

In The Matter Of:

In Re: 1872 River Road

ORIGINAL

Transcript of Proceedings

August 23, 2016

Partial Transcript

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WEST AMWELL TOWNSHIP
ZONING BOARD OF ADJUSTMENT

X-----X
In the matter of:
1872 River Road
(The General's Retreat)
Block 26, Lot 17
X-----X

PARTIAL TRANSCRIPT
OF:
PROCEEDINGS

Tuesday, August 23, 2016
150 Rocktown-Lambertville Road
Lambertville, New Jersey 08530
Commencing at 7:36 p.m.

BOARD MEMBERS PRESENT:

- ROBERT FULPER, Chairman
- JOHN CRONCE, Vice Chairman
- JOSEPH ROMANO
- JOHN ASHTON
- KEVIN KOVELOSKI
- FRANK SABATINO
- GEORGE FISHER
- RUTH HALL

- JAMES KYLE, P.P., Planning Consultant
- ROBERT MARTUCCI, P.E., Municipal Engineer

A P P E A R A N C E S:

- STEWART PALILONIS, ESQUIRE
Attorney for the board
- ARCHER & GREINER, P.C.
BY: GULIET D. HIRSCH, ESQUIRE
Attorney for the applicant

1 correct?
 2 MS. HIRSCH: I apologize, you're
 3 right.
 4 MR. FULPER: So that would be four.
 5 MR. PALILONIS: Five on the signs.
 6 MR. FULPER: Yeah, five.
 7 MS. HIRSCH: Two D3's --
 8 MR. PALILONIS: Five on the signs.
 9 MS. HIRSCH: -- seven C1's and then
 10 all the signage.
 11 MR. PALILONIS: Eight C1's. Five and
 12 eight is 13. Then the two is D3.
 13 MR. FULPER: So that's how they lay
 14 out.
 15 So, again, I'm just asking the board if
 16 they're comfortable voting on a block of these
 17 unless there is a specific item that any of the
 18 board members have questions on. Hearing no other
 19 discussion, I'm looking for a motion.
 20 MR. ROMANO: Are we including the
 21 stream corridor in this one as well --
 22 MR. FULPER: Excuse me?
 23 MR. ROMANO: -- or separately?
 24 MR. FULPER: We will keep them all as
 25 a group unless you want to break them up or have a

1 MR. FULPER: All right. So the board
 2 will want to handle the two D3's that are requested
 3 variances, and then there are 13 bulk variances.
 4 Is the board comfortable with taking all of
 5 them as one motion or are there any concerns,
 6 discussions that any board members have on anything
 7 in particular?
 8 MR. ROMANO: Thirteen of them?
 9 MR. FULPER: Yeah, that's what I
 10 have. I mean, Jim had on his 14 and 15 with the
 11 stream corridor; is that correct?
 12 MR. KYLE: Yeah.
 13 MR. FULPER: Yeah. So there's two
 14 D3's, and I'm not sure, but what's the stream
 15 corridor? Is that a C -- is that going to be a C1
 16 again?
 17 MS. HIRSCH: Yes.
 18 MR. FULPER: So we have four C2's --
 19 I mean, C3's -- C1's I mean?
 20 MS. HIRSCH: Well, I count 11 C1's
 21 unless you're also counting the building setback
 22 which was counted as a D3. If you count that a
 23 second time as a C1 then I got 12 C1's, two D3's.
 24 MR. FULPER: Well, the only C2 I
 25 thought we had was dealing with the sign; is that

1 discussion.
 2 MR. ROMANO: I'm not looking to break
 3 them up individually, but I mean, just maybe a few
 4 of them. The stream corridor in my mind probably
 5 needs some more review, but the others I think we
 6 can combine.
 7 MR. FULPER: So do you want to make a
 8 motion to that effect at this point?
 9 MR. ROMANO: Yeah, just, you know, I
 10 think there's some information that I would like to
 11 see on the plans to just understand it better
 12 especially if we're going to, you know, go through
 13 that or rule on this variance.
 14 MR. FULPER: So what's your motion?
 15 MS. HIRSCH: I'm sorry, is there any
 16 possibility of considering a condition on that one
 17 that would require a revised plan sheet, take one
 18 of these plan sheets and show where the 150-foot
 19 buffer is within the property?
 20 I'm kind of surprised we don't have it, I
 21 thought that we did. I thought we had it on one of
 22 the plan sets. It would not be difficult to
 23 provide.
 24 MR. ROMANO: All the rest of them,
 25 but I would leave the stream corridor one separate.

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1 MR. FULPER: So it can be discussed
 2 further?
 3 MR. ROMANO: Yeah.
 4 MR. FULPER: Okay.
 5 MR. ROMANO: I don't think we're
 6 ready or at least I'm not ready. I'm not sure
 7 about anybody else, but it's not ready.
 8 MR. FULPER: Anybody else have any
 9 concerns about anything you want to break out and
 10 discuss?
 11 We would like to discuss the stream corridor
 12 separately otherwise we can take a motion to handle
 13 all the rest of the two D3's and the C2's and C1's
 14 with exception of the stream corridor.
 15 MR. ASHTON: I'll make a motion that
 16 we grant the variances listed with the exception of
 17 giving further consideration on the stream corridor
 18 issue.
 19 MR. FULPER: Okay. Can I have a
 20 second on that?
 21 MR. KOVELOSKI: I'll second it.
 22 MR. FULPER: Any more discussion?
 23 Roll call on that motion.
 24 MS. HALL: Cronic?
 25 MR. CRONCE: Aye.

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1 MS. HALL: Romano?
 2 MR. ROMANO: Aye.
 3 MS. HALL: Hall? Aye. Ashton?
 4 MR. ASHTON: Aye.
 5 MS. HALL: Koveloski?
 6 MR. KOVELOSKI: Aye.
 7 MS. HALL: Sabatino?
 8 MR. SABATINO: Aye.
 9 MS. HALL: Fulper?
 10 MR. FULPER: Aye. Okay. So I guess
 11 we can take some time to discuss the stream
 12 corridor variance. What is it you want to discuss
 13 at this point, Joe?
 14 MR. ROMANO: Well, first, I would
 15 like to understand what it is. I mean, I hear
 16 their testimony that it's somewhere in between the
 17 building.
 18 I just want to understand what the impacts
 19 are, what the -- you know, I heard their
 20 professional give some testimony with regard to the
 21 variance and, you know, I'm not there yet, you
 22 know --
 23 MR. FULPER: Okay.
 24 MR. ROMANO: -- seeing it all because
 25 I don't see it on the plans.

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1 MR. FULPER: Do you want to have the
 2 professional back up to have some questions
 3 answered or what is it?
 4 MR. ROMANO: I mean, first, I would
 5 like to see it to sort of understand what they're
 6 looking for.
 7 MR. FULPER: All right.
 8 MR. ROMANO: I mean, short of that
 9 I'm not sure what we can discuss.
 10 MR. ASHTON: I did have one question
 11 that the professional might be able to answer.
 12 Can we on the -- just in terms of where the
 13 watershed is actually. I mean, obviously I am
 14 assuming stream corridor zones are intended because
 15 they're in that watershed of that stream.
 16 On that side of 29 -- I didn't look at the
 17 tugboat close enough, but is that water even
 18 shedding into the canal at some point or is it
 19 going somewhere else that goes into one of those
 20 creeks underneath? I don't know whether you know
 21 that offhand.
 22 MS. HIRSCH: He may be able to answer
 23 it, but keep in mind of course the D&R Canal
 24 Commission is going to look at that very closely.
 25 I mean, you can also look at it, but, you know,

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1 there is a second line of defense there. They see
 2 that as their charge to make sure.
 3 MR. BAYER: I was looking at the last
 4 exhibit, I didn't hear your question.
 5 MR. ASHTON: The question I have was
 6 just in terms of watershed.
 7 Does the water from this property even enter
 8 the canal or does it go by some other drainage into
 9 one of those creeks that goes under the canal?
 10 MR. BAYER: Well, the drainage from
 11 this property currently goes into the storm sewer
 12 system on Route 29, on the east side of Route 29,
 13 and it's then conveyed I believe under the canal
 14 and into the area between the canal and the river.
 15 MR. ASHTON: Okay.
 16 MR. FULPER: Do you have a pretty
 17 clear line there that you can describe on your
 18 plans to tell us where that 150-foot line lies?
 19 MR. BAYER: Yes. I left my scale
 20 back here, but I can show where the 150 feet from
 21 the canal is.
 22 It approximately bisects the existing building
 23 in a north-south direction right down the middle of
 24 the existing building, that would be 150 feet from
 25 the edge of the canal.

1 The stream corridor -- I believe I testified
 2 to this the last time. Now the stream corridor --
 3 the purpose of the stream corridor is to protect
 4 the plants and animals that live there and prevent
 5 any runoff from the site to adversely affect their
 6 habitat.
 7 In this case Route 29 exists within 15 feet of
 8 the edge of the canal. So from Route 29 it drops
 9 off to the canal and that's the only stream
 10 corridor that's actually there right now
 11 physically.
 12 Now by ordinance you've described a 150-foot
 13 stream corridor to extend outward from the edge of
 14 the embankment. However, with Route 29
 15 interrupting that and runoff from the east side of
 16 Route 29 being conveyed not into the canal, but
 17 into the land between the canal and the river,
 18 there really is -- there's no impact here because
 19 there is an interruption of the runoff, and so the
 20 stream corridor in essence exists at 15 feet rather
 21 than 150 feet.
 22 MR. FULPER: And you aren't changing
 23 or diverting any of the water flows that exist
 24 today?
 25 MR. BAYER: No, we're not. The only

1 MR. FULPER: And this gets reviewed
 2 by DEP?
 3 MR. BAYER: The Delaware and Raritan
 4 Canal Commission would review the stormwater
 5 report, and actually, I spoke with Marlin Dooley
 6 who is the executive director of the D&R Canal.
 7 The applicant has also spoken with her, and
 8 she is aware of this and they are -- they will
 9 review all the stormwater aspects of it because we
 10 are in Zone A of the canal, and they consider this
 11 as a major project because we have more than I
 12 believe it's 500 square feet of disturbance in Zone
 13 A.
 14 MR. FULPER: All right. Any others?
 15 MR. CRONCE: Joe, you want something
 16 on paper?
 17 MR. ROMANO: Well, I'll defer to our
 18 professionals as well, but I'm not sure if the
 19 presence of 29 negates the impacts of the stream
 20 corridor.
 21 I mean, I hear what you're saying, but I'm not
 22 sure. Looking at those from what my experience is
 23 it doesn't necessarily negate what the total impact
 24 is of that area of what you're impacting within
 25 that corridor.

1 change we're doing is on the south side of Old
 2 River Road we're installing pipe to replace the
 3 drainage ditch that's there now.
 4 All of the stormwater runoff that we are
 5 collecting on our site is being discharged into the
 6 subsurface detention basin.
 7 MR. FULPER: And are you changing the
 8 velocity by slowing it down with these projects or
 9 speeding it up?
 10 MR. BAYER: We are as actually
 11 required by stormwater regulations reducing the
 12 rate of the runoff, and we are reducing the time --
 13 increasing the time over which it occurs. So we're
 14 making it better than it was.
 15 MR. FULPER: An improvement to what
 16 exists today.
 17 MR. BAYER: That's correct.
 18 MR. FULPER: All right.
 19 MR. MARTUCCI: I have a question. Is
 20 there a permitted maximum allowable disturbance
 21 within that zone that you're aware of through
 22 ordinance because I'm just trying to --
 23 MR. BAYER: I did not see anything.
 24 There is a maximum lot coverage, there is a ratio,
 25 but there is no disturbance in the zoning schedule.

1 MR. BAYER: Well, right now in that
 2 150-foot stream corridor there is the existing
 3 building.
 4 MR. ROMANO: Right, but you have a
 5 lot of other stuff going on.
 6 MR. BAYER: And what we're proposing
 7 is the parking and the driveway which is also
 8 within that 150 feet measured from the site.
 9 MR. ROMANO: Oh, yeah.
 10 MR. BAYER: Now what we are doing,
 11 however, is we are collecting all the runoff. We
 12 are recharging it through the subsurface detention
 13 system.
 14 I did the soil testing there and I excavated.
 15 In addition to the stormwater, I excavated another
 16 four test pits for the septic system. The soil is
 17 very, very permeable. There's no groundwater
 18 within 10 feet of the ground surface.
 19 So the bulk of that stormwater is going to
 20 percolate into the ground, and there will not be
 21 significant, you know, runoff at all into the storm
 22 sewer system.
 23 So even though we are proposing that
 24 disturbance within the stream corridor, none of
 25 that will exist with the exception of the

1 construction which we have a control plan which
 2 will control any sediment and runoff during the
 3 construction phase.
 4 Once everything is constructed and up and
 5 running the runoff is going to be -- suspended
 6 solids will be controlled like we discussed
 7 earlier, and the rate and amount of runoff will be
 8 significantly reduced.

9 MR. ROMANO: Now the soils you tested
 10 were down at the lower end, not at the upper end of
 11 the property?

12 MR. BAYER: Yeah, the soil logs are
 13 shown on C-3. I did them within -- I did one of
 14 them 30 feet off of Route 29, another one 90 feet
 15 off of Route 29 and I did two lines of them, and
 16 then the septic system I did them two north of the
 17 existing building. So I excavated quite a few test
 18 pits, and the soil was very, very permeable.

19 MR. MARTUCCI: Just looking at the
 20 ordinance here, there looks like there are
 21 performance standards associated with this stream
 22 corridor that probably either need to be either
 23 identified or just basically looked at and said, It
 24 doesn't apply, because there's some environmental
 25 constraints and everything else that's mentioned

1 portion of the corridor which basically would
 2 require or would envision everything from the
 3 roadway up to be, you know, revegetated,
 4 reestablished as a stream corridor, I think we have
 5 to kind of pay some mind to what it is today which
 6 is probably cultivated lawn and, you know, there's
 7 some shrubs and trees there and some other stuff.
 8 So this board can grant a variance based on,
 9 you know, a hardship case which I think Ted is
 10 saying that's what they have here.

11 If you basically apply that 150 it encompasses
 12 the existing, and then as far as any permitted use
 13 that's envisioned you would have a hard time
 14 constructing anything on this lot if you were to
 15 apply that required 150 at that point.

16 So I think it's a judgment call for the board
 17 in terms of, you know, the specific context that
 18 we're talking about, but then also, does a hardship
 19 reasonably exist where, you know, they're entitled
 20 to a variance?

21 Again, I think you have to acknowledge the
 22 existing condition that's out there today which is,
 23 you know, what the intent is.

24 MR. FULPER: The existing condition
 25 that they're actually making improvements to. It

1 here.

2 MR. KYLE: But it also gives reasons
 3 that this board can grant a variance and it
 4 basically says, "In cases of a preexisting lot
 5 where there is insufficient room outside the stream
 6 corridors for uses permitted by the underlying
 7 zoning and there's no other reasonable or prudent
 8 alternative to placement in the stream corridors
 9 including obtaining variances from setback or other
 10 requirements that would allow conformance a
 11 variance may be granted," and it says, "Any relief
 12 granted shall be the minimum required to allow
 13 proposed development project to move forward in
 14 order to meet the intent and purpose of this
 15 section and article," and I think really when you
 16 look at -- I think the way that Ted categorized it
 17 is correct in that, you know, the purposes they
 18 talk about; protect water quality, protect riparian
 19 areas, maintaining high-quality streams and
 20 implementing buffers.

21 I think if you look with the highway kind of
 22 coming between the D&R Canal I think Ted's points
 23 are good. I don't know that there's much you can
 24 do.
 25 Even if you reestablished let's say that

1 can be looked at that way too.

2 MR. KYLE: I think as far as Ted's
 3 comments on the stormwater they're improving. I
 4 mean, there's probably no stormwater management out
 5 here now, right? It's just running off. I mean,
 6 you have paved surfaces --

7 MR. BAYER: There is a couple of
 8 inlets that collect runoff coming down the hill and
 9 from the barn, but it goes nowhere.

10 MR. KYLE: And there's no treatment
 11 of any kind.

12 MR. BAYER: There's no treatment of
 13 any kind.

14 MR. KYLE: Right.

15 MR. BAYER: And I think thinking
 16 further along if we were to try to move our parking
 17 to the east side of the building then we would be
 18 disturbing more of the critical areas, the steeper
 19 slopes, and the point would have been to try to
 20 preserve the 150-foot stream corridor, and we would
 21 be disturbing water disturbance in critical areas
 22 specifically in slopes.

23 MR. ASHTON: Is the runoff issue even
 24 relevant since the runoff doesn't go into the
 25 particular stream that we're in the corridor of? I

1 mean, the runoff wasn't intended.
 2 MR. ROMANO: Why do you say that?
 3 MR. ASHTON: Well, because it goes
 4 underneath the canal.
 5 MR. KYLE: It will end up in the
 6 canal, but I think Ted's point at that point it's
 7 been treated.
 8 MR. ASHTON: But I thought the
 9 testimony was that it enters the storm sewer system
 10 under the canal.
 11 MR. KYLE: Right, but then it will
 12 eventually get under the roadway. I mean,
 13 everything here drains to the canal.
 14 MR. ASHTON: Do you mean under the
 15 road or the canal?
 16 MR. BAYER: Under the canal.
 17 MR. KYLE: So it goes right to the --
 18 MR. BAYER: -- to the low area
 19 between the canal and Delaware River.
 20 MR. ASHTON: So it never gets into
 21 the canal.
 22 So the runoff question, I mean, that wasn't
 23 what -- the runoff aspect of the stormwater or of
 24 the stream corridor that doesn't apply here, right,
 25 because there's no runoff going into it from this

1 associated with it.
 2 MR. FULPER: So the board wanted
 3 testimony on the stream corridor variance relief.
 4 Any more discussion from the board members on it or
 5 any other concerns?
 6 I mean, one thing for sure, Joe, I think you
 7 probably want to ask him to have a revised plan
 8 that has the corridor on it for the record.
 9 MR. ROMANO: And I guess our
 10 professional's testimony is that the variance
 11 should be granted.
 12 MR. KYLE: Well, that's your
 13 decision, not mine. I don't vote, but I can tell
 14 you what the criteria are that you would apply.
 15 MR. ROMANO: They met the criteria.
 16 MR. KYLE: I think really they just
 17 need to show that they can't develop the permitted
 18 use in a reasonable fashion and agree it's a
 19 hardship based on the position.
 20 Like I said, take into consideration the
 21 existing condition and, you know, the context of it
 22 when you think about that.
 23 MR. FULPER: Any more discussion on
 24 the stream corridor? Can I have a motion?
 25 Anybody?

1 site anyway?
 2 MR. CRONCE: There's no runoff at all
 3 going in?
 4 MR. MARTUCCI: Probably a little bit
 5 beyond the parking area I would venture to guess.
 6 MR. BAYER: There is a stormwater
 7 system that exists from Old River Road north.
 8 MR. PALILONIS: And where does that
 9 go?
 10 MR. MARTUCCI: That's going under the
 11 canal.
 12 MR. CRONCE: It goes under the canal?
 13 MR. ASHTON: Yeah, that's the part
 14 that's a little screwy about this because from a
 15 stormwater perspective the ordinance is kind of --
 16 this isn't what the ordinance was intended for is
 17 the water that's going to lay there.
 18 I mean, there's the other aspects of the
 19 wildlife and things like that, right, but the water
 20 is going to the river either way. If it's going
 21 slower or faster it's still going to the river, not
 22 the canal.
 23 MR. BAYER: It's not your typical
 24 increase situation where you have the stream
 25 running along the prime banks and a riparian zone

1 MR. KOVELOSKI: I'll make a motion.
 2 MR. FULPER: What's your motion?
 3 MR. KOVELOSKI: To accept the stream
 4 corridor variance.
 5 MR. FULPER: Could we have a second
 6 on that?
 7 MS. HALL: I'll second it.
 8 MR. FULPER: Ruth seconds. Roll
 9 call, please.
 10 MR. PALILONIS: Does that include
 11 delineation on the site plan?
 12 MR. FULPER: Yeah, if you want to
 13 include that in your motion that they revise their
 14 site plan to delineate the 150-foot stream
 15 corridor.
 16 MR. KOVELOSKI: Yes.
 17 MR. FULPER: That was part of the
 18 motion and you seconded it. Are you okay with
 19 that?
 20 MS. HALL: Yes, I'm fine with it.
 21 MR. FULPER: Okay. So that motion
 22 has been made and seconded. Roll call on the
 23 motion.
 24 MS. HALL: Cronce?
 25 MR. CRONCE: Aye.

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1 MS. HALL: Romano?
 2 MR. ROMANO: Aye.
 3 MS. HALL: Hall? Aye. Ashton?
 4 MR. ASHTON: Aye.
 5 MS. HALL: Koveloski?
 6 MR. KOVELOSKI: Aye.
 7 MS. HALL: Sabatino?
 8 MR. SABATINO: Aye.
 9 MS. HALL: Fulper?
 10 MR. FULPER: Aye.
 11 MR. PALILONIS: Unless I missed it,
 12 have you voted on site plan approval for
 13 preliminary and/or final?
 14 MS. HIRSCH: That's right,
 15 preliminary and final, yes, that's what we're
 16 asking for.
 17 MR. PALILONIS: Whatever the board
 18 feels is appropriate.
 19 MR. FULPER: Is there any other
 20 action this board needs to take from your point of
 21 view?
 22 MS. HIRSCH: I believe you need to
 23 vote on the conditional use, to permit the
 24 conditional use, subject to the conditional use
 25 variances.

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1 MR. PALILONIS: We did that when we
 2 granted the D3.
 3 MR. FULPER: We were covering
 4 everything.
 5 MS. HIRSCH: You approved the
 6 conditional use then. So it's just the preliminary
 7 and final site plan.
 8 MR. KYLE: I had a couple conditions
 9 I jotted down as we were going through tonight.
 10 You want me to just --
 11 MR. FULPER: Yes.
 12 MR. KYLE: So they'll submit the
 13 stormwater report to Mr. Decker's office for review
 14 and approval.
 15 They're going to grant a stormwater easement
 16 to Lot 29, and they're also going to obtain an
 17 easement from Block 27, Lot 1. The off-site
 18 parking language that Guliet provided will be
 19 incorporated as a condition.
 20 The escrow for the stormwater management
 21 inspection. The sign lighting not to exceed
 22 50-foot candles per square foot. I think that was
 23 it. Oh, and then delineate the 150-foot stream
 24 corridor on the site plan, the revised site plan.
 25 MR. FULPER: And they need that

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1 letter on the parking issue for events.
 2 MR. KYLE: Yup, and then I guess any
 3 other outstanding conditions in Tom's letter. I
 4 don't know that there are any.
 5 MR. FULPER: You got them all except
 6 for that letter.
 7 MR. MARTUCCI: Yeah, and then I would
 8 add the escrow for inspection fees and improvements
 9 to be inspected by the township engineer.
 10 MR. FULPER: I don't know if we had
 11 decided to delineate that in escrow or what.
 12 MR. MARTUCCI: It would be based on
 13 an estimate prepared by the applicant's engineer
 14 and reviewed by our office or the township
 15 engineer, one or the other.
 16 MR. KYLE: The only other thing I
 17 would note this is subject to the statewide
 18 nonresidential fee of 2 1/2 percent, that was
 19 comment 8, last comment on my letter there, because
 20 I think we do have a spending plan and an ordinance
 21 so that will have to be paid as well.
 22 MR. MARTUCCI: Outside agency
 23 approvals as well.
 24 MR. PALILONIS: And Mr. Decker's
 25 report.

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1 MR. FULPER: So who captured all
 2 that? Let's put it in a motion. Ruth, you wrote
 3 it down, didn't you?
 4 MR. PALILONIS: I have it.
 5 MR. FULPER: Somebody will need a
 6 guide.
 7 MR. PALILONIS: The suggested
 8 conditions and then we added those four additional
 9 ones.
 10 MR. FULPER: So we're looking for a
 11 motion.
 12 MR. PALILONIS: They're requesting
 13 final site plan approval based on those conditions.
 14 MR. FULPER: John, are you ready to
 15 put that all together?
 16 MR. CRONCE: No, I'm not.
 17 MR. FULPER: I'm just asking who
 18 wants to take a shot at putting that motion
 19 together? I think the professionals can help word
 20 it as you make that motion.
 21 MR. PALILONIS: It's very simple,
 22 just final site plan approval subject to
 23 conditions.
 24 MR. KYLE: As discussed.
 25 MS. HIRSCH: Well, you will have a

1 transcript. We'll provide you at least with that
 2 segment of the transcript so that it will be easy
 3 to see the conditions that you just discussed.
 4 MS. HALL: I'll make that motion.
 5 MR. FULPER: So we have a motion from
 6 Ruth and that motion is to approve site plan
 7 approval with the conditions as discussed and
 8 contingent upon all agency permits.
 9 MS. HALL: Yes.
 10 MR. FULPER: So we have that motion.
 11 Does anyone want to second it?
 12 MR. ASHTON: I'll second it.
 13 MR. FULPER: Any discussion? Roll
 14 call on the motion.
 15 MS. HALL: Cronicc?
 16 MR. CRONCE: Aye.
 17 MS. HALL: Romano?
 18 MR. ROMANO: Aye.
 19 MS. HALL: Hall? Aye. Ashton?
 20 MR. ASHTON: Aye.
 21 MS. HALL: Koveloski?
 22 MR. KOVELOSKI: Aye.
 23 MS. HALL: Sabatino?
 24 MR. SABATINO: Aye.
 25 MS. HALL: Fulper?

1 MR. FULPER: Aye.
 2 MS. HIRSCH: Thank you very much for
 3 your time and attention, we appreciate it.
 4 MR. FULPER: All right. Thank you.
 5 (Whereupon the matter is adjourned at
 6 9:53 p.m.)
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 4 CERTIFICATE
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 8 I, DENISE C. CLARK, a Certified Court
 9 Reporter and Notary Public of the State of New
 10 Jersey, hereby certify the foregoing to be a true
 11 and accurate partial transcript of the proceedings
 12 as taken stenographically by me on the date and
 13 place hereinbefore set forth.
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 18 DENISE C. CLARK, CCR
 19 License No. 30XI00213800
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 24 My Commission expires
 25 November 14, 2017.

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CERTIFICATE

I, DENISE C. CLARK, a Certified Court Reporter and Notary Public of the State of New Jersey, hereby certify the foregoing to be a true and accurate transcript of the proceedings as taken stenographically by me on the date and place hereinbefore set forth.

Denise C. Clark
DENISE C. CLARK, CCR

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My Commission expires
November 14, 2017.

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