

Florence, New Jersey 08518-2323
December 17, 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 7:27 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	John T. Smith
Councilman John Fratinardo	Mildred Hamilton-Wood
Mayor Michael J. Muchowski	Wayne Morris
Sean P. Ryan	

ABSENT: Dennis A. O'Hara

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

RESOLUTIONS

Resolution PB-2007-41

Continuing the application of the New Jersey State Fraternal Order of Police for Preliminary and Final Major Site Plan approval for construction of an office facility on Block 159, Lot 8.02, located in an HC Highway Commercial Zoning District.

Motion of Fratinardo, seconded by DeAngelis to approve Resolution PB-2007-41.

Upon roll call the Board voted as follows:

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

Resolution PB-2007-42

Continuing the application of Punam Corporation for Preliminary and Final Major Site Plan approval for construction of a retail building on Block 160.01, Lot 14, located in an HC Highway Commercial Zoning District.

Motion of DeAngelis, seconded by Morris to approve Resolution PB-2007-42.

201.

Upon roll call the Board voted as follows:

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

Resolution PB-2007-43
Granting Final Major Subdivision approval to ALBAX, LLC, for Block 100, Lot 8.03, located in an RA Low Density Residential Zoning District.

Motion of Ryan, seconded by DeAngelis to approve Resolution PB-2007-43.

Mayor Muchowski stated this was a very interesting application and it showed the ability of the Board to work with the neighborhood, the professionals and the applicant. When this application was first submitted it was a very different plan than what was ultimately approved. A good deal of work went into this application and it is indicative of the type of approved application that this Board consistently produced. Mayor Muchowski thanked the Board for their efforts on this specific application and on applications in general. It showed how the process worked and should work in the state of New Jersey.

Upon roll call the Board voted as follows:

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

Resolution PB-2007-44
Granting Minor Subdivision approval to the Four B's for Block 160.01, Lots 2.01 and 6.01, located in the HC Highway Commercial and AGR Agricultural Zoning Districts.

Motion of Muchowski, seconded by Ryan to approve Resolution PB-2007-44.

Upon roll call the Board voted as follows:

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

MINUTES

Motion of Fratinardo, seconded by Ryan to approve the Minutes from the regular meeting of November 19, 2007 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Email memo from Vice Chairperson Dennis O'Hara informing the Board that he regretfully would have to miss his last Planning Board meeting (December 17th) due to a family commitment.
- B. Compliance review for PB#2007-10 Burlington Assembly of God from Engineer Guzzi dated December 4, 2007.
- C. Compliance review for PB#2006-16 Gallina Site Plan from Engineer Guzzi dated December 4, 2007.

Motion of Smith, seconded by DeAngelis to receive and file A, B, and C. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for application PB#2007-14 for The New Jersey State Fraternal Order of Police (NJFOP). Applicant is requesting Preliminary and Final Major Site Plan approval with bulk variances for construction of a police/lodge building on property located at Route 130 South, Block 159, Lot 8.01.

Mayor Muchowski recused himself and left the meeting due to a conflict.

The applicant's attorney, Charles Petrone of the law firm of Raymond and Coleman, stated that the revised plans had been submitted for the application for Preliminary and Final Site Plan approval with variances.

Engineer Guzzi stated that the last item that was remaining in respect to completeness was the tree survey and that was submitted.

Attorney Petrone stated that William Nicholson, the applicant's engineer had previously testified at the completeness hearing and was recognized at that time in his capacity as a professional planner and professional engineer licensed by the state of New Jersey. Solicitor Abbott reminded Mr. Nicholson that he remained under oath.

Mr. Nicholson stated that the display board showed sheet 2 of the site plan colored to depict the site. The existing driveways and parking areas are shown in a light tan color. The existing restaurant is a slightly darker tan. Then off to the left of the main drive the proposed paved area is in gray and the 2 new proposed buildings in brown. The large building up to the front would be the office and the smaller building behind is a garage type building for storage.

Mr. Nicholson said that the plan is to use the existing driveway to the site, which is a right turn in and right turn out driveway so there will be no additional curb cuts onto the state highway.

In regards to stormwater management of the site, Mr. Nicholson said that since the initial submission the plans have been revised the plans to provide stormwater quality as well as recharge, but the stormwater management for rates of runoff would be controlled with the existing retention basin which is behind the existing restaurant.

Mr. Nicholson said that the requested variances were for side yard setback in the northwest corner of the building. The building is proposed to be located right at the allowable setback, but there is an overhang on the roof of the building, which would require a variance, 17' where 25' is required. A variance is requested for the requirement for loading space. Testimony will be given in support of this. A variance is requested for the size of the proposed monument sign in the parking area in the front of the building. Parking setback variances are also requested. A 4' setback is requested on the right side of the lot and 6' setback to the rear where 10' setback is required.

Attorney Petrone asked Mr. Nicholson to describe the variances that were granted by the Zoning Board of Adjustment in the subdivision application. Mr. Nicholson said that the variances that were granted had to do with the subdivision and the creation of the proposed lot. Variances were granted for lot area – 45,678 sq. ft where 60,000 sq. ft. was required, 177.58' of frontage where 200' was required, 189' of lot width where 200' was required and a parking setback from the existing Bung's parking lot to the proposed lot line.

Mr. Nicholson said that they are proposing parking bumpers instead of concrete curbing or Belgian block for the parking area. Attorney Petrone said that this had been identified as a variance. He said that the interior parking spaces do have curb, but the spaces around the perimeter of the site do not. The plan shows a total of 31 provided where there are 23 required by ordinance. 14 spaces will need the variance for the parking setback.

Mr. Nicholson stated that the Bung's property was to the right of the site and the property to the left was vacant ground. The property most impacted by the proposed variances would be Bung's Tavern.

Chairperson Hamilton-Wood asked if the Bung's parking lot had bumpers or curbing in the parking area? Mr. Nicholson said that there was a mix of curbing and bumpers there. In particular the existing parking spaces that are adjacent to the newly created lot have bumpers.

Attorney Petrone said that there was some confusion over lighting. Planner Hintz's letter indicated that the plan exceeds the ordinance requirement for lighting. Engineer Guzzi was satisfied with the proposed lighting. Engineer Guzzi said that lighting would be discussed as part of Planner Hintz's review letter.

Attorney Petrone said that there was an issue in respect to shade trees, 7 are required by ordinance and the plan shows 4. The applicant will provide 7 as required.

Mr. Nicholson stated that he had recently visited the site to confirm the type and condition of the existing trees. He stated that after having the tree survey done they did identify numerous trees along the left side of the property and behind the proposed garage. Those trees were in very poor shape. They don't have any canopy until you get all the way to the top. Virtually all the trees on the site are overridden with wild grape and poison ivy. Mr. Nicholson said that for aesthetic reasons all those trees should be removed. They would propose to plant some additional trees. Chairperson Hamilton-Wood said that there is a replacement ordinance for trees.

Secretary Smith stated that there is a 20" tree shown in the far left corner. Mr. Nicholson stated that he had gone back to that tree and it was a ratty looking tree with no limbs 80% of the way up.

Member Fratinardo said that entrance to the proposed site is right off the entrance from Route 130. To get to that site coming off of Rt. 130 you would have to make a left hand turn. Would it be better to have the entrance at the other end of the parking lot? Even though you would lose a couple of spaces on the Bung's side it would be safer turning into the parking lot. This would be safer than having the left turn close to Route 130.

Mr. Nicholson said that he thinks it would better serve the public to keep the driveway where it is. It's adjoining the Bung's driveway off to the right. Member Fratinardo said that his concern is that there will be people coming off Route 130 with speed and if there are 2 cars turning this could cause a backup that could potentially cause an accident. If the driveway were at the other end there would be less chance of an accident.

Mr. Nicholson said that the distance from the highway to the site's driveway gives room for numerous cars. The distance is approximately 65' from the front edge of the driveway down to the right-of-way line on Route 130. This would give room for 3 cars. He stated that he didn't think there would be many occasions where there would be a conflict between people exiting the site and left turners entering the NJFOP site. Mr. Nicholson stated that the office has primarily daytime hours, where the restaurant is primarily evenings.

Chairperson Hamilton-Wood asked if there was a plan for overflow parking if they are at 100% capacity in the Bung's lot?

Attorney Petrone asked Wayne Winkler to respond. Solicitor Abbott reminded Mr. Winkler that he was still sworn from the previous meeting. Mr. Winkler stated that there business was primarily in the daytime and Bung's was in the evening. He stated that if Bung's had an event in the evening and needed to use the parking in the NJFOP lot they would be welcome to use it. If for some reason the NJFOP has a big event, like there dedication event when the building is built, there would be quite a few cars early in the day and they would be using the Bung's parking lot for the overflow. It would be very rare for the NJFOP to require overflow parking.

Attorney Petrone asked Mr. Winkler to describe his role with the NJFOP. Mr. Winkler said that he was the state secretary and runs the stated office. He is an elected member by the 16,000 plus members in the state of New Jersey. Mr. Winkler stated that the office would be utilized by part of his staff, the legal services and the labor services, which does contracts. There would be between 6 to 8 people full time during the day. There is very minimal traffic flowing through the office during the day. Mr. Winkler said that he did not see a problem with traffic accessing the site from Route 130. He stated that when he worked in Moorestown there was only a distance of 30' from the street to the inner drive where you had to make a left. Attorney Petrone asked Mr. Winkler what his job was in Moorestown. Mr. Winkler stated that he was a street sergeant in Moorestown for 26 years.

Mr. Winkler stated that their current office is located on State Street in Trenton.

Attorney Petrone asked Mr. Winkler if he had indicated that there was a shared parking arrangement between NJFOP (the contract purchaser) and the Hiros' (owners of Bung's Tavern). Mr. Winkler stated that they had spoke with Mr. Hiros and said that if any time there is an event at Bung's and they need additional parking they are welcome to use it.

Mr. Winkler stated that his normal hours of operation would be 8:00 a.m. to 4:00 p.m. Monday through Friday. Occasionally there would be 1 or 2 employees in on a Saturday or in the evening and very rarely they might have an Executive Board session, which would last a little past 5:00 p.m. This facility would not be used by the public, only the members who are law enforcement officers throughout the state. Most of the times members come in by appointment.

Attorney Petrone asked for an explanation of the accessory building. Mr. Winkler stated that this would be a storage garage. The NJFOP is looking into purchasing a relief trailer that would be used to transport emergency items to law enforcement personnel in areas where a state of emergency had been declared. There is also the possibility that some non-perishable emergency supplies would be stored there. They would also store lawn equipment in there.

Attorney Petrone said that the development had not been planned with any loading spaces and asked if they had any loading requirements. Mr. Winkler says that the only deliveries are from U.S. Mail, UPS and FED EX. There are no large deliveries.

Member Morris asked if the applicant would entertain putting stop signs and lines at the 2 exits of the driveways at that intersection to allow free flow of traffic coming into both parking lots. Mr. Nicholson said that there already is a stop bar and sign in their parking lot. Member Morris said that there is no stop sign on the Bung's side. Mr. Nicholson said that it was possible to put a stop sign there. Mr. Winkler said that he did not see the need to have a stop sign on the Bung's side. Attorney Petrone said that a stop sign could be installed if the Board requires it. Engineer Guzzi said that there could be a stop sign at the island and a stop bar.

Mr. Winkler described the architect's rendering of the proposed building and the 5 flagpole sign that will be out front. The flagpole will have the American, New Jersey, NJFOP, Law Enforcement Memorial and the POW flags.

Chairperson Hamilton-Wood stated that the Board had on several occasions heard about drainage on this particular site. She said that she was a little concerned that there was no additional drainage. Engineer Guzzi stated that when the site was originally developed it was developed with a retention basin that was oversized. Chairperson Hamilton-Wood said that she was under the impression that the basin hadn't been successful. Isn't this the reason that there has been this ongoing problem? Engineer Guzzi said that he didn't think that there had been an ongoing problem with the Bung's site. What the issue was was that this site is being developed now after the change in regulations. Chairperson Hamilton-Wood stated that she thought that the Bung's site uses wetlands as part of their drainage. Engineer Guzzi stated that they have a stormwater management basin that all the water goes to was approved as part of the original Bung's site plan. The applicant has made modifications to the basin to accommodate the additional flow from this proposed site. The basin had been sized a little bit large originally to accommodate development to the rest of the site, but the regulations changed so in addition to increasing the capacity they had to address stormwater quality, which is part of the new standard. They have done this through a modification of the existing stormwater management basin and also by providing some additional structures to provide better quality to the stormwater. So they have actually satisfied all of the stormwater management issues with the exception of an easement for the stormwater.

Chairperson Hamilton-Wood asked about the original approval for the building what was the anticipated on what was going to be developed here. This building calls for 23 parking spaces and the plan calls for 31 spaces. This would be more pavement than was originally anticipated. Engineer Guzzi said that there had been a certain percentage of impervious coverage that had been assigned to the entire site. That changed a little bit due to the modifications or updates to the ordinance and the State standards.

Chairperson Hamilton-Wood said that testimony was given that there would be 6 to 9 people at a time, but they are over on the parking. Why propose more parking than necessary? Mr. Winkler said that sometimes they have Executive Sessions or the Labor Council has Board meetings where there could be 15 people in the conference room for the day.

Engineer Guzzi stated that 23 spaces was required by the ordinance based on the square footage of the building and they are provided 31 spaces. Chairperson Hamilton-Wood stated that this still seems like a lot of extra spaces even for 12 people plus 6 employees.

Mr. Winkler stated that their organization has the potential to grow so they want to be ready for that.

Chairperson Hamilton-Wood stated that the Board tries to be as "green" as possible and this plan has a lot of pavement on it. Attorney Petrone stated that the plan as proposed

satisfies the impervious coverage requirement and you have to look at the project as a whole. This is a carve out from a 16 acre site. The majority of the site will remain “green” because of the existing environmental constraints on that site. There is a significant amount of wetlands on the site, which pretty much dictated how the lot was going to be carved out from the main lot. The area to the rear of the existing building is predominantly wet.

Engineer Guzzi stated as a point of reference that the building coverage proposed was 12% where 30% is permitted and the lot coverage is 53% where 75% is permitted.

Chairperson Hamilton-Wood asked to see a drawing of the sign structure. Attorney Petrone said that the sketch for the flag was included in the architecturals. He said that the sign was referenced in the review letter for the size of the sign. The applicant is proposing a 97.5 sq. ft. sign. The façade limitation would result in a 52 sq. ft sign maximum and the lot frontage limitation would permit a 75 sq. ft. sign because of the 189’ lot frontage. This was raised in the planner’s review letter.

Mr. Nicholson showed a rendering of the flagpole up for the Board’s review. Mr. Nicholson stated that this was a masonry monument sign with masonry backing. At the middle of the sign it says New Jersey Fraternal Order of Police. The street address is at the front corner. The sign will be flood lit and behind the sign would be 5 flagpoles. The height of the masonry structure is 3’4”. The sign itself is 4’ tall. Including the masonry base the sign is 27’ long. The sign structure would be located in front of the parking lot in front of the building. It will be set back 50’ from the right-of-way line and about 60’ from the curb line at Route 130.

Chairperson Hamilton-Wood asked if the star on the front of the build constitutes a façade sign? Planner Hintz stated that this was considered a façade sign. The flagpoles are 25’ high and they don’t exceed the height variance. Attorney Petrone said that the flags would be appropriately sized for the height of the flagpoles.

Engineer Guzzi said that there would be a variance required for the sign – 50 sq. ft. is the maximum so a variance would be required for the additional 10 sq. ft. for the monument sign. Chairperson Hamilton-Wood asked if a variance would also be required for the façade sign. Planner Hintz answered that a variance would not be required.

Engineer Guzzi said that most of the items in his report were satisfied. In respect to stormwater management there is an easement required because the water from the NJFOP site will go to the Bung’s site. Testimony was offered regarding the accessory building. No traffic impact report was submitted but there was testimony given about the number of employees and anticipated visitors. There was a letter from the traffic consultant along with a copy of an application for a “Letter of No Interest” submitted to the NJDOT.

Chairperson Hamilton-Wood asked for the dimensions of the accessory building. Mr. Nicholson stated that the proposed size was 25’ wide and 20’ deep.

Engineer Guzzi stated that testimony had been given that the applicant would provide additional shade trees so a variance will not be required for shade trees, but replacement trees will be required. A variance is required for parking within 10' of the side yard setback. Testimony was given in support of the variance for the 2 required loading spaces.

Member Ryan asked for an explanation of the requested variance for the curbing. Engineer Guzzi said that there are 2 issues with those spaces, one is that they are providing bumpers not curbing. Engineer Guzzi stated that he assumed that this was for drainage purposes and the bumpers meet the existing condition on the Bung's side. The other variance is because it is within 10' and it is almost like a continuous parking lot with an island in the middle.

Engineer Guzzi said that item 14 on his review was for striping that wasn't identified. Mr. Nicholson stated that this would be added. Engineer Guzzi said that item 17 was the variance for 10 sq. ft. of additional sign area on the freestanding sign. Engineer Guzzi asked that the existing sanitary sewer easement be shown on the plan.

Chairperson Hamilton-Wood asked Planner Hintz to run through his review letter. Planner Hintz said that between Mr. Nicholson's and the applicant's testimony covered most of the items on the report. In regards to the replacement trees the best location would be at the west of the building. The trees should be green ash. The total number of trees depends on the caliper that is being lost. For example, for a 20 caliper tree if you are replacing with a 2 caliper tree the ordinance would require 10 trees.

Planner Hintz stated that there was an overlap in the lighting between the 2 buildings. Engineer Guzzi said there is a spillover on the back sides of the lights so shields should be put on the back of the lights to reduce the spill over.

Chairperson Hamilton-Wood asked what the lighting plan was as far as security. Engineer Guzzi asked how the timing on the lighting was being addressed especially after hours. Attorney Petrone said that the lights would be on timers and would be coordinated with Bung's since there will be instances of shared parking. Engineer Guzzi asked if any lights would be on dusk to dawn? Mr. Winkler said that there would be some lights left on all night long for security reasons. Planner Hintz noted that the proposed lighting was high pressure sodium, but he would prefer metal halide lights. Engineer Guzzi said it would be best to match the lighting already existing on the Bung's site. Chairperson Hamilton-Wood stated that the light poles should also be consistent.

Engineer Guzzi said that there are 5 light poles proposed on the site. There are also some building mounted lights. Chairperson Hamilton-Wood asked if there was lighting proposed for the accessory building. Engineer Guzzi stated that there was a light pole adjacent to the accessory building. Attorney Petrone stated that they would make the lights on the NJFOP lot the same height, same style and they will provide whatever shields are necessary so that they don't exceed the ordinance requirement. With respect

to security lighting the building mounted light at the entrance to the building will be lit from dawn to dusk. The timer will be coordinated with Bung's

Attorney Petrone said that they would do whatever was required to meet their affordable housing requirement. Member Fratinardo stated that new COAH regulation had recently been announced. Attorney Petrone said that they would have to comply with whatever the regulations are at the time that the obligation is generated. Attorney Petrone said that they would be speaking to the affordable housing liaison for the township.

Chairperson Hamilton-Wood asked Kevin Mullen, Florence Township Fire Official, if he had any concerns. Mr. Mullen stated that he had submitted a report. Attorney Petrone said that the applicant had agreed to comply with the requirements set forth in Mr. Mullen's report.

Chairperson Hamilton-Wood opened the meeting to the public. Motion of Fratinardo, seconded by DeAngelis to open the hearing to the public. Motion unanimously approved by all members present. Seeing no one wishing to testify motion was made by Fratinardo, seconded by Smith to close the public portion. Motion unanimously approved by all members present.

Attorney Petrone asked the Board for a motion for Preliminary and Final Site Plan approval with the variances that were called out in the professional's reports.

Chairperson Hamilton-Wood about the replacement trees, there has to be some coordination with Planner Hintz to get the proper size and number of trees in the proper place. Solicitor Abbott stated that there would be a condition that the species and the size and location of the trees are going to be determined by the Board's Planner.

Solicitor Abbott asked Attorney Petrone if he was satisfied with the testimony that had been given regarding the legal criteria for the variances. Attorney Petrone said that yes he thought that they had satisfied the positive and negative criteria. He said that by its nature variances are detrimental to a zone plan but for this Board to act on a variance the determination must be made that the variance is not significantly detrimental to the zone plan and zoning ordinance. He stated that he thinks that they have testified and met the criteria as to how this site balances specifically with the Bung's site how it is coordinated with the one means of access and egress from the site, similar parking arrangements, similar style of parking with the concrete blocks and that the variance for the sign is minimal.

Member Morris asked if there would be a deed of cross easement since the access is on the Bung's property. Attorney Petrone stated that they would and they would be submitting the necessary easement for review by the Board's professionals.

Solicitor Abbott stated that this application was for Preliminary and Final Site Plan approval with variances and the following conditions:

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The applicant will comply with the ordinance regarding the number of shade trees in the parking lot, the requirement for tree replacement – the species, location and size that will be determined by the Board's Planner. There will be a stop bar and stop sign installed from the exit of the applicant's parking area to the main site driveway and also from the Bung's parking area to the main site driveway. There will be an easement created for stormwater drainage onto the Bung's lot that is to be approved by the Board's Engineer and Solicitor. The lighting will be approved by the Board's Planner. Security lighting will be regulated by timers that would coordinated with the lighting on the Bung's property. Lights that will be on from dusk to dawn will be shown on the plan. All lighting fixtures will be consistent with those on Bung's property. Compliance with all items in the December 10, 2007 report of the Board Engineer and the December 12, 2007 report of the Board Planner and compliance with all items in the August 16, 2007 report of the Fire Official. Compliance with all COAH requirements. There will be an easement created for cross access that is to be approved by the Board Engineer and Solicitor.

Motion of Smith, seconded by Ryan to approve application PB#2007-14.

Upon roll call the Board voted as follows:

YEAS: DeAngelis, Fratinardo, Ryan, Smith, Hamilton-Wood, Morris

NOES: None

ABSENT: O'Hara

The Board took a 5 minute recess. The Board returned to the regular order of business.

Mayor Muchowski returned to the meeting.

Chairperson Hamilton-Wood called for application PB#2007-17 for Punam Corporation. Applicant is requesting Preliminary and Final Major Site Plan approval with bulk variances to permit construction of a 6,107 sq. ft. retail building at 2000 Route 130 North, Block 160.01, Lot 14.

Charles Petrone, of Counsel of Raymond and Coleman, attorney for the applicant stated that he was again asking the Board to continue this matter for one additional month. He stated that there were still outstanding items regarding the completeness. He stated that the time has not begun to run yet because the application was deemed conditionally complete and the conditions have not yet been met.

Chairperson Hamilton-Wood stated for the record that the Board would be meeting on the 4th Monday (28th) in January due to the holiday on the 3rd Monday.

Motion of DeAngelis, seconded by Ryan to continue application PB#2007-17.

Upon roll call the Board voted as follows:

211.

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

PUBLIC COMMENT

Motion of Fratinardo, seconded by DeAngelis to open for public comment. Motion unanimously approved by all members present. Seeing no one wishing to comment motion of Fratinardo, seconded by DeAngelis to close public comment. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood stated that the Board would not be discussing Master Plan Review at this meeting.

Chairperson Hamilton-Wood stated that there was going to be a big change to the Board and she stated that she appreciated all of the hard work that had been done by all of those who would not be with the Board next month. She wished the departing members good luck.

Mayor Muchowski said that when he started on this Board 8 years ago as the rookie not knowing what to expect. HE said that after 8 years what they have created was good government in the sense of planning and review and balance. He said he tried to look at things in a positive way and trying to make them fit in our community when it could fit while protecting the quality of life of the residents that would be affected. He said that he didn't look to create a Board of people to agree with what he thought. Mayor Muchowski stated that he was here on a paid capacity, but the volunteers of the Board put in a tremendous amount of time into preparing for and attending the meetings. He said that being a part of the process improves you as a person. Mayor Muchowski said that he enjoyed working with each and every one of the Board Members. He said that he appreciated everything that the Board Members had given and in the end if you look at the record of this Board the right thing was done.

Member Fratinardo stated that he also would not be here next year. He stated that it was his pleasure to serve on the Planning Board. He said that he thought that they had some major accomplishments for the township. One of those accomplishments that was very important was the Green Briar development out in the country. One thing that needs to be kept in mind is that if that development were not here the tax burden in this community would be too high. The school taxes alone from that development is \$900,000.

Secretary Smith added that there was also the recreation property that was gained as part of the development agreement for Green Briar. Member Fratinardo said that commercial development is important but residential is good too. Member Fratinardo stated that he has respect for everyone on the Board and said that it was great to work with everyone.

212.

Motion to adjourn by Muchowski, seconded by Fratinardo to adjourn the meeting at 8:41 p.m. Motion unanimously approved by all members present.

John T. Smith, Secretary

JTS/ne