

**JACKSON TOWNSHIP SPECIAL PLANNING BOARD MEETING
MONDAY, JULY 27, 2020**

The July 27, 2020 meeting of the Jackson Township Board was called to order at 7:38 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

ROLL CALL:	Dr. Michele Campbell	Terence Wall, Township Representative
	Jeffrey Riker	Martin Flemming, Councilman
	Andrew Jozwicki - Alt #1	Joseph Riccardi, Mayor's Designee
		Robert Hudak, Board Chairman

Absent: *Tim Dolan, Paul Nigro, Len Haring, Board Vice Chairman*

Also Present: Planning Board Attorney Sean Gertner, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, Fran DiBella, Torro Reporting, and Danielle Sinowitz, Planning Board Recording Secretary.

Payment of Recording Secretary, Danielle Sinowitz, for 7/27/2020 motioned by RICCARDI/ Flemming. Yes: Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Hudak.

Approval of 7/20/20 Planning Board Executive Minutes by CAMPBELL/ Riker. Yes: Campbell, Riker, Jozwicki, Wall, Flemming, Hudak.

Approval of 7/20/20 Planning Board Minutes by RIKER/ Jozwicki. Yes: Campbell, Riker, Jozwicki, Wall, Flemming, Hudak.

Applications: 1. Adventure Crossing Phase 2 S/P, Block 3001, Lots 5, 6, 19 & 22, Monmouth Road - Mr. Klee stated this is preliminary and final site plan application for phase 2 of the Adventure Crossing project, which consists of 2 warehouse buildings, and the applicant has provided an alternate recreation facility, and there is an additional warehouse, and there should be testimony about the warehouses. The application approval is on phase 2, phase 1 was approved by the Jackson Township Zoning Board along with the General Development Plan, however there should be an overview of what was approved on phase 1. The project tract is near 195, and there are no variances being requested, and with phase 1 there were no variances requested, and there is a fence that is required that was listed in the letter, and the site is impacted by some Environmental buffers, and there should be some testimony about the current setbacks and the development of the project. Mr. Klee mentioned there should be some testimony on the employees and the warehouse uses, and how the recreation aspect comes into play. The current application does not require any driveways, because the connections were previously approved in phase 1, and the GDP, and there should just be some testimony on the uses proposed, because the ordinance does speak to the park and recreation space, and testimony should be provided on the overall parking with 3 or 2 warehouses and 1 recreation building. The storm water management will be owned and maintained by the property owner and there should be testimony on lighting and landscaping, roadways and buffering in the residential zoning, there are no variances being requested, however the arch of building should be described. Mr. Peters stated there was a letter dated July 23, 2020, and there were good comments provided in HCM zone and the uses today are permitted uses, Mr. Klee indicated there are no variances and there were none reported necessary however because this is a second phase, the bulk requirements for the project are utilizing phase 1 and phase 2 and there will be some testimony on the variances that are not necessary for the project, and as it relates to traffic, the testimony goes back to the beginning project, and the Planning Board was not involved in phase 1 and from an transportation stand point there needs to be a clear picture of what was approved and how it got to where it is now.

Sal Alfieri- attorney for the applicant- stated as the Board is aware reports have been received and reviewed, and phase 1 was approved from the Zoning Board and there was a D-variance requested, and with the zone changes there was no longer a need for the D-variances, and there are 4 witnesses this evening, and all will discuss all comments made on the reports. **Vito Cardinale- applicant partner/ manager- sworn-** Mr. Alfieri asked if the phase 1 portion of the project has begun as Mr. Peters indicated. Mr. Cardinale confirmed that phase 1 has begun, and is located directly across from Wawa, and the area has been cleared and there was another section cleared and there is a pad for the recreation dome, where there will be basketball, and there two hotels, 1 being a Marriott, and the second will be a Hilton with a banquet center. There is also a 100,000 SF recreation building for indoor recreation, and there are outdoor fields with a stage and concession stands, there are 4 soccer fields, 8 softball fields, lacrosse/ field hockey fields, and a football field. Mr. Alfieri marked **Exhibit A-1**; an aerial of the plan prepared by Professional Design Services dated July 27, 2020 and asked what accommodations have been made to accommodate the public. Mr. Cardinale stated the original plan fronted Anderson Road and Perrineville Road, and the site was

originally for a Top Golf along with a convention center and apartments, and the neighbors on Anderson Road wanted no access to Anderson because of the traffic, and it was discussed that this would come back with a new plan which does not include a convention center, and has no intersection or lights, a Top Golf or apartments. Mr. Cardinale mentioned there were scenarios created and all had no access on Anderson, and there are limits to access to the site, and all roads around the site were viewed, and it was asked what types of warehouses would be desired to see, and these warehouses were put into place because of what was denied, and those warehouses would be put into place to keep the residents happy and to keep this project going. Mr. Cardinale stated this project was created for recreational uses so people didn't have to travel out of town, and there will be hotels and access to Six Flags, and once inside this property you will be able to get to Six Flags since there is an agreement with the park, and there was a longer jug handle that was approved by the County, and everything sounds great for the Town, the state and the county however the goal is to kill MS, and there will be a MS building and it will be one of the largest brain research buildings in the world, and that research isn't just research, it's taking the brain from one person who had MS and it will transmit to 1,200 MS labs, and the brain stays alive for 24 hours and it will stay alive long enough to have research done.

Ian Borden- President of Professional Design Services, licensed planner- sworn- Mr. Alfieri asked Mr. Borden to confirm that he is a qualified as a planner, and his office prepared the plans. Mr. Borden confirmed that information is correct, and described the project land lay out of the property which is located on the corner of 195 and Monmouth Road, and phase 1 was explained, and the utility construction is completed and the storm water basin, along with the roadway improvements that are being purposed to turn the small jug handle going to Millstone near the Wawa, which will be elongated and the Ocean County engineering department is in on the project, and that will decrease traffic and increase the safety. Mr. Borden stated there will also be a 4th light with a turn signal near Russell road going west bound down Monmouth Road as there is no left turn lane, and as a result of the improvements, Monmouth County is being worked with and there is a driveway added to enter the site. Mr. Cardinale did an amended General Development Plan that was approved in February and that included removing the Top Golf, convention center, and a convenience store and apartment buildings, along with some uses that can be re located to phase 3 which will be a separate application. Mr. Alfieri noted that the uses mentioned that would be part of phase 3 or 4, could be subject to change. Mr. Borden stated the property was re-zoned and has been highway commercial, and the surrounding zone is the HC zone and the properties south which are Six Flags are environmental sensitive and cannot be developed, along Anderson Road and Perrineville Road there are residential properties, and the bottom portion of the site contains wetlands, and there has been no LOI received however it has been filed for, and there is a wetland buffer of 150' which is consistent with the LOI, and there was an LOI done for phase 1, and that was a 150' buffer, and the DEP is in the lockdown and there is no field inspectors working at this time and that is why the LOI has not be completed to make this resolution compliant. Mr. Borden presented **Exhibit A-1** an overall plan of phase 1 and 2 dated July 27, 2020, phase 1 and 2 are shown combined and it shows the various sports fields and warehouse buildings, **Exhibit A-2** showed phase 2 site plan dated June 3, 2020 sheet 2 of 42, the 3 buildings purposed, and the top left shows the one warehouse building, and building 3 is the indoor recreation building which the uses were described, and all uses are permitted under the zoning requirement, and as noted by the Board's professionals the HCMM zone requirements do refer back to phase 1 and that's because of the traffic requirements for the off tract areas, the tract area is 7 acres which is the minimum and the 162.7 is what is combined, and the width and tract frontage are also compliant to the zoning requirements, the building coverage is also compliant, along with the setback requirements, and there is a buffer required, and the residents comments and concerns have been considered and there have been plans put into place for a buffer plan which is **Exhibit A-5** page 34 of 45. **Exhibit A-3** is the coverage plan, and **Exhibit A-4** is the alternative warehouse building plan. Mr. Borden stated there are 4 types of buffers being provided and basically, they all have a common pattern, and there will be a berm with trees planted, and shrubs planted along Anderson Road, which is the rear of the property. There is 1,229 parking spaces purposed and there are spaces provided for the warehouse building, 587 purposed and 585 are required, and for the recreation building there are 662 spaces and there is no ordinance in place for indoor recreation, there is parking ratio put into place, and throughout parking there are 28 handicap spaces and there is more spaces being provided then required, the warehouse buildings are all 40' in height and the alternate plan for building 3, the permitted building height is fixed on the front setback, and building 2 is permitted to be 50' however 40' is purposed and the indoor recreation building is purposed to be 50' where 90' is permitted. Mr. Borden referred to **Exhibit A-2**, and mentioned that all traffic entering the site is Eastbound on roadway 537, and any truck entering the site will be entering a new jug handle and will get onto the off ramp of 195, and no trucks will be directed down residential roads which is part of the phase 1 road improvements, an all road improvements will be and must be completed before phase 2. Mr. Borden mentioned there were comments made about the GDP and there is an emergency access from Anderson Road to route 571, Toms River Road, and there is no signage purposed for phase 2 as all signage was purposed in the phase 1 approval granted by the Zoning Board and there is no additional signage being requested. There is currently a 16" water main that was a JTMUA project to connect the six flags water to the Jackson Township water main on the east, and there will be public sewer provided and there is a pump

station purposed by the JTMUA and there will be sewer extended to go to the pump station in phase 2, and there is hours of operations which is 7 a.m-11 p.m. and there

will be no activity being done during phase 2, and the warehouse use will be operational 24 hours a day, and the property owner will be responsible for the storm water management, landscaping, lighting and sidewalks, and it is purposed looking at **Exhibit A-3** there are refuse enclosures and the property owner will be responsible to maintain those areas, and there will be recycling and garbage pickup twice weekly, and the review comments, Police Department comments, are agreed to be complied too, and there was the question that was noted in Mr. Klee's report with regards to sidewalks, and the waiver will be required for sidewalks along Anderson Road, and there has to be buffers along Anderson Road, and the funds will be put into the pedestrian account. **Exhibit A-4** showed building 3; the indoor recreation which is 350,00 SF, and the parking was oriented to the rear of the lot and the building is 40' tall. Mr. Alfieri mentioned the request was to install a safety fence and asked if that is being waived. Mr. Borden confirmed that is being requested to be waived. Mr. Borden presented **Exhibit A-6**, which is the warehouse building alternate plan, which shows the result of building 1 and 2 consolidated, and the height would be 40' which is fully compliant to the zone. Mr. Alfieri asked if there would be loading facing Anderson Road. Mr. Borden confirmed that was correct and stated Anderson Road would be along the right-hand side and parking would be along the east side. Mr. Flemming asked if the intersection on **Exhibit A-3** is signalized. Mr. Borden mentioned that there are hopes to have that done during phase 3 as the light does not have a signal. Mr. Flemming asked if the interior roads are all private except for the jug handle. Mr. Borden stated all roads will be contained by the applicant however the new jug handle was asked that the right of way be owned by the Township. Mr. Flemming asked if there is a sound buffering being offered. Mr. Borden stated that was correct. Mr. Flemming asked what the distance was from building 1 corner to Anderson Road. Mr. Borden stated it's more than 600'. Dr. Campbell mentioned the architectural elevation drawings have not been seen and asked what the buildings will be made of. Mr. Borden presented **Exhibit A-7** the overall exterior elevations, and stated it's a 40' building that will be finished, and from Anderson Road there will be low windows like an office, and a good explain to describe what the building would like would be like sky zone in Lakewood, it's a warehouse however is used for recreational uses. Mr. Riker asked with regards to building 2, the parking off Anderson Road, what is the wall patch, and would that be lowered. Mr. Borden advised that was the plan and there will be light poles in the parking lot for lighting of the sidewalk and immediate spaces. Mr. Hudak asked if the parking spaces being provided are necessary. Mr. Borden stated there are no ordinances in place for recreational. Mr. Peters mentioned that if there is a concern with the number of vehicle parking spaces, the Board can consider re hashing the numbers because depending on the use will be depend on the spaces in the back can, and it can be backed and held for boding for some time. Mr. Hudak noted it just can't be pictured all those spaces being used every day. Mr. Peters stated the Board can limit the impervious coverage if needed. Mr. Klee mentioned in the utility plan there is an easement that is underneath the building and asked that that be addressed. Mr. Borden stated there is an easement existing, and there is nothing being encroached underneath. Mr. Peters agreed with the number of dumpster areas, and there could be one oversized dumpster area, and the concern there will be a dumpster in parking spaces, if it's broken into tenants there could be 1 dumpster per tenant, and asked if the applicant will agree to no waivers of the number size and limit of wall signs. Mr. Borden confirmed the applicant would agree.

John Rea- Traffic Engineer- has been qualified as a traffic expert by this Board in the past- sworn- Mr. Alfieri asked what types of studies have been done for the site and when. Mr. Rea stated his office has been involved with the site for quite some time and over the years there have been traffic studies done by Prime Drive and Anderson Road, and the highest volumes recorded were in the summer of 2018 when Six Flags and Hurricane Harbor were open, and the summer 2018 volumes were collected, and the traffic volumes were done up to 10 years from 2020 per the counties guidelines, and in essence the worst case scenarios were looked at in both phase 1 and phase 2. As far as the traffic study goes, there were traffic studies done during 2 peak hours however this study conducted 4 because phase 1 geared toward recreation, and there was an impact that will happen on the weekends whereas the warehouses will have traffic generated into the peak hour generation Monday through Friday 6 a.m.-9 a.m. then again 3 p.m.-6 p.m. and they will have an offset peak hour and both options were looked at, the warehouse and recreation building and the weekday peak hours were conducted, and the Saturday peak hours were conducted when Six Flags traffic came into play. Mr. Rea stated the site improvements done in phase 1 include a majority of the reconstruction on 527 to eliminate the exiting driveway and small jug handle and replace with a longer jug handle that will act as an entrance, and all design improvements were done so they can help with traffic in the future, and the signal at "Prime Drive", there will be a right turn only lane with a signal as there will be more traffic with the uses and there will be a double wide turn lane with a signaled control. Mr. Rea stated there is a 4 lane approach leaving the site and they are being cleaned up with the comments from Monmouth and Ocean county which is almost completed and there have been half a dozen meetings with the Planning Board's and engineer from Monmouth and Ocean county and there have been comments made that have been complied too and then normally Monmouth county has jurisdiction of this section of 537 and the 2 counties have an agreement of jurisdiction and Ocean County is west of 539 and Monmouth County has jurisdiction and their Engineering staff has taken the lead on improvements and Ocean County Planning Board staff have has a hand in as well. Mr. Alfieri asked regarding the intersection, the one leg, is that a straight shot to 537. Mr. Rea mentioned

that to the left of the map there is another traffic signal and there are jug handles, and the one for the 537 traffic is going to be used for getting off the interstate, and once the traffic is into the site, the jug handle will be adjusted to provide for stacking and for 2 turning lanes

to provide for the additional capacity, the North intersections are being considered, and with respect to parking, there is no parking relief and the parking was provided due to the ordinance, however Mr. Klee's office and Mr. Peters's office will be worked with to try to move the parking spaces near Anderson Road, and if the recreation building is chosen, there will be more parking than for a warehouse. As part of phase 1 it's in the resolution of approval that the applicant will monitor the traffic in the jug handle and the analysis shows there is no signal required, however there would need to be traffic signal warrants and there has been geometrical adjustments. Mr. Gertner asked if the applicant would agree that those requirements will carry over from the previous resolution. Mr. Alfieri confirmed that is correct. Mr. Peters noted the threshold will come from the County, however who's asking for the traffic counts. Mr. Rea was unsure however believed it would be the county. Mr. Peters asked what the frequency would be to track traffic volumes. Mr. Rea mentioned it would be once a year in the summertime when traffic is the highest. Mr. Alfieri asked with regards to the technical comments made in Mr. Klee and Mr. Peters reports and JTPD, are all comments agreed to be complied with. Mr. Rea advised there are no issues with the comments made, and regarding stop signs and signs for trucks, the plan is to keep with the truck traffic plan. Mr. Alfieri asked if the Board is to consider the 3rd warehouse building rather than the 2, will it change the traffic opinion. Mr. Rea advised there will be no change, it will result in 4,500 SF less.

William Stevens- Engineer- Professional Design Services- credential accepted- sworn- Mr. Alfieri asked if all engineering comments that were obtained and agreed to by Mr. Borden can be addressed. Mr. Stevens confirmed that the comments have been reviewed and can be complied with. Mr. Alfieri asked for the storm water management to be explained. Mr. Stevens stated the storm water management for this site is being handled by an above ground infiltration system in the south east corner, there is also an infiltration system proposed in the loading areas which will infiltrate water from the roofs and then into the ground for the storm water, and the design meets the Jackson Township requirements along with the state requirements, and there are comments about the storm water management and they can be addressed and all comments will be compiled. Mr. Alfieri asked about site lighting. Mr. Stevens mentioned there has been discussion about lightning, and the lighting along Anderson Road, and the goal is to have the light minimized on that area and the lights are proposed to be mounted at a low pike, and there will be light fixtures that are 25' high.

Opened Public Comment;

Mr. Alfieri asked that all members of the public who chose to speak to please state how far away they reside from the property

Denise Garner- 14 Evergreen Court-approximately 5 miles from the site-sworn- asked if there will be shifts, and people working around the clock

Mr. Alfieri mentioned that it is a possibility

Denise Garner- 14 Evergreen Court-read the Township hours of operation ordinance, and raised concern about 24/7 operations.

Mr. Alfieri confirmed the applicant has to comply with all State and Township ordinances, and requirements

Denise Garner- 14 Evergreen Court- said the noise ordinance and the EIS state that noises will interfere with the environmental areas, and the impact will be tremendous to the residents along Anderson Road.

Mr. Borden stated the EIS resonates noise levels from the area, and 195 and Monmouth road have trucks driving up and down in both directions constantly, and the noise will be shielded from Anderson Road and all traffic will be from Monmouth road. Mr. Alfieri added a building being built will also add a buffer for noise.

Denise Garner- 14 Evergreen Court- said the EIS doesn't go into the air pollution, and the EPA is currently from heavy duty trucks, and if a heavy duty truck is going to be coming and going through the site, the diesel engines are going to leak causing pollution, and there is question and concern as to whether there was a water allocation permit applied for.

Mr. Borden advised there was no water allocation, and there is no ground water coming from the existing MUA water supplies.

Denise Garner- 14 Evergreen Court- asked if a storm water management report was done

Mr. Stevens confirmed there was a report completed.

Elenor Hannum- 7 Evergreen Court- approximately 5 miles from the site- sworn- mentioned the 50' buffer that will be provided for residents, and noted the berm that was mentioned, and asked will everything be taken down for a berm with trees.

Mr. Borden stated some trees will be taken down, however trees will be replaced

Elenor Hannum- 7 Evergreen Court- mentioned that Hess is about 500' from her house and the glow from the one gas station is crazy, and asked if there is any way that there can be more of a buffer with the natural woods, because it will benefit the people .

Mr. Borden stated this plan being provided is better than leaving the existing vegetation, however some existing will remain. Mr. Borden also noted that the buffer that is being provided is the vegetation and the limitation of the site, and that buffer is also second floor level.

Elenor Hannum- 7 Evergreen Court- asked what month and date the traffic studies were done.

Mr. Rea stated it was over a series of weeks in July and August of 2018, and the traffic data has been collected over 10 years and the summer of 2018, summer traffic volumes were the highest.

Elenor Hannum- 7 Evergreen Court- said the traffic concerns are before 527 which is a two lane highway, and there is six flags which generates 3 million people a year, and Trophy Park is estimated to bring 1 million per year on top of this project which is adding in tractor trailers, and with this type of traffic this road will not be able to sustain this, and there is also 3 shifts purposed to keep a warehouse open for 24 hours.

Mr. Alfieri stated for clarification, there is nothing in the ordinance about hours of operations, and the hours will depend on the tenant.

Elenor Hannum- 7 Evergreen Court- mentioned a consent agreement with Six Flags which is a consent of owner form, and asked what this is for, and does Six Flags own this site.

Mr. Alfieri stated phase 1 and 2 are owned by Vito Cardinale, and Six Flags had to sign the consent form acknowledging ownership.

Elenor Hannum- 7 Evergreen Court- the MS center, it was spoken that a brain would be delivered in an hour how is that possible
Video- the goal is an hour because there is 24 hours until the brain dies

Michael Lasko- 9 Anderson Road- sworn- across the street from the site- said traffic studies were done west of 537, but what about to the east

Mr. Rea stated that Anderson Road has been looked at all the way to Freehold road and Monmouth County has jurisdiction, and it's been 30 years since that intersection has been addressed and it's too close to the signal near the outlets, the applicant is aware of what is going on and is doing everything possible to address the roadway issues.

Michael Lasko- 9 Anderson Road- said with a warehouse that can be open 24 hours, the sound is going to be hard to barrier

Mr. Rea noted that Mr. Borden testified that the building would buffer the sound and the loading areas will not be on the outside making it so the tucks will be inside the property not towards the outside facing Anderson Road

Joy Jolliffe- 5 Hollow Tree Court- sworn- 343' from the site- thanked Mr. Cardinale for having an emergency access , along with the consideration taken for the vegetation, and although the current trees aren't enough, the berm raises question along Anderson Road, why not have a berm along Hollow Tree, and Perrineville Road

Mr. Borden stated there will be trees planted along the roads in question

Joy Jolliffe- 5 Hollow Tree Court- asked if a berm would be considered

Mr. Borden stated it can be considered however the demography would need to be checked first

Joy Jolliffe- 5 Hollow Tree Court- asked how high the berms would be

Mr. Borden advised they would be 2'

Joy Jolliffe- 5 Hollow Tree Court- asked if the berms can it be taller

Mr. Borden stated the goal is to have 2 rows of trees on the top of the berm, and if it's higher the top of berm will not be wide enough for the trees that are purposed

Joy Jolliffe- 5 Hollow Tree Court- raised serious concerns about the health and welfare of the surrounding residents, although the facility is being built for MS patients, the residents who already have health conditions are not being taken into consideration, the dust that will

Jackson Township Special Planning Board Meeting of July 27, 2020

Page 6 of 6

be created, and the lights that will shine, and the noise and car volumes that will be coming into the area it outrageous and upsetting that the residents are not being thought about

Keith Jolliffe- 5 Hollow Tree Court- sworn- 343' from the site- said this doesn't fit the character of the neighborhood, and that is the issue, there are no warehouses in the area, however the berm is appreciated along Anderson Road, it should be provided for the other surrounding roads as well

*Jane Greenwood- 916 Anderson Road- sworn- across from the site-*asked if this is a recreation building, what would the lighting be for the building, because there are lighting concerns

Mr. Borden stated there would be 25' tall parking lot lights, with shields facing away the residential area

Motion to close public comment by RICCARDI/ Campbell. Yes: Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Hudak

Mr. Alfieri stated the applicant has agreed to address all the Boards comments. Mr. Peters stated the application is a permitted use to the zone, and there are no variances being requested, and it would be suggested that all the options be discussed before there is a result, if the documents were submitted for a resolution compliance option, it should be described and so forward, and for the additional 2 options so it's clear for the Board, the applicant and public. Mr. Alfieri noted there is still 6 months to year lined up before that will be strongly considered, and 1 of the 3 would come back before the Board. Mr. Gertner stated there would be condition of approval there would need to be articulation for the concept of the project. Mr. Alfieri confirmed that would need to be done before the application was resolution compliant.

Dr. Campbell asked if there is a possible conditional approval to a final approval. Mr. Alfieri stated the issue is that the 3 plans have been seen however no decision will be made until all the processes are gone through from start to finish, however it will be 1 of 3. Mr. Flemming mentioned that it would be desired to see the 3rd plan taken off the table completely, because there is no sound buffer as it is and if there are trucks facing Holly Court that just doesn't seem fair. Mr. Gertner stated there needs to be further articulation for the motion, should the Board determine to grant preliminary and final approval, someone can make a motion to follow Mr. Flemming and exclude item 3, and preliminary can be granted and the applicant can come back for final approval. Mr. Riccardi asked if this was approved and the Board got to the point, can this be approved to this applicant only, because the attorney is asking for this to be approved for the entire site however the Board needs the confidence in what they are doing. Mr. Alfieri stated if there were changes, the application would have to come back. Dr. Campbell asked if the builder be willing to get rid of option 3 altogether. Mr. Alfieri stated option 3 was mentioned tonight, however it was only asked to be considered and if the Board doesn't want option 3, they should vote on it so it cannot come back. Mr. Gertner noted since the Board presented it, it's on the table. Mr. Alfieri mentioned that the issue is if there is a majority vote. Mr. Gertner stated the Board can grant preliminary and final approval of option 1 and 2, and preliminary for option 3. Mr. Peters agreed with the suggestion. Mr. Alfieri stated the applicant has heard the comments from the Board and will withdraw option 3. Mr. Gertner stated the applicant has withdrawn option 3 and should that be an option later it will need an application however it's being withdrawn from tonight's application.

Dr. Campbell made a motion to approve options 1 and 2 with option 3 being withdrawn based on the area being zoned for this purpose and provided compliant alternative plans with no variances.

Motion to approve by CAMPBELL/ Flemming. Yes: Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Hudak

Motion to adjourn at 10:23 p.m. by FLEMMING/ Campbell. Yes: All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,
Planning Board Recording Secretary