

**MINUTES**

**MARCH 12, 2013**

**PLANNING BOARD**

**LONG HILL TOWNSHIP**

**CALL TO ORDER AND STATEMENT OF COMPLIANCE**

The Chairman, Mr. 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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

Christopher Connor, Chairman  
Charles Arentowicz, Vice Chairman  
Brendan Rae, Member  
Ashish Moholkar, Member  
J. Alan Pfeil, Member

Timothy Wallisch, 2<sup>nd</sup> Alternate

Thomas Lemanowicz, Bd. Engineer  
Kevin O'Brien, Twp. Planner

Excused:

Guy Roshto, Member  
Gregory Aroneo, 1<sup>st</sup> Alternate

Barry Hoffman, Bd. Attorney  
Dawn Wolfe, Planning & Zoning Administrator

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**EXECUTIVE SESSION** - It was determined that there was no need to hold an executive session.

**PUBLIC QUESTION OR COMMENT PERIOD**

The meeting was opened to the public for questions or comments.

With regard to the Morristown Rd. Rezoning Study, Mr. William Stroh, Morristown Rd., said that he appeared before the Board on January 29, 2013 with his attorney and planner and at that time the Board agreed that Mr. O'Brien would work with his planner and put together an overlay which would then be presented to the Planning Board. As of February 28<sup>th</sup>, he said that his planner had not heard anything from Mr. O'Brien. That same day, he said that he happened to read in the local newspaper that the Township Committee had discussed the Morristown Rd. Rezoning Study at their February 13<sup>th</sup> meeting and they had a problem with the funding of the project. He said that he was not notified of this and had to read it in the newspaper. He said that in 1997 when there was a zoning change he felt he should have been notified but was not and this would have been resolved then. He said that he had submitted \$1,500.00 towards the funding of the current study and was promised that he would be notified of any money that was spent by the Township and, as of today, he only received copies of two invoices from the engineer totaling between \$600 - \$700 and that was *not* sent by the Township but by the engineering company. He said that he did not know if anyone knows how much is in this account but by his own calculations there should be \$800 - \$900 left in it. He asked what the funding problem is that seems to be plaguing the Township and if it is the other \$1,500 that the other party was supposed to put up. He said that it is getting very frustrating. He said that they seem to appear before the Board and then nothing happens and time goes by and they are called again and it is getting very expensive to do this.

Mr. Connor replied that Mrs. Wolfe has been out of the office, however before leaving she had advised him that all of the bills that had been presented to her to date from the three Board consultants totaled slightly in *excess* of \$1,500, noting that \$3,000 was originally intended to be budgeted for the study. He said that significant portions of the study have been done and he anticipated that it can probably be done under the \$3,000 level. He said that the Board had asked if the Township would consider funding the study because initially (Mr. Stroh) was referred to the Board by the Township Committee and the Board felt that it might be appropriate to have additional monies to complete the study.

Mr. Arentowicz said that he and Mr. O'Brien were to present the Meyersville Hamlet to the Township Committee. He said that they did that and began to pack up thinking they were done and the Township Committee had questions about Morristown Rd. and that he and Mr. O'Brien answered the questions that were then put forth, noting that it was not a scheduled discussion and entailed off the cuff questions.

Dr. Rae said that all of that was true and it was a discussion that was not on the Township Committee agenda and they took advantage of Mr. O'Brien and Mr. Arentowicz being there. Subsequent to that, he thought there was another discussion at the last Planning Board meeting and questioned if the Board wanted to talk about it now. He thought that the position of the Township was that, as has been stated, \$1,500 was paid and that amount has been spent already. It seemed to him as though probably the same amount would at least be required to complete the study and the Township Committee felt that the Township shouldn't be responsible for paying any extra funds and that was brought back to the Planning Board at its last meeting (2 weeks ago) and the situation was again discussed. He said that there is a good amount of sympathy on the Board to the plight that Mr. Stroh has found himself in. He said that the Planning Board decided to hold in abeyance the zoning actions that are in place and said that the Board would put off the study of Morristown Rd. until reviewing the Land Use Element of the Master Plan (perhaps in January) and the studies that would go into that would be paid for by the Township and they would be able to render a decision at that point. He said that it was the consensus of the Board that that would be fair to do.

Mr. O'Brien explained that the Township has got to rewrite its Master Plan every so often and it is currently due. He said that a main part of the Master Plan is a thing called the Land Use Element which spells out what the Township would like to happen to all the various zoning districts and parcels of land that are in the Township – what uses will be allowed on them and whether there is any change from what is currently zoned. He said that it is an opportunity for the Township to say that it has looked at an area such as Morristown Rd. and the Planning Board recommends that the zoning be changed in a particular way to a particular way and that could be part of that overall re-examination but it would be part of the *entire* Township rather than something just focused only on Morristown Rd. which is what we have been doing up until now. He said that it has been its own separate agenda item for the Planning Board for the last couple of months but going forward, because the Township Committee has indicated that no Township funds will be available to further this, instead it be done as part of the Land Use Element study which would be part of an overall Master Plan which is due by the end of the year.

Mr. Stroh asked if this was a better way to move forward than they have been going or not.

Mr. O'Brien replied that it is a slower way because if we were focused on Morristown Rd. that could be accomplished on its own tract, whereas as part of the overall land use, it gets looked at along with the other areas of concern in the Township and it doesn't have to meet any deadlines until the end of the year.

Mr. Arentowicz said that we do have the Zoning Officer going out to determine what the uses are on those current properties on Morristown Rd.

Mr. O'Brien agreed that Mr. Delia has been requested to go out and make a list of the uses and try to ascertain the uses as of 1997.

Mr. Connor said that the advantage of including it with the overall Land Use Element section is that it will be included as part of the work which is a responsibility of the Board and the Board has budgeted for that item. He said that there isn't a present committee working on it only because right now the Board is expected to soon be expanded back to its normal membership and he would really like to have a full Board before making appointments to that subcommittee. He noted that the Township has requested that any zoning enforcement actions be held in abeyance.

Dr. Rae agreed.

Mr. Stroh said that his question was whether going forward that way would be as good as going forward the way they *were* going.

Mr. Connor said that it has one advantage. Going forward the other way, while the date may be pushed out, it is a date certain because the Board is required by the State to have it done. He said that the Board could probably work on it the other way although he did not know where they will find the money but said we are still talking about a few months and the next thing you know we would probably be near November anyway. He suggested incorporating the matter into the Land Use Element and any accounting will certainly be straightened out as to how much was spent and someone will get back to (Mr. Stroh) on that. If acceptable to Mr. Stroh, he felt that that is the best way to go.

Mr. Stroh replied, "Okay".

Mr. Connor said that, if Mr. Stroh comes back and says "No, I want to do it this way", we'll see where we find another \$1,500.

Dr. Rae apologized to Mr. Stroh for having to learn the status in the newspaper and said that it was a large off the cuff conversation that took place.

Mr. Stroh replied that this has been going on for 4 years and it just keeps going around, has cost a lot of money, and is completely frustrating.

Dr. Rae again apologized and said that, hopefully, we have come to a path to conclusion.

Mr. O'Brien said that he would explain the situation to Mr. Leoncavallo (the Stroh's planner) as well, including the planning details so that he knows exactly what we are up to.

There being no further questions or comments from the public, the meeting was closed to the public.

**DISCUSSION**

**ARCHITECTURAL STANDARDS**

Mr. Connor asked Dr. Behr to lead the discussion on architectural standards.

Dr. Behr said that he and Mr. Jones were present to serve the Board in any way that will be helpful for it to do what it needs to do which is to make a decision on the architectural standards to recommend to the Township Committee and then the Township Committee will respond by creating whatever ordinances they think need to follow. He said that Chairman Connor suggested that it might be useful to go through item by item, explain what they did, and invite discussion around that.

He said that the architectural standards that exist now that were the basis for the revisions submitted to the Board were created in the mid-1995 period as part of the creation of the 1996 Master Plan, in fact, by a committee of members that was a group in existence then called The Friends of Long Hill Township. Those instrumental in that group were Walter Carell, Bill Watts and Larry Fast and, later, Patrick Jones. He said that the standards were created as a direct outgrowth of what the 1996 Master Plan called for. He said that that Master Plan is still, until this Board finishes a new Master Plan, the operative legal Master Plan for Long Hill Township, so the standards the Board is looking at have a long history of serving the Township and being an outgrowth of the existing Master Plan. He said that the second point to remember is that these standards were tested before when Commerce Bank came in and wanted to build a standard highway type of Commerce Bank - a one size fits all cookie cutter bank and the Planning Board at that time looked at the proposal and said that it was simply not in keeping with the intent of our architectural standards and they denied the application. Commerce Bank appealed that decision and Judge Stanton, in his ruling supported the Planning Board and affirmed the validity, integrity, and purposefulness of the standards. He said that what he and Mr. Jones tried to do is not to change those standards but to make them clearer, particularly for any architects and developers who come in to understand exactly what the Township is looking for and what the Master Plan calls for. He said that the changes they made are in the direction of greater clarity and specificity and the new elements really incorporate some of the landscaping design issues that were approved by a previous Planning Board and were endorsed by the Township Committee and were brought here specifically to Mr. Carell and Mr. Farnell's landscape architectural plan for Valley Rd.

Referring to his draft entitled Sec. 152. Architectural Design Standards for Long Hill Township, he said that the purpose very simply relates the standards to the goals of the Master Plan and applicable law. He reviewed the existing ordinances (right column) and described the new recommendations (left column). Whereas, the existing ordinance states that the requirements of Sec. 152.1 shall apply to all site plan or site plan waiver applications, the recommendation is to add "specifically including new commercial construction or renovation/alteration of existing buildings within the B-D (Valley Road), B-1-5, B-1-20 Zones, Office Zone and within the commercial areas of the Millington Zone. Their application to the Light Industrial Zone shall be at the discretion of the approving authority".

After discussion of the proposed revisions, the following changes were recommended by the Board:

Sec. 152.1d – Added "Buildings with expansive untreated blank walls are prohibited" and changed "with planting materials sufficient to obscure or screen minimum of seventy five (75) percent of the exposed blank wall within three years" (rather than 75 feet)

Sec. 152.1h – Added the color "white" when describing earth tones.

Sec. 152.1m – It was noted to revise and strengthen the reference.

Sec. 152.3d – The word "approximately" was added after the words "features at intervals of".

Sec. 152.3h – The word "approximately" was added after the words "features at intervals of".

Mr. Connor said that parking lots are a prime location to add solar energy panels and recent solar legislation encouraged the power companies to develop solar generation from parking lots. He added that the panels not only provide power but they also provide shade.

Dr. Behr said that the decision for the Planning Board is to say that, in terms of ensuring that parking lots look like they belong in Long Hill Township, what makes more sense – tree lined or solar? He said that arguably it is hard to make a solar panel look like a tree.

Mr. Connor said that if you go to Runnells Hospital you will see parking lot solar panels that look like trees. He said that he could provide typical examples of what are being developed.

Dr. Behr said that he and Mr. Jones would have to find language that would make it clear that these types of solar panels would work.

Mr. Connor added, "Or at least not prohibit it". He said that the solar company has to make a case that is consistent with what you need but he would hate to see a prohibition that might be something that may be an advantage to the Township.

Dr. Behr suggested adding a sentence that says “An alternative to tree planting may be the use of solar panels in parking lots, provided that.....” (followed by the appropriate language). He acknowledged that Mr. Connor knows much more about this than he does and so there is a learning curve to say what is the actual best practice. He said that it made sense for him and Mr. Jones to speak with Mr. Connor to come up with the proper wording that matches the intent of the ordinance and then come back to the Board for its consideration.

Mr. Moholkar suggesting not locking the wording into one type of thing because, for example, the next person coming up with a wind generation will work well too. He suggested giving an alternative and let the Board decide.

Mr. Connor said that his concern is not to prohibit it.

Mr. O’Brien said that he was not sure that that language would be necessary at this time. He said that no where in here have you prohibited solar installations. He said that a higher authority than you has allowed solar installations at any commercial and a large amount and farm related and preserved land and all sorts of other places in the State of New Jersey and in the MLUL. He said that any applicant can come before the Board and say that they are installing solar power and you don’t have the right to turn them down – generally.

Mr. Connor said that he was concerned with the wording that a sufficient number of trees shall be provided to create a shaded canopy for 50% of the cars in any parking lot. While solar panels also provide shade, he said that this is very specific so he could see someone coming in and saying that they don’t like the way solar panels look even though 80% of the people say they might like it or don’t care.

Mr. Wallisch said that it gives you an out though by saying “or generally one tree for every 10 parking spaces”. He said that those trees could be around the perimeter or in a specific area away from where the solar panels are.

Mr. Connor said that trees and solar panels are like oil and water – they don’t mix and that is the problem.

Mr. Jones said that the intent is to bring it back to the rural nature of the town which is what we are trying to do with this ordinance.

Mr. Connor suggested taking a look at what is available and what the trends might be and just not box future Planning Boards into a position where, even though solar is inherently beneficial, the Township can come back and say that the negative aspects are greater than the inherently beneficial and reject it. He said that inherently beneficial helps but it does not *guarantee*. It just makes it a little easier to make your case.

Dr. Behr said that this sounds like something that needs more work. He said that he and Mr. Jones will work on what better language might meet the dual intent that we are talking about here by not saying that you cannot do it either directly or implicitly.

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After further discussion of the proposed revisions, the following changes were recommended by the Board:

Sec. 152.4a – The word “approximately” was added after the words “must include articulation features” and “(30)” was added before the words “feet to provide visual interest”. The words “approximately thirty (30) feet or less” were added at the end of the last sentence following the words “other features that repeat at intervals of”.

Mr. O’Brien suggested that following tonight’s discussion, Dr. Behr and Mr. Jones put together into one document the suggestions of the Board with his suggestions and those of Mr. Lemanowicz. He said that that document would then be referred back to the Board for its review and after a period of time it should be sent over to the Historic Preservation Advisory Committee for their review of the entire document and then receive their input.

Dr. Behr said that the changes to the document are small and he predicted a fast turnaround.

With regard to Sec. 152.6a (regarding lighting), Dr. Behr said that he felt that it is already covered in another ordinance.

Mr. O’Brien replied that it is and said that the Master Plan does emphasize a reduction in lighting and any conversation along those lines is always helpful.

Mr. Connor noted that no changes are proposed to Sec. 152.6b & c and that they are just being numerically changes.

Regarding costs to a potential applicant, Mr. O’Brien said that most of the towns around us do have some type of standards that they impose. Some of them, for example Summit and Westfield, are much more urban areas than we are and they have extremely strict standards and yet somehow those standards have encouraged extremely high end and a high volume of retail in addition to residential. In Long Hill, he said that the emphasis is more on the residential component of the Township and making the commercial areas fit that look and feel of the residential areas to create one cohesive town where everybody knows you are in Long Hill. Up until now, he said that the Master Plan has called for everyone to realize that we are Long Hill and this is how we do things because we like our Township to look this way and we have certain standards that keep it this way. If you revise those standards, he

questioned if you make a different town and create a different emphasis. He said that right now the Township has given a particular look and feel that is what the Master Plan has called for over the years. He said that the real cost is to the Board and the Township. He asked how the Board how it would accept that change to the Township and does that fit your concept of what the Township should look like.

Dr. Behr asked Mr. O'Brien if there is a relation to the look and feel of commercial areas in the Township and the overall property values within the entire Township.

Mr. O'Brien replied that there *is* a correlation.

Dr. Behr said that, if you cheapen something so that it is less attractive, that can also begin to have an impact upon the people who live in the town because of their property values and, arguably, you could make a case that if it is really attractive, it becomes more attractive for people to move in and for retailers who are looking to take advantage of that particular kind of community and what it offers.

Dr. Rae said that it seemed that the current design standards got the Township a very nice building in Walgreen's.

Mr. O'Brien added, also the other development within the last 10-15 years (of about 6 different buildings).

Dr. Rae asked, if the current ordinance caused some nice buildings and things that we all agree are nice, why should we change and add expense to people who are coming in when we may not necessarily need to given the history?

Mr. O'Brien replied that one of the points to that is what Mr. Jones had indicated that an architect and a developer have certainty from an ordinance. They read it, see what is required, put it in a plan and present it to a Board. Where it is "wishy-washy", they will give you what they can get away with and where it is not clear they will put in what *they* think you want or what works for them.

Dr. Behr added that, if it is not clear, they will come in with something that doesn't match and you will get some Board member saying that they don't like it this way because you haven't specified it and then what you get is having to have a developer come back 3 or 4 more times with new plans. He said that, if you want an unfriendly practice for businesses, that is right at the top of the list and, if you are clear, you are saving them time and money because you increase the likelihood that they will get it right the first time.

Mr. Arentowicz asked Mr. O'Brien if he could make a conjecture of the cost to the applicant if you had this in place – could it have been 10% or 15% less.

In the case of the Walgreen's application, Dr. Behr said that the applicant's professionals did not serve him terribly well in terms of how they managed that process, so there were a lot of costs that could have been avoided.

Mr. Arentowicz asked for a rough range of what the cost of that application was.

Dr. Behr replied that the Board of Adjustment does not discuss costs. He said that it is public record that the Board's consultants, for example, asked for certain information for the following meeting and it was not provided.

Mr. Connor said that the more specific information you give them it should get you closer to what you actually want.

Again referring to the Walgreen's application, Dr. Behr said that once they understood what the Board was looking for, he felt that they made a real good faith effort to work with the Township. Had that understanding been clear at the start, he felt that it might very well have been a better process for the applicant.

Mr. O'Brien said that any applicant receives the reports of the Board's consultants before their first presentation before either Board. He said that they are told what the standards are, what the Township expects, and what relief they need (if any) from the standards that we have.

Mr. Connor said that most architects get the ordinances on line and find out the current status of them. It seemed to him that the more specific the ordinances are, the better off you are as an architect.

Mr. Jones agreed and said that, the more specific it is, it gives him more direction and he gets it right the first time.

Dr. Rae asked if architects have been confused over the past number of years as to the current standards when we got these nice buildings.

Mr. O'Brien replied that one of them led to the court case that Dr. Behr had referred to, but there have been a number of buildings that were put up that have conformed with the standards or come close enough that the Board approved them and there are about a half dozen examples on Valley Rd. that meet them.

Mr. Lemanowicz said that when you are reviewing an ordinance and you have an architectural standards ordinance that is a page and a half long, you say that it is nice and you are done with it. When you have something that shows that there has been some time spent and you are on the 4<sup>th</sup> or 5<sup>th</sup> page, you know that you are serious and this will mean something. He said that if it is saying something and giving specifics, it does save that time and now with the process we are using now where we invite the applicants in for completeness review we reinforce things and advise

that this will be a comment and has been an issue, so if you are not going to change it, at least bring a “Plan B” that you can present at the meeting because you are probably going to need it.

Mr. O’Brien asked Dr. Rae if there was some direction he would like the Board to consider.

Dr. Rae replied, “No” and said that he only had questions to clarify - that’s all.

There being no further questions, Mr. Connor thanked Dr. Behr and Mr. Jones for their presentation. He said that he felt that Mr. O’Brien had given a direction that makes sense to go in. He said that he would like to set a target of having something finished and reviewed by the Historic Preservation Advisory Committee (HPAC) within a month. He asked Dr. Behr if he felt they could do that.

Dr. Behr replied that he did not have to do a lot and felt that they could do it within a week, or in time for the next meeting.

Mr. O’Brien said that they would work together on the revisions and when done they could forward it to the Board for its comments and, depending upon the expiration of that time, have the HPAC review it and then they will do a final version back to the Board.

In response to Dr. Behr, Mr. Connor said that the Planning Board will not ask the HPAC for its opinion unless there is some sort of conflict (which he said there shouldn’t be). He then thanked Dr. Behr and Mr. Jones for their presentation.

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**DISCUSSION**  
**BOARD CALENDAR**

Mr. O’Brien said that earlier this evening the Ordinance Subcommittee took a look at the horse farm issue and came up with some decisions and instructed him to prepare a draft that could be reviewed by the Planning Board at its next meeting.

He said that the Highlands TDR is currently back underway in terms of the Township meeting with Mr. Gene Feyl, Executive Director of the Highlands Council, at which point we will restart our Township committee on TDR which will include members of the Planning Board.

Mr. Connor asked where we stand on Open Space.

Mr. O’Brien said that we are basically waiting to put it on the Board calendar and asked for lead time to finish it off. He said that we also had Fees & Escrows under discussion at one point. He said that the Subcommittee discussed the Fee & Escrow question in terms of what was suggested by Mr. Arentowicz at the last meeting and the feeling that some of the escrows may be on the high side, given the fact that certain revisions to our process have been made of late. He said that another piece of that puzzle is that there are only so many applications that have come before the Boards over the last few years, each of which is unique and distinct in and of itself and each of which has its own particular problems to go with it which may lengthen the amount of time before the Board or require more legal research, planning or engineering depending upon the dynamics of each particular application making it very difficult to find a one size fits all. He said that what they thought they would try to do is look at the residential recommendations of the suggested fees and escrows and try to give it our best estimate as to what it *should* cost (roughly – give or take, with wiggle room) if all things go fairly well knowing that if there are additional meetings, there are additional costs. He said that they will look at that and come back to the Board with some suggested changes.

Mr. Connor asked Mr. O’Brien to work with Mr. Arentowicz and Mr. Lemanowicz and then Mrs. Wolfe will be able to review the final product upon her return.

Dr. Rae said that we started this process in the summer and the idea was that we were going to have something ready to approve in October. He said that, granted some things happened along the way that delayed the process but now here we are at the end of March and he did not see a real end in sight. He said that we undertook the process because the Township fees and escrows were certainly not what they should be and the Township was exposed which was why there was some urgency to undertake the project in the summer. It seemed to him that we are going back and forth talking about a complete unknown. He said that he was personally in favor of keeping the fees where they are. However, for the sake of moving it forward, he suggested agreeing on something and getting it down on paper and on the books so that the Township isn’t exposed anymore.

Mr. Connor felt that Mrs. Raimer and Mr. Arentowicz provided the necessary data and came up with relatively high numbers.

Dr. Rae said that he was part of the subcommittee and was present for all of the discussions and he felt that they did a thorough job of moving it forward and making certain assumptions. However, he said that it now seems that the assumptions are being questioned. He said that he knew what went into it and felt that the proposal is as good as any. If the Board feels they are too high, he suggested cutting them by some arbitrary amount and then get the

revisions approved. He said that there was extensive discussion at the last Planning Board meeting and it all comes down to the point that this is a complete unknown.

Mr. Connor said that nothing will be decided in the next couple of weeks under any circumstances and said that he would like to give Mr. Arentowicz and his group another chance for further review.

Dr. Rae suggested setting a date as a goal for passage.

Mr. Arentowicz said that they had looked at what Mrs. Wolfe put together for 18 closed cases and it was very difficult from the subcommittee's viewpoint as to what this would really take. However, he said that two members of the subcommittee were from the Zoning Board and they explained that this is what one hearing takes. He said that they put a lot of thought into what a hearing was going to take from preparation to site visits, etc. and came up with an average. They then considered how many hearings an application would take and, based upon that, they generated what the escrow fees were. He said that they also realized that the process has changed somewhat nothing that both Boards have checklists now and applicants now attend Completeness Review Committee meetings. However, still if you get an attorney, a planner, or an architect that does not want to do what the Township says it will be double or triple the projected amount.

Mr. Connor said that we can't ask for \$2,000.00 when we know it is going to cost \$4,000.00.

Mr. Arentowicz explained that they had looked at the ordinances of 6 towns, however they did not have available what their actual costs were so it was difficult to compare.

Mr. Pfeil said that he came from the Borough of Chatham and when the Zoning Board met there was no engineer, planner, or court reporter and so those professional fees were not there for the applicant to bear.

Mr. Moholkar said that they realized that none of the figures will match the next town over's because otherwise you start diving in to what they require to put in a pool, for example. He said that even if you were to get a cost, you wouldn't get all the requirements around it and the amount of research needed wouldn't necessarily give us a net gain for what the costs are. He said that the primary problem is that we are way below what it should be and we need some set of numbers. He said that we need some set of numbers and the question last time was that we have numbers and we think we might have improved it and that is where the doubt came in. He agreed with Mr. Connor that, if we are charging \$2,000.00 and we know it will cost \$4,000.00 - that is crazy.

Dr. Rae again suggested getting something on paper. He said that, whatever it is, it will be better than we have right now. He said that he would like to have the matter addressed at the next meeting.

In response to Mr. Connor, Mr. Lemanowicz said that typically the Board consultants like to have their reports in one week before the meeting. He said that one week from today might be a little tough. He said that if the Board is willing to get it late next week and have the weekend, then he and Mr. O'Brien and Mr. Arentowicz could probably get something put together by then.

Mr. Connor asked for something by the Friday before the next Board meeting.

Mr. O'Brien said that his understanding is that they will take a look at those residential rates and see if some reduction in the suggested numbers might be made that would protect the Township and possibly reflect a better environment of reviewing the application. He said that they will not be looking at the commercial, site plan, or subdivision sides. He said that those are whatever they are and are completely and utterly unique.

There being no further comments, the meeting adjourned at 11:00 P.M.

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DAWN V. WOLFE  
Planning & Zoning Administrator

