wanted to tighten up or stagger some of the trees and add some shade trees. Mr. Junghans stated that he would work with Planner Hintz's office to address the trees on the berm. Mr. Stoffman added that this is a 7' high berm so the trees would be starting at the 7' high level.

Item 7.0-9 Mr. Junghans stated that they would work with Planner Hintz's office to get the right mix of topsoil.

Mayor Muchowski stated his concern over Item 7.0-8 the apparent spaces between trees on the berm. He stated that this would never form a screen.

Vice Chairman O'Hara asked if they could take the proposed plantings from the south side of the site and intersperse them throughout the berm.

Mayor Muchowski stated that the approval would be conditioned on the approval of Item 7.0-8 on the planner's report regarding the configuration of the trees on the berm. The reconfiguration of the trees would come back to Planner Hintz for approval.

Mayor Muchowski asked about the time frame for completing the project. Attorney Stoffman stated that they couldn't start anything until they get approval from the County.

Mr. Hatton stated that they couldn't start anything without the approval from the Burlington County Soil District. He stated that they are looking to get expedited approvals. Engineer Guzzi said that they should have Burlington County Planning Board approval to do anything on the site, but especially in the right of way.

Solicitor Abbott stated that all the resolutions have standard language that the applicant has to make application in a timely manner to any other agencies that have jurisdiction. The applicant has to provide the Board with proof – copies of the applications- and diligently pursue them. So any time limitations that the Board would apply would have to be installation within "X" number of days from the outside approvals.

Mr. Hatton stated that the consent order from the NJDEP says that construction must begin April 1, 2007 and finish on November 1, 2007.

Solicitor Abbott stated that that the condition would be that all landscaping would be completed by November 1, 2007.

Motion was made by O'Hara, seconded by Fratinardo to open the meeting to public comment. Motion unanimously approved by all members present. Seeing no members of the public wishing to speak, motion was made by Fratinardo, seconded by DeAngelis to close public hearing. Unanimously approved.

Solicitor Abbott stated that the Board was looking for a motion for Final approval subject to the following conditions: All conditions attached to Preliminary approval, all items set forth in the March 9, 2007 report of the Board Engineer specifically Items 1, 3 and 6 and the March 14, 2007 report of the Board Planner. Item 6 on page 8 regarding the entrance materials, those materials will be approved by the Board Planner and the Board Engineer. The applicant shall repair the bollard and insert striping at the edge of pavement. Item 8 all landscaping including the schedule of landscape installation shall be approved by the Board Planner.

Mayor Muchowski asked how the driveway improvement would be handled. Engineer Guzzi stated that the Board had requested that the applicant look at mountable curb and talk to the County about permitting this.

Solicitor Abbott continued that the applicant shall maintain all landscaping in perpetuity per the requirements of the Township ordinance and all landscaping shall be completed by November 1, 2007.

Motion of O'Hara seconded by DeAngelis to approve the application for Final Major Site plan with the conditions as set forth by Solicitor Abbott.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Muchowski, O'Hara, Ryan, Hamilton-Wood, Morris
NOES: None

58.

ABSENT: Smith

There was no new business to discuss.

OTHER BUSINESS

Annual Report from the Zoning Board of Adjustment. Solicitor Abbott stated that the Zoning Board did not make any recommendations for amendments to the Zoning Ordinance. The Board had a discussion regarding the annual report from the Zoning Board of Adjustment and expressed concern with the number of variances granted in the year 2007.

PUBLIC COMMENT

Motion to open the meeting to public comment. Seeing no one wishing to speak motion was made by O'Hara, seconded by DeAngelis to close the public comment. Motion unanimously approved by all members present.

MASTER PLAN REVIEW/DISCUSSION

The Board agreed that they needed to consider re-examining the Master Plan in the near future.

Vice Chairman O'Hara asked about the outstanding punch list items for the new High School. Engineer Guzzi stated that the county has an issue with the flashing sign and there were a few other items

Motion of O'Hara, seconded by DeAngelis to adjourn at 9:40 p.m. Motion unanimously approved by all members present.

John T. Smith, Secretary

JTS/ne