

AMENDED MINUTES

JULY 9, 2013

PLANNING BOARD

LONG HILL TOWNSHIP

CALL TO ORDER AND STATEMENT OF COMPLIANCE

Chairman Connor called the meeting to order at 8:00 P.M. He then read the following statement: Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board, by sending a copy to the Courier News and Echoes Sentinel and by filing a copy with the Municipal Clerk, all in January, 2012.

MEETING CUT-OFF

Chairman Connor read the following statement: Announcement is made that as a matter of procedure, it is the intention of the Planning Board not to continue any matter past 11:00 P.M. at any Regular or Special Meeting of the Board unless a motion is passed by the members present to extend the meeting to a later specified cut-off time.

CELL PHONES AND PAGERS

Chairman Connor read the following statement: All in attendance are requested to turn off cell phones and pagers as they interfere with the court room taping mechanism.

PLEDGE OF ALLEGIANCE

ROLL CALL

On a call of the roll, the following were present:

Excused:

- Christopher Connor, Chairman
- Charles Arentowicz, Vice-Chairman
- Suzanne Dapkins, Member
- J. Alan Pfeil, Member
- Brendan Rae, Mayor's Designee
- Ashish Moholkar, Member
- Guy Roshto, Member
- Gregory Aroneo, 1st Alternate (arrived 8:05 P.M.)
- Timothy Wallisch, 2nd Alternate

- Guy Piserchia, Mayor
- Dawn Wolfe, Planning & Zoning Administrator

- Barry Hoffman, Bd. Attorney
- Kevin O'Brien, Twp. Planner
- Thomas Lemanowicz, Bd. Engineer

Mr. O'Brien advised Chairman Connor that he had a quorum and could proceed.

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EXECUTIVE SESSION

Chairman Connor stated that there would be an Executive Session that evening to discuss matters that had the potentiality of resulting in litigation involving the Planning Board. A Voice Vote was taken and the board members adjourned at 8:03 P.M. and reconvened at 8:27 P.M.

PUBLIC QUESTION OR COMMENT OR COMMENT

Chairman Connor opened the meeting to the public for questions or comments on any item not on the agenda.

Phyllis Fast, Long Hill Road, Gillette, said that the Great Swamp Watershed Association and the neighbors in the area had noticed there were commercial trucks parked in their parking lot. The trucks were marked "Nelson Tree Service" and that that company did the tree trimming for JCPL. She wanted to know if that was a legal use for that property (Indoor Soccer LLC).

Mr. O'Brien answered that the parking of commercial vehicles had not been approved by resolution by the Zoning Board of Adjustment. He asked for details.

Ms. Fast responded that they had been there overnight for at least a month. She said she saw them during the day and at night. She noted that there seemed to be more trucks there at night.

Chairman Connor asked how many trucks she had seen.

Ms. Fast answered there were at least five (5) to seven (7) all lined up against the back of the lot. She was concerned that they were right against the Great Swamp. She noted that she had spoken with Sally Rubin (Executive Director of the Great Swamp Watershed Association) and Ms Rubin had noticed online an advertisement for Indoor Soccer LLC (Center Court). They were advertising for summer camps for lacrosse and soccer. She noticed that the logo

had a baseball, a lacrosse mitt, a soccer ball, and a football. They questioned what had happened to tennis and swimming since they were under the impression that those were the uses approved for that property.

Mr. O'Brien responded that the property was zoned "Conservation". He added that something along the line of tennis and swimming had been approved by resolution by the Board.

Ms. Fast said that neither tennis nor swimming was listed on the website.

Mr. O'Brien suggested that Ms. Fast apprise Thomas DeLia, the Township Zoning Officer, of her observations. He said that the Board relied on staff to take the appropriate enforcement measures. He added that he would also communicate to Mr. DeLia that the Board had heard a complaint from a citizen with first hand information as far as the parked trucks were concerned.

Mr. O'Brien referred to the website information and suggested that Ms. Rubin make a similar complaint to the Zoning Officer however it would have to do with the *actual* uses of the property.

Ms. Fast advised that she would take her complaint to Mr. DeLia.

Chairman Connor asked for any other comments from the public. Seeing none, he closed the meeting to the public.

FINAL REVIEW

OPEN SPACE ELEMENT

Mr. O'Brien said that over the past few months, the Board had asked multiple questions and there had not been time to address those during the past few meetings. He asked the Board's indulgence as he reviewed them.

The first question involved that status of the King's electronic sign. Mr. O'Brien advised the Board that King's had asked for their permits on that sign but that the sign had not been installed because it was not ready.

Mr. O'Brien referred to an inquiry about sidewalks and maintenance of sidewalks in terms of repair and damage. Mr. DeLia had informed him that the township policy is that it is the homeowner's responsibility to maintain and repair any sidewalk damage. He noted that the past practice had been for Thomas Sweeney, Director of Public Works, or a representative from D.P.W. to work with the homeowner in that regard.

Mr. O'Brien stated that another question referenced the electric transmission tower rights of way and who would have responsibility over activities within that right of way. Jack Pidgeon, Township Attorney, had advised Mr. O'Brien that the long range transmission lines that service the entire state are a Board of Public Utilities (B.P.U.) matter. Anything that serves the locality or surrounding localities would be a local Board matter which meant that they would have to come and get permission from the appropriate Board.

Mr. O'Brien said that the last open question was about the T.I.F.A. sidewalk. Mr. DeLia was working with both the county and with T.I.F.A. to move that along. The county had allowed the township to take the lead on this matter and Mr. DeLia had requested that construction bids and permit approvals be in place prior to August 30, 2013.

Dr. Rae asked, if the necessary paperwork was not submitted by August, what would happen.

Mr. O'Brien responded that Mr. DeLia had advised T.I.F.A. that other enforcement action would be taken.

Chairman Connor stated that they could force them to come before the Board for *any* change of use. He noted that in the board members' packet was another Administrative Site Plan Waiver Subcommittee agreement basically to move a business that was already in T.I.F.A. to a larger location across the street. It was handled by the Subcommittee however that practice could be terminated in favor of forcing each applicant to appear before the Board which would make the rental process much more difficult.

Mr. O'Brien said that two (2) versions of the Open Space Element were distributed. The first was a clean copy representing the changes that were made at the last meeting in June. The second, the track changes document, represented the changes that were made by the Board on that revised edition at that meeting.

Chairman Connor asked the board members if they had any questions on the changes that were made. He asked Mr. O'Brien if there were any significant changes that he felt should be addressed.

Mr. O'Brien referred to page 4, "Executive Summary", and noted that editing changes were made. He then moved to page 5 and said that several of those were rewritten. Item No. 4, 1(b) at the bottom of page 5, "Strive to make the river an indelible part of the fabric of our community", was open for discussion, editing, and revision. In a previous meeting, board members had wanted to make that goal more important than the original wording. There was no further input or comment.

Mr. O'Brien moved to page 6, "Introduction", Item 2, defined the exact nature of the "Open Space" that was being discussed in that document as well as pointing out that there was a separate accompanying document that would discuss "Recreation".

Dr. Rae felt that the Environmental Element should be addressed on page 6 also. He felt that "Recreation" and "Environmental" were two (2) components of "Open Space".

Mr. O'Brien noted that it would be in the Master Plan but if the Board wanted to further clarify, it could be done. A line would be added to the last paragraph referring to the Conservation Element which had been accepted by the Board but not yet adopted as part of the Master Plan.

Mr. Roshto referred to the definition of Open Space on page 6. He asked if, based on that definition, the Board of Education owned open space land (page 5, 1.a.3).

Mr. O'Brien affirmed that they did. He had received that information from Dennis Sandow and it was in the table on page 17. In that table, 19.7 Board acres was allowed as Open Space. There was a total of 38.4 raw acres. Mr. Sandow eliminated 11 acres for buildings and parking, 19.7 Open Space, 19.7 open to public, 7.7 active recreation were all listed on page 17.

Mr. O'Brien referred to page 7, Item 3, "Goals", and advised the board members that several of the items in Section 1 had been revised.

Mr. O'Brien stated that on page 9, Item 4, "Inventory", there were revisions in the second paragraph. He said that there was an advisory paragraph in which both the Board and Mr. Sandow had identified the seven (7) acres of Passaic River Coalition land which was not discussed in that section because it was privately held. They felt it should be noted because it was "Open Space" even though it did not fit the Board's definition.

Dr. Rae referred to Goal No. 1, "Provide Open Space for active and passive recreation for the benefit of our township residents" on page 7. He wanted to know if "preservation of wetlands" and other things of that sort which were listed in other areas should be listed under "Open Space".

Mr. O'Brien stated that No. 4 addressed that concept. Also it was addressed in great depth in the Environmental Element.

Mr. O'Brien moved to page 11, "Township Lands", 4(d), the Board lands were added to clarify.

The top of page 12 was revised to ensure that it was clear that many of the lots held by the township were dispersed, isolated, and comparatively small. Those were listed in Table 2.

Mrs. Dapkins asked about the reference to the acreage that was accessible only through Chatham Township. She wanted to know if it was the Jody Lane and Apple Hill parcel or if it was another parcel.

Mr. O'Brien did not have an answer. He said that he would investigate and make any appropriate changes.

Mr. O'Brien noted that there was a slight revision on page 13 and beyond that point, there were no revisions.

Chairman Connor asked for comments from the board members. There being none, he asked for a motion to accept the Open Space Element as revised so that the Board could prepare for a public hearing.

Dr. Rae asked if that version had gone before the Open Space Committee.

Mr. O'Brien affirmed that it had and that the committee had no further comments.

Mr. Wallisch motioned and Mrs. Dapkins seconded. A Roll Call Vote was taken. Those in Favor: Mr. Arentowicz, Mrs. Dapkins, Mr. Moholkar, Mr. Pfeil, Dr. Rae, Mr. Roshto, Mr. Aroneo, Mr. Wallisch, and Chairman Connor. Those Opposed: None. Motion carried unanimously.

DISCUSSION

GOALS AND OBJECTIVES

Mr. O'Brien said that when this was discussed in June, the goals of several of the other elements had not been addressed. The Board added a number of items which he summarized on June 20, 2013 in a track changes document. In some areas, such as "Stormwater" he added the stormwater master plan goals that were adopted in 2007 as well as showing the board members the stormwater management goals that were in existence in the 1996 Master Plan and 2003 Reexamination. He did the same thing for the Conservation Element. The Board made a couple of changes in some of the goals that were added which were revised in accordance with the discussion that evening.

Chairman Connor asked what additional action needed to be taken.

Mr. O'Brien said that the goals would be used for both a Reexamination study that was due the end of November and a wholly revised Master Plan which this Board wanted to have done next year. For those elements which had not been written, that document would give them goals to strive for. At a subsequent date, the Board could take updated goals from individual elements that have not yet been passed and incorporate them.

Chairman Connor asked what additional action needed to be taken that evening.

Mr. O'Brien responded that the Board should review the document to see if incorporating the goals from the two (2) previously completed elements was appropriate. In addition, the Board should look at the revisions that had been made. Afterwards, the Board could adopt that final document which would be incorporated into the Reexamination and in the Master Plan.

Chairman Connor asked if there were any comments or recommendations. There were none.

Mr. O'Brien moved to page 2, "Added Goals". There were a couple revisions that were made.

Mr. O'Brien moved to page 3, "Land Use" and "Housing". Two goals that the Board had discussed were added at the bottom of the page. They had been revised by the Board at the last meeting as well as the removal of the discussion on wireless telecommunication facilities. The Board had deferred the goal, "To prohibit additional multifamily residential development", to the Housing Element discussion list. He asked if that goal should be removed from that document pending that Housing Element or should it be left in.

Chairman Connor felt that it should become part of the Housing Element. There were no further comments from the board members.

Mr. O'Brien moved to "Circulation" and stated that these goals had not yet been discussed as of April. The goals listed were carry-overs.

Mr. O'Brien moved to "Utility Service" and noted that revisions were made by the Board.

Mr. O'Brien moved to "Stormwater Management". He said the top two (2) goals were the ones carried over from 1996 and 2003. Below them, under "2007 Stormwater Master Plan Goals", were the goals taken directly from the Master Plan and adopted in 2007.

Chairman Connor asked, if Master Plan elements were current and subsequently the goals from those elements were revised during this Reexamination, wouldn't that make those two documents inconsistent.

Mr. O'Brien said that it was best to be consistent with what had been adopted, however if a situation occurred since the adoption that affected the Board's understanding of the community, that event should be reflected.

Mr. Lemanowicz advised that there should be something placed under "Stormwater Master Plan Goals" to the effect that the township should continue to meet the requirements of the New Jersey Department of Environmental Protection (N.J.D.E.P.) Stormwater Discharge Permit.

Chairman Connor said that that would not be inconsistent with the Master Plan Element.

Mr. Roshto said that there were goals already listed in the 2007 Stormwater Element. He wanted to know if this was in addition to those.

Mr. O'Brien affirmed that this would be in addition to what currently existed in that element.

Mr. Lemanowicz said that it was a reference to the state permit that was required.

Mr. Roshto asked why the Reexamination report would be adding goals that were above what was in the 2007 element.

Mr. O'Brien said the decision to add that was a reflection of the Board's feeling that there was a change in the situation or that something needed to be emphasized. If the Board felt that there was no change or no need to emphasize any aspect, they could decide not to add anything.

Mr. Roshto felt that if the Board wanted to improve the element, it should not be done in the Reexamination report which would be replaced once the entire Master Plan was redone within a year. There would be nothing supporting that goal. He wanted to know what the purpose of a Reexamination report was. Was it to support existing elements or to remove something that the Board no longer wanted to support? He felt that now they were adding *new* goals which didn't seem correct to him.

Mr. Arentowicz tried to clarify the question by stating that there was a reasonably current element. Why wouldn't they use the reports from that element as part of the Reexamination? He felt that nothing else should be added since the element had not changed.

Chairman Connor responded that although they were trying to use it for both, in less than a year there would be a full change. At that point, if the element required change, the Board could simultaneously update the element and the Master Plan.

Mr. Roshto felt that any time new goals were considered that were not supported with background studies, etc., they must be reviewed cautiously.

Chairman Connor agreed and stated that he felt that in the Reexamination, it could be left as is. It could then be revisited once the full Master Plan revision was underway.

Mr. O'Brien said that the purpose of a Reexamination was to look at what was in existence and to make appropriate changes as required by state statute. The addition of a new goal would be appropriate in both a Reexamination and a Master Plan based upon the board members' knowledge of the community. The problem pointed out by Mr. Roshto

was that when this process started, the goals were being written for the Master Plan Subcommittee and they were going to prepare a Master Plan following these goals.

Mr. O'Brien continued. The Board had now segued to a Reexamination. Although it didn't change these goals, as part of the process language had to be added according to the criteria of the statute that would note where things had changed. If a goal were to be added, there had to be an explanation somewhere in that document of what had changed since 1996 and 2006, or in this case, 2007. If the Board felt that there was a need for a new goal, in the criteria section there had to be a discussion pertaining to the changes that generated that new goal.

Chairman Connor suggested that the Board refrain from adding new goals until later in the reexamination process.

Mr. O'Brien referred to the top two (2) goals listed in both the 1996 and the 2003 Reexamination. The first one, "To develop uniform stormwater management requirements", had been dealt with extensively. He felt the Board might wish to consider the second, "To ensure that stormwater runoff impacts from new land development do not threaten the township's natural resources or the Great Swamp", either in its current state or in some revised fashion.

After discussion, the board members agreed that it should read, "...do not threaten the township's natural resources *including but not limited to critical areas, wetlands, steep slopes, and the Great Swamp.*"

Mr. O'Brien moved to "Conservation". He said that the Board had included the goals from the 2012 element that had been accepted but not yet adopted.

Chairman Connor stated that he was hesitant to change the 2012 element to incorporate goals from 1996 and 2003 since the element had already been accepted.

Mr. O'Brien then responded that those goals from 1996 and 2003 would be removed from this Reexamination.

Mr. O'Brien said that "Community Facilities" and "Recreation" had not be changed or revised by the Board.

A board members pointed out that some of those goals had been achieved and felt that they should removed.

Mr. O'Brien felt that that would be appropriate.

"Support the development of a centralized municipal complex." The Board advised that that particular goal had been achieved and should be removed.

"Support the development of a senior citizen community center." Mrs. Dapkins indicated that that had been accomplished and should also be removed.

"Cooperate with the Board of Education in its school expansion program." Based on the demographic studies, Dr. Rae said that there was no expansion planned for the foreseeable future.

Mrs. Dapkins said that since the birthrate was down and there was extra space available, they were engaging in an all-day kindergarten in September.

Chairman Connor noted that there had been a study two (2) years ago where they had looked into closing a school. They decided not to do it but it was close.

Dr. Rae reiterated that there were no plans for expansion.

A board member suggested that the word "expansion" should be changed to "upgrading" or "maintaining".

After discussion, the Board decided that there should be a goal to *cooperate* with the Board of Education but that the word "expansion" should be eliminated. Chairman Connor requested that Dr. Rae ask the Board of Education for a recommendation.

Mr. Roshto preferred to know if the Board of Education had a program and if so, he wanted to hear exactly what that program was. Then a decision could be made whether to support that program. If there was no program, he recommended that the Board strike the entire line. He felt the statement was too generic and was not in favor of it as written because of that.

Mr. O'Brien responded that since there was a question on this, he and Dr. Rae would revise it and bring it back to the Board.

Mr. O'Brien said that the last point of discussion was "Historic Preservation". He noted that that was being worked on by the Historic Preservation Committee and because of that he felt the Board should leave the first goal, "To promote the preservation..." He felt the second, "To establish a historic preservation commission..." could be left or deleted. He told the Board that currently the township had a Historic Preservation *Committee* which is a different body than Historic Preservation *Commission*. In 1996 the discussion was to establish a commission. In the meantime a committee was established.

A board member asked what the difference between the two was.

Mr. O'Brien responded that a commission could do more than a committee. If the township established a Historic Preservation Ordinance that identified historic buildings or identified a historic district and imposed standards on those buildings or districts, a commission would be the body that would review applications if required by that ordinance. If there was not an ordinance establishing buildings, standards, or districts, then committee/commission would not matter. He noted that there was no such ordinance in Long Hill Township currently.

Chairman Connor noted that there is some difference between the two and used the Shade Tree Commission as an example of a body that had different powers than the committees. He felt that the Board should hear from the Historic Preservation Committee and if they wanted to become a commission they could discuss it with the Board.

Mr. O'Brien said that even though the Board might wish to accept this document tonight pending revisions, it would not be finalized until the end of the process so the opportunity to reinsert that language would be available at various times. He felt it might be appropriate to remove it since it did not appear to be a township goal at the moment pending further discussions.

Mr. Roshto stated that members of the Township Committee had discussed changing it to a Historic Preservation *Commission* not as a Township Committee body but as individuals. He had spoken to the Historic Preservation Advisory Committee as the liaison, and had discussed this at length. They felt very comfortable that they could accomplish everything as a committee. There was a little bit of push in some areas to have a commission because it is in the Municipal Land Use Law and would be supported at the state level. A commission could become a "certified local government" and have access to state grants that are only available to those entities. The committee/commission debate was ongoing.

Chairman Connor felt that it should be addressed at a later date when there was more clarity on the final outcome.

Mr. Roshto said that within the next month or so, the Historic Preservation Element would be completed and that decision would be included.

Mr. Roshto stated that the other goal being discussed was to support creation of an ordinance to delay demolition of historic properties. The feeling was that the Township Committee didn't want to write ordinances that restrict the property rights of owners even if they own a historic home. However, there should be some ability to delay the demolition of a historic property to provide time to not only educate the owner and perhaps change his mind but also to be able to collect any data such as pictures of the property before it was demolished. He felt that that was an ordinance that could be passed quickly.

Mr. Roshto clarified that the township had the ability to pass such an ordinance for a property that was listed on the Long Hill Township Historic Site Survey and he felt that there should be a goal in the element to support that ordinance.

Mr. O'Brien responded that since that element would be ready fairly shortly, the Board would be able to review the goals listed within that element and include them in this document.

Chairman Connor felt that there was general agreement that the document was good with the exceptions of the noted additions and changes. He asked Mr. O'Brien if the Board should vote at this point.

Mr. O'Brien stated that the only open item was the Board of Education issue so if the Board was comfortable with the document, they could vote to accept it as revised and pending further review of a final addition which Dr. Rae and he would craft.

Chairman Connor wanted the Board to take action at this point and requested a motion to accept the Master Plan Goals of 2013. Mrs. Dapkins moved and Mr. Roshto seconded. A Roll Call Vote was taken. Those in Favor: Mr. Arentowicz, Mrs. Dapkins, Mr. Moholkar, Mr. Pfeil, Dr. Rae, Mr. Roshto, Mr. Aroneo, Mr. Wallisch, and Chairman Connor. Those Opposed: None. Motion carried unanimously.

Chairman Connor asked for a recess at 9:35 P.M.

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Chairman Connor called the meeting back in session. He announced that for the remainder of the meeting he wanted to review the Master Plan Redevelopment Regulations Report and the schedule for public hearings of these documents.

Mr. O'Brien responded that Mr. Sandow had contacted him during the break with information concerning Open Space. Mr. Sandow informed Mr. O'Brien that the Apple Hill and Jody Lane property that Mrs. Dapkins had pointed out is accessible from Apple Hill through Chatham, and is also accessible through a driveway on Meyersville Road. Apparently there is five (5) acres there of Open Space. He was also unsure if there is another piece of land there. Mr. O'Brien stated that he would check on that with Mr. DeLia who has the base inventory of Open Space land.

Mr. O'Brien said that Mr. Sandow had also brought up the subject of mapping in the Open Space Element. A decision would have to be made before the element was finalized as to which, if any, maps the Board wanted to include. He noted that there was an inventory map available.

Mr. Lemanowicz added that the county had a lot of information and would help the township in this regard. He suggested that the Board look at the maps and decide on which ones they wanted. Once Mr. Lemanowicz had that list, he would go to the county to find out how much they could provide. If there was something very specialized to the township that the county could not furnish, he would have his firm handle it.

Chairman Connor asked for advice on the best way to decide which maps to include.

Mr. Lemanowicz responded that once the Board received the parcel map from the county and colorized it for the various areas, added in the slopes and the wetlands, it would take shape. Some maps just needed to be updated.

Mr. Roshto offered to make twenty (20) or thirty (30) maps for the Board's review. That would give the board members an idea of what to ask for from the county.

Chairman Connor felt that was an excellent idea.

Mr. Lemanowicz said that his firm had done this for numerous towns and he could get multiple examples for the Board's review.

Chairman Connor asked Mr. Lemanowicz to send those examples to Mr. Roshto.

Mr. Roshto offered to get a booklet of maps of the township for the next meeting.

A board member asked if the maps could be provided electronically and embedded in the document especially if they were detailed. That way they could be enlarged.

Mr. Roshto responded that he would provide them both electronically and in hard copy.

Mr. O'Brien stated that it could be done electronically for the Master Plan. There would be a published document in hard copy that would be distributed upon request. Second, it would be on the website and there would be an area where the maps would be located. The reader would be able to click on those and take advantage of the available technology.

The board members felt it would be a great advantage to be able to zoom in on the more detailed maps.

Mr. O'Brien suggested that the Board review the four (4) existing maps from the 1996 Master Plan to start with.

Mr. O'Brien then moved on to Reexamination. In June when the Board discussed the advantages of a Reexamination, he sent the 2003 Reexamination document as well as the Municipal Land Use Law Required Items to the board members. He also created a very rough draft and schedule on how to complete a Reexamination at the November meeting.

Mr. O'Brien said that for the next meeting, August 13, 2013, the board members must review Item C (1996 Master Plan and 2003 Reexamination) and identify changes that had occurred since those documents were prepared as they pertain to density and distribution of population, land uses, housing, circulation, and conservation of natural resources. Once reviewed, the input would be compiled into a list and distributed to the board members for the next meeting, September 10, 2013. At that meeting, Criteria D would be discussed.

Chairman Connor felt that the report that was adopted in 2003 was a good template for the board members. He noted that in the 2013 version, he would like as much data as possible to support the various recommendations, goals, etc. of the Board.

Mr. O'Brien said that the Board might want to ask the Master Plan Subcommittee to focus its efforts in particular areas if Chairman Connor felt that would help.

Chairman Connor said that in discussing this with Ms. Harrington, she understood what needed to be done for the full Master Plan however she asked what information the Board wanted from the subcommittee for the Reexamination.

Chairman Connor asked Mrs. Dapkins if data such as demographics were used in the last Reexamination.

Mrs. Dapkins advised Chairman Connor that in 2003, as part of "Circulation", the Board had looked at various roads in an effort to see if making them through roads would help circulation. Ultimately it was voted down but the initial discussion was based on accident reports from the police department and face-to-face discussions with them.

Mrs. Dapkins also said that they had met with the Board of Adjustment and secured information concerning the types of variances being granted. It was a special joint meeting of both Boards for discussions about the Master Plan.

Mr. O'Brien added that the Planning Board also had the annual reports issued by the Board of Adjustment which listed all the relief that had been granted or denied during the course of the preceding year.

Chairman Connor said that during the August 13, 2013 meeting, Criteria C would be discussed.

Mr. O'Brien suggested that the board members look at the 2003 Reexamination and 1996 Master Plan for more guidance. Board members should then advise Mr. O'Brien as to what significant changes they felt had occurred since 2003. He would then generate a list of those changes which would be discussed at the following meeting, September 10, 2013.

Mr. Aroneo asked if there was any solid data or information that they could review to compare 2003 to 2013.

Mr. O'Brien said that Chairman Connor could ask the Master Plan Subcommittee to provide whatever data they had. The Board could also request specific data.

Chairman Connor asked if it would be a revision to the 2003 revision or to the 1996 Master Plan.

Mr. O'Brien responded that it would be both.

Chairman Connor asked if 2003 was a revision and not a full Master Plan.

Mr. O'Brien answered that 2003 was a Reexamination. The 2013 Reexamination would then revise that document.

Chairman Connor suggested that Mr. O'Brien construct an outline that included the general categories. The board members would be asked if anything should be added or deleted based on the previous Reexamination of 2003. For example, he felt that some of the township's zones were in need of revision because circumstances had changed since 2003. Chairman Connor felt that the outline would provide consistency in how the issues would be addressed.

Mr. O'Brien responded that Chairman Connor and he would have to put their heads together to decide the most expeditious way to proceed.

Mr. Aroneo agreed with Chairman Connor that an outline would help the board members by providing structure and focus. He added that the Board hoped to discuss Indoor Soccer, LLC at the next meeting as well.

Chairman Connor affirmed that and asked the board members if they had any further questions. Seeing none, he entertained a motion to adjourn. Mr. Pfeil moved and Mr. Wallisch seconded. A Voice Vote was taken. The motion was carried unanimously. Meeting was adjourned at 10:30 P.M.

CYNTHIA KIEFER
Planning and Zoning Board Secretary