

## 1. CERTIFICATION OF COMPLIANCE

Chairman Michael Neiman called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and Ally Morris read the Certification of Compliance with the NJ Open Public Meetings Act:

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and reasonable comprehensive minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act.”

## 2. ROLL CALL

Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

## 3. SWEARING IN OF PROFESSIONALS

Mr. Terry Vogt, P.E., P.P. was sworn in.

## 4. MEMORIALIZATION OF RESOLUTIONS

1. **SP 2146 Yeshiva Mekor Hatorah**  
Towers Street Block 830.11, Lot 1  
Preliminary and Final Major Site Plan for a school

A motion was made by Mr. Franklin, seconded by Mr. Flancbaum to approve.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum

2. **SP 2147AA 301 Madison, LLC**  
Madison Avenue Block 92, Lots 10 & 11  
Minor Site Plan for grading and drainage changes

A motion was made by Mr. Franklin, seconded by Mr. Flancbaum to approve.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum

## 5. CORRESPONDENCE

- **SP 1863, Mountainview Investments** – Adjusted parking layout as a result of corrected parking calculations

Mrs. Morris stated that this is a request to adjust the parking layout as a result of corrected parking calculations.

Mrs. Weinstein said that residents have been waiting patiently for the parking lot to be paved. The reason it has not been paved is for the last few months they have been going back and forth with the old site plan which was approved in 2007. A number of parking spaces do not jive with the number of required parking spaces. They are here to clarify the number of parking spaces they are now proposing.

Mr. Neiman asked if they will be paving both sides, Kennedy Boulevard and Clifton Avenue.

Mrs. Weinstein said the entire parking lot is going to be paved. The only outstanding item now is for the Board to clarify that their parking calculations are okay.

Mr. Joe Kociuba, P.E. was sworn in. He said the originally application indicated a required and proposed 288 parking stalls. The actual requirement is 245 as calculated by their office. They are proposing 247 spaces.

Mr. Neiman asked how many handicapped spots there are.

Mr. Kociuba said he believes it is 8. There are 4 on the Kennedy side and 4 on the Clifton side.

Mr. Franklin asked if it is supposed to be 8%.

Mr. Kociuba said if it is up 250, there is a table used. Above 250 it works out to about 8%. They are compliant with the number of handicapped stalls.

Mr. Vogt said they cannot verify what was exactly approved and why because it is prior to them. Practically speaking, it is his understanding that this parking lot is hardly being used because it is in such bad shape. They are trying to work with the applicant to get this approved and get the parking lot paved. They are in favor of this plan.

Mr. Rennert asked what happens when a store moves out and another comes in that is a different use.

Mrs. Morris said it would go through the zoning officer and they would ensure that all of the ordinance requirements are met.

Mr. Neiman opened to the public, seeing no one come forward, he closed to the public.

A motion was made by Mr. Herzl, seconded by Mr. Flancbaum to approve.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

## **6. PLAN REVIEW ITEMS**

- 1. SD 2092 Clearview Equities, LLC**  
Drake Road Block 251.01, Lot 87  
Minor Subdivision to create four lots

A review letter prepared by Remington, Vernick & Vena Engineers dated November 5, 2015 was entered as an exhibit.

Mr. Vogt stated that variances included minimum lot area, width, front, rear, side and combined yard setbacks as well as maximum building coverage.

Mrs. Miriam Weinstein, Esq. said they initially filed this application at the Zoning Board for a use variance. The board engineer said this should be at the Planning Board as it is a permitted use. This is in the Drake Road area which was affected by an ordinance change and was later overturned in court. She said there have been other projects in the area that have been approved with R-12 type zoning which is exactly what this application

proposes. The review letter indicated an 8.5 ft road widening shall be provided and the plans have been revised to show that.

Mr. Vogt said he thought they were not doing the road improvements. There has been a lot of back and forth on this and it is his understanding that the current plans is for a minor subdivision only with no road improvements.

Mrs. Weinstein said that is correct. The current submission is for minor subdivision only. After he had recommended that road improvements be shown on the plan, they did incorporate that but they do not have those plans as it was less than 10 days prior to the meeting.

Mr. Vogt said without road improvements, this is a minor subdivision and because of that the density does not apply. If this was a major subdivision, you go into density and the fact that you would have more lots than what is allowed per the minimum zone size, you would need a use density variance which would go to the Zoning Board. When this application was before the Zoning Board, because of the concerns of Drake Road, he said there is a good chance that either board is going to require road improvements.

Mr. Neiman said that is correct.

Mr. Vogt said his understanding on a minor subdivision is if you are doing public improvements in addition to what is typically a minor, which he has seen with other clients, that kicks it into a major subdivision. If it does, then it must go back to the Zoning Board.

Mr. William Vogt, P.E. said on the current plans they show the 53,061 sf lot into four smaller lots and they were comparing them to the R-12 lot areas so each one of the four has 12,000 sf.

Mr. Neiman said this is not going to get approved at the Planning Board. It is way too dense. Road widening would also be required. This is in an R-40 zone and they are going down to an R-12 on a very dangerous bend.

Mrs. Weinstein said the road widening would turn this into a major subdivision and it would be the jurisdiction of the Zoning Board.

Mrs. Weinstein said they are withdrawing the application.

## **2. SP 2144 Yosef Hirsch**

East County Line Road Block 208.01, Lots 14 & 15

Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)

A review letter prepared by Remington, Vernick & Vena Engineers dated October 5, 2015 was entered as an exhibit.

Mr. Vogt said the applicant is seeking a waiver from providing architectural drawings. The waiver is supported for completeness purposes but they recommend that architecturals be provided prior to the public hearing.

Submission waivers were approved as supported by the Board Engineer and Planner.  
All were in favor.

Mr. Vogt said variances are requested for minimum side yard setback and number of off-street parking spaces.

Mr. Graham MacFarlane, P.E. said the variances are associated with the two rear buildings so it will not affect the neighbors. A slight variance for parking is also requested.

Mr. Flancbaum asked why they are asking for a parking variance.

Mr. MacFarlane believes it is warranted by the combined uses of the site. It is a mixed use site with office and retail in the front and office and a shul in the back

Mr. Herzl asked if the side yard setbacks are to the residential side.

Mr. MacFarlane said there is residential on one side and commercial on the other.

Mr. Neiman said that is what he asked earlier. They are asking for a side yard setback variance of 15 ft to the residential side.

Mr. MacFarlane said yes.

Mr. Neiman said that is a very big variance. He asked if there is a way to maneuver the buildings in order to lessen the variance.

Mr. MacFarlane said he would consult with his client before the public hearing.

Mr. Flancbaum asked that they look at the parking as well.

Mr. MacFarlane said testimony would be provided at the public hearing.

Mr. Neiman said they want to look into making some of the buildings smaller so these variance are not needed.

Mrs. Morris advised the applicant's attorney that there is a neighbor being represented by an attorney.

A motion was made by Mr. Herzl, seconded by Mr. Franklin to advance this application to the December 15, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

**3. SP 1838C NJ Hand**

Towers Street & Vine Avenue Blocks 807-809, 815, 815.01, 818, 819, 831

Preliminary and Final Major Site Plan for Phases 4 & 5 of the Lakewood Commons for 122 affordable units

A review letter prepared by Remington, Vernick & Vena Engineers dated November 5, 2015 was entered as an exhibit.

Mr. Rennert stepped down.

Mr. Vogt stated no variances or submission waivers are requested.

Mr. Neiman asked how the first three phases are going.

Mr. Penzer said he would like to bring back parking that was taken away on Coles Way that people really need.

Mr. Neiman said the board can look at it.

Mr. Penzer requested that this application be advanced to the November 24th meeting. He also asked that the resolution be memorialized on that date as well as this is time sensitive.

Mr. Neiman recommended that he reach out to the board attorney prior to the public hearing.

A motion was made by Mr. Flancbaum, seconded by Mr. Franklin to advance this application to the November 24, 2015 meeting.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum

## **7. PUBLIC HEARING ITEMS**

### **1. SD 2063 Eli Schwab**

Joe Parker Road Block 189.16, Lot 157  
Minor Subdivision to create three lots

Due to the lack of a quorum, this application could not be heard.

A motion was made and seconded to carry this application to the November 24, 2015 meeting.

All were in favor.

### **2. SD 2067 Mark Moskovitz**

Central Avenue & Bradshaw Road Block 83, Lot 7  
Minor Subdivision to create two lots

Due to the lack of a quorum, this application could not be heard.

A motion was made and seconded to carry this application to the November 24, 2015 meeting.

All were in favor.

### **3. SD 2077 S. Greenes**

Idalia Avenue Block 1051.04, Lot 9  
Minor Subdivision to create two lots

A review letter prepared by Remington, Vernick & Vena Engineers dated August 19, 2015 was entered as an exhibit.

Mr. Vogt stated that variances are requested for minimum lot area, front, side and rear yard setback.

Mr. Samuel Greenes and Mr. Brian Flannery, P.E., P.P. was sworn in.

Mr. Flannery said the application is to create two lots from one. He entered a tax map showing surrounding lots in the area as exhibit A-1 and a copy of the submitted plan as exhibit A-2. Idalia Avenue comes in and makes a 90 degree turn to the left and continues past Evergreen Avenue. This is an 18,000 sf lot where the two come

together. The applicant is requesting to do a minor subdivision where they would average 9,000 sf lots. They did look at moving the existing house and have the two lots over 9,000 sf. They are saving the house which will require variances for lot area, minimum, side and rear yard setbacks. The lot areas proposed are 7,962 sf and 10,551 which is the lot with the existing home. The front yard setback variance requested is 23 ft whereas 30 ft is required, side yard setbacks of 5 and 7 ft whereas 10 ft is required and a rear yard setback of 17 ft whereas 20 ft is required.

Mr. Neiman said someone driving down the street would probably not notice that these are undersized lots because the widths are the same but the side yard setback is something that they would realize. He asked if they could make the house narrower in order to eliminate that variance.

Mr. Flannery said a side yard setback is requested between the existing home on lot 9.01 and the proposed home on lot 9.02. They could eliminate the other side yard setback. He further explained how the benefits outweigh the detriments.

Mr. Neiman said there is a letter mentioning that a new fire hydrant needs to be added.

Mr. Flannery said they would certainly add it.

Mr. Vogt said they are not asking for a new hydrant. They commonly look at the properties prior to preparing the letters because very often there is so much activity that the surveys are outdated. The survey that was submitted currently doesn't depict information including an existing street sign and the newly installed fire hydrant.

Mr. Rennert asked if there are curbs and sidewalks along this area.

Mr. Flannery said yes.

Mr. Rennert asked if he could explain why they are moving the building all the way to the back to create a 7 ft setback.

Mr. Flannery said there is a septic system. If the Board does feel

6:50 - 6:54

A portion of this testimony was inaudible.

Mr. Neiman opened to the public.

Mayer Cohen, 1168 Evergreen Avenue, was sworn in. He said he has a petition from 18 of the neighbors. He lives right across the street. He is against this subdivision. He does not want to see any houses on lots below the R-12 requirements. It is a double corner lot and he is afraid of safety issues.

Mr. Rennert would like to see a map of the area to see what other lots are undersized.

Mr. Flannery said there are lots less than 12,000 sf but they are minimally less. Most of the neighborhood is 12,000 sf but there aren't lots that are 18,000 sf either. This is a unique lot and the applicant was looking to build additional homes as opposed to a shul or school being built there.

Mr. Neiman asked about the site triangles.

Mr. Flannery said they could provide a site triangle in accordance with ASTO standards which would allow for site view. The house on the left is going to stay so there would be no change on that. The other lot would have a site triangle easement and that is where the septic would be anyway.

Mr. Franklin asked if the neighbors would be against demolishing the existing home and created two new lots.

Mr. Cohen said the neighborhood does not want to see any lots under 12,000 sf. His lot is 24,000 sf and the lot next door is 18,000 sf.

Mr. Rennert asked about adjacent lot sizes.

Mr. Flannery said the lots inside Evergreen and Idalia are 94 ft by 127 sf which is just under 12,000 sf. The lots on the other side of Idalia are also 94 ft by 127 ft.

Mr. Rennert said this would be the first lot in the neighborhood well under 12,000 sf.

Mr. Leigh ?, Idalia Avenue, was sworn in. He is against the application as well. They do not want to change the look of the neighborhood.

Mr. Neiman closed to the public.

Mr. Flannery said the applicant would like to withdraw the application. They may look into splitting the lot down the middle and consult with the neighbors as well.

**4. SP 2133 Jack Aviv**  
Vassar Avenue Block 1602, Lot 6  
Preliminary & Final Major Site Plan for a storage building

A review letter prepared by Remington, Vernick & Vena Engineers dated October 20, 2015 was entered as an exhibit.

Mr. Vogt stated there is a previously approved front yard setback variance. No new variances are being proposed. Design waivers are requested from providing sidewalk along the project frontage, street trees, onsite curbing and paved parking areas.

Mr. Glenn Lines, P.E., P.P. was sworn in. This is an existing two story building. Currently the State of NJ has an office there as part of the Sandy relief. He is proposing to build a single story metal storage building for dump trucks and other excavating equipment. They are currently parking in the lot. There was a previous site plan with a requirement to restripe the entire parking lot in order to create additional spaces. The spaces are not necessary and they would like to leave the parking as is.

Mr. Neiman asked if the striping is in good condition.

Mr. Lines said yes. The previous tenant needed more parking. They wanted to take the 10 ft spaces and make them 9 ft. Additional parking is no longer needed.

Mr. Vogt asked if the existing parking is adequate.

Mr. Lines said it meets or exceeds ordinance requirements.

Mr. Jack Aviv, 1417 Cedar Row, was sworn in. He said the State of NJ asked them to widen the parking spaces to 10 ft because they have a lot of handicapped people coming into the facility. He would like to keep the parking the same.

Mr. Flancbaum said there is a comment in the review letter that the trash enclosure encroaches onto an LTMUA easement.

Mr. Lines said the existing trash enclosure does not extend into the easement.

Mr. Vogt said it was their interpretation when they were out there that it appears to encroach. He asked if it could be relocated to be outside of the easement.

Mr. Lines said they would check it again and if necessary they would move it outside of the easement.

Mr. McWeeney asked when the striping was done.

Mr. Aviv said two years ago.

Mr. Neiman opened to the public, seeing no one come forward, he closed to the public.

A motion was made by Mr. Herzl, seconded by Mr. Flancbaum to approve the application.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

- 5. SD 2069 Sam Rabinowitz**  
Locust Street Block 1081, Lot 4  
Preliminary and Final Major Subdivision to create fifty-seven lots

Applicant has requested to carry this project to a later date. This application will not be heard.

A motion was made by Mr. Franklin, seconded by Mr. Herzl to carry this application to the November 24, 2015 meeting.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

- 6. SP 2141 118-120 Clifton Ave, LLC**  
Clifton Avenue Block 90, Lot 7  
Preliminary and Final Major Site Plan for a building addition

A review letter prepared by Remington, Vernick & Vena Engineers dated October 8, 2015 was entered as an exhibit.

Mr. Vogt said there is one variance for rear yard setback.

Mr. Sean Gertner, Esq. said the Board has asked for pictures of the property and they have been provided them.



Mr. Neiman said they are perfect and thanked him.

Mr. Gertner said this is a straightforward application for an addition to a restaurant and grocery area. The proposal is to take advantage of that 10 ft easement. They are going to clean up this site. He understands there are at least one or two neighbors with questions concerning the trash enclosure. The left side of the building will also have additional lighting which would enhance the safety of the area.

Mr. Glenn Lines, P.E., P.P. was sworn in. They are proposing a 1,200 sf addition on the back of the building. They are requesting a 10 ft rear yard setback in order to build out the site with the acknowledgement that there is an easement behind the property.

Mr. Neiman asked what the easement is used for now.

Mr. Lines said it is used for deliveries, parking, trash. The dumpster would have to be moved back which would maintain the easement access to the other properties. There have been some discussion of striping the row of parallel parking spaces along the easterly side of the Second Street parking lot.

Mr. Herzl asked how wide the driveway is.

Mr. Lines said 10 ft.

Mr. Herzl asked how the garbage is picked up.

Mr. Lines said they back in and pick it up.

Mr. Rennert asked if there is going to be an additional entrance.

Mr. Gertner said no but that is the goal. With speaking to the Township, the goal is to help utilize that parking lot particularly during off hours which would assist in moving traffic off of Clifton Avenue.

Mr. Lines said they would use the back parking lot so people could park there and walk to the store from the back.

Mr. Gertner said yes.

Mr. Lines asked if there are one or two stores here.

Mr. Gertner said it is a restaurant and grocery but it is one owner.

Mr. Flancbaum asked if a banquet hall is proposed.

Mr. Gertner said it is a simcha hall.

Mr. Neiman opened to the public.

Mr. Shulen Thumin was sworn in. He owns the property next door. He said the trash is a concern because the truck has to back in there. That easement is also used for deliveries and there are a lot of trucks coming in and out for stores that have access from the back. He is concerned that with this addition, they would not be able to

make the deliveries there and would need to do it on Clifton Avenue where they double park and take away parking spaces. The engineer had mentioned to move the trash enclosure further back. It was further back but an electric pole was mounted right in front of where the trash used to be and it was moved forward.

Mr. Neiman asked if the garbage is for all of the stores in the area.

Mr. Thumin said yes.

Mr. Neiman said it is picked up by the Township.

Mr. Thumin said yes. He is also concerned about the drainage.

Mr. Flancbaum said it is up to Public Works whether they would pick up the trash or not.

Mr. Thumin said there is no way the truck would back up 75 ft or so.

Mr. Vogt recommends that the applicant's engineer clarify.

Mr. Thumin asked about the steps to the back parking lot. He said there was a fence there but now it is gone.

Mr. Neiman said what the applicant is trying to do here is clean up the area and to make an entrance in the back.

Mr. Lines said there has been discussions with the Township to make it a loading zone rather than parking spaces so all the stores could have the trucks pull in the back as opposed to Clifton Avenue. There would be a reduction of 3 or 4 spaces for a lot that always has plenty of parking available. When he was out there, the dumpster was moved back and then JCP&L decided to put the pole right behind the dumpster. The dumpster is not moving no matter what.

Mr. Vogt said the Board could either require DPW's approval as a condition of approval if for some reason DPW is unwilling then the applicant would have to go private.

Mr. Thumin is concerned because he is a neighboring store and they use that dumpster as well.

Mr. Schwartzblatt was sworn in. He complained that trash is always left in the easement. (inaudible)

Mr. Neiman said they want to make sure the garbage works in the back and to clean up the site.

Mr. Gerter said if you look at the architectural, you can see the various entrances with the proposed elevator to get to the second floor. They have designed the entrance in the back to focus more for deliveries than for pedestrians.

Mr. Neiman said he wants to limit as many deliveries on Clifton Avenue as possible. He hopes the Township will put a loading dock in the back so all of the stores can utilize it.

Mr. Herzl said they could pick up the trash from the parking lot side as opposed to Clifton Avenue.

Mr. Neiman closed to the public.

Mr. Flancbaum said the applicant would petition the Township to remove some of the parking spaces in the rear and to add a loading dock as well as meet with Public Works.

A motion was made by Mr. Flancbaum, seconded by Mr. Herzl to approve the application.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

- 7. SP 2138 Flea Market Developers, LLC**  
Route 70 Block 1077, Lot 22 & 23  
Preliminary & Final Major Site Plan & Subdivision for a mixed use development  
(166 townhouses, a retail building, and a clubhouse)

Applicant has requested to carry this project to a later date. This application will not be heard.

A motion was made by Mr. Franklin, seconded by Mr. Herzl to carry this application to the November 24, 2015 meeting.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

- 8. SP 2112 Monlu LLC – Stuart Lubowsky**  
Princeton Avenue Block 162, Lots 2 & 4  
Preliminary and Final Major Site Plan for a building addition

Due to the lack of a quorum, this application could not be heard.

A motion was made by Mr. Franklin, seconded by Mr. Herzl to carry this application to the November 24, 2015 meeting.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum

- 9. SP 2060B Toms River Torah Center**  
Seminole Drive Block 2, Lot 38  
Preliminary and Final Major Site Plan for an addition to the existing school

Due to the lack of a quorum, this application could not be heard.

A motion was made and seconded to carry this application to the November 24, 2015 meeting.  
Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum

- 10. SP 1948A Yeshiva Orchos Chaim**  
Oberlin Avenue Block 1600, Lot 12  
Amended

A review letter prepared by Remington, Vernick & Vena Engineers dated October 29, 2015 was entered as an exhibit.

Mr. Vogt stated that no variances are requested.

Mrs. Miriam Weinstein, Esq. said the last application for an addition was in 2011. That addition has since been built and the applicant is back before the board to do another addition of 5,788 sf on the westerly side that would house about 5 classrooms and to accommodate the growing boys elementary school.

Mr. Neiman asked if the bus circulation is affected by this addition.

Mrs. Weinstein said the buses are not affected. It will stay the same.

Mr. Neiman said that is good as the circulation now is very good.

Mrs. Weinstein said the parking is not changing either. The required parking spaces after the addition would be 129 total spaces. The school currently has 192 parking spaces.

Mr. Neiman opened to the public, seeing no one come forward, he closed to the public.

A motion was made by Mr. Herzl, seconded by Mr. Flancbaum to approve the application.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

## **8. PUBLIC HEARING ITEM**

- Plan Amendment: Cedarbridge Redevelopment Plan

Mr. Stan Slachetka, P.P. said this is a referral to the Planning Board from the Township Committee of a proposed ordinance that would amend the existing Cedarbridge Redevelopment Plan. This is being referred pursuant to the requirements of the local redevelopment and housing law. The action by the board is an administrative action. The Board is to review the plan and to make a determination as to its consistency with the Master Plan and to make any other recommendations before the Township Committee has a second reading and public hearing on the proposed amendment. The plan provides for the inclusion of retail and commercial uses in the Cedarbridge Redevelopment Plan area. Currently, the area permits corporate offices so this would be additional non-residential that would be provided. The Township Committee is proposing to amend the redevelopment plan to take advantage of changing marking conditions as well of taking advantage of opportunities to provide shopping and services to the residents.

Mr. Neiman asked if these uses affect parking.

Mr. Slachetka said there are different parking standards for the office versus the retail. The overall affect is that essentially is that the parking provided would be consistent with the Township ordinances.

Mr. Neiman wants to make if they are allowing these uses that there is sufficient parking.

Mr. Slachetka said any applicant would have to come before the Planning Board and they would have to show that they have sufficient parking. There are also a number of other design standards and requirements for the new development that would be permitted under the conditions of this redevelopment plan. Essentially, the idea is to ensure a pedestrian friendly environment. This are very specific standards to ensure the development is of the highest quality and provides adequate buffers/screening to residential areas. The proposed amendments are also consistent with the circulation plan element in the Master Plan for this area which provides for pedestrian, bicycle, vehicular movements throughout. There is a requirement for road connections at adjoining areas which is also consistent with the Smart Growth Plan of the Master Plan. In general, there is a

plan that describes the plans consistency with the Master Plan and they have found that the proposed amendment is consistent with the Master Plan.

Mr. Neiman said a development this size which will take years to build there are going to be market changes and other ideas. The Township Committee should be flexible but you don't want residential in there. You want to keep it as a business park or these other amenities.

Mr. Neiman opened to the public.

Mr. Bill Hobday, 30 Schoolhouse Lane, was sworn in. He said the Township needs the revenue as long as this stays a corporate park and/or business type as well as retail stores.

Mr. Neiman closed to the public.

A motion was made by Mr. Rennert, seconded by Mr. Herzl to recommend this plan to the Township Committee for adoption.

Affirmative: Mr. Herzl, Mr. Franklin, Mr. Neiman, Mr. Flancbaum, Mr. Rennert

- 9. PUBLIC PORTION**
- 10. APPROVAL OF MINUTES**
- 11. APPROVAL OF BILLS**
- 12. ADJOURNMENT**

The meeting was hereby adjourned. All were in favor.

Respectfully submitted  
Sarah L. Forsyth, Planning Board Recording Secretary