

AMENDED MINUTES

NOVEMBER 11, 2014

PLANNING BOARD

LONG HILL TOWNSHIP

CALL TO ORDER AND STATEMENT OF COMPLIANCE

Chairman Pfeil called the meeting to order at 7:33 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, 2014.

MEETING CUT-OFF

Chairman Pfeil read the following statement: Announcement is made that as a matter of procedure, it is the intention of the Planning Board not to continue any matter past 10:30 P.M. at any Regular or Special Meeting of the Board unless a motion is passed by the members present to extend the meeting to a later specified cut-off time.

CELL PHONES AND PAGERS

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

J. Alan Pfeil, Chairman
Suzanne Dapkins, Vice-Chairman
Ashish Moholkar, Member
Guy Roshto, Member
Gregory Aroneo, Member
Timothy Wallisch, Member
David Hands, 1st Alternate

Kevin O'Brien, Bd. Planner
Thomas Lemanowicz, Bd. Engineer
Cynthia Kiefer, Bd. Secretary

Excused:

Guy Piserchia, Mayor
Brendan Rae, Mayor's Designee

Dan Bernstein, Bd. Attorney

Ms. Kiefer advised Chairman Pfeil that he had a quorum and could proceed.

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

APPROVAL OF MINUTES

Comm. Roshto commented on the minutes of September 23, 2014, page 8, third to the last paragraph. In the minutes, Comm. Roshto said that the Limited Industrial Overlay Zone had nine (9) properties on it and the Master Plan Committee was reducing it to three (3). He felt that he had misspoken since it was the B-2 Zone, not the LIO Zone.

Chairman Pfeil said that the minutes should reflect what happened at the meeting but it could be corrected verbally.

Ms. Kiefer said that she would *add* Comm. Roshto's statement as a correction.

Mr. Hands motioned to approve the minutes with Comm. Roshto's additional comment. Mr. Wallisch seconded the motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Moholkar, Comm. Roshto, Mr. Wallisch, Mr. Hands, Chairman Pfeil. Those Opposed: None. Abstained: None. Mr. Aroneo and Mrs. Dapkins were ineligible to vote since they were not present at that meeting.

PUBLIC QUESTION OR COMMENT PERIOD

Chairman Pfeil opened the meeting to comments or questions from the public on any topic **not** on that evening's agenda. Hearing none, he closed the meeting to the public.

In honor of Veteran's Day, Chairman Pfeil thanked all those who had served in the military.

ANNOUNCEMENT

VALLEY & PLAINFIELD ASSOC., LP
977 Valley Road
Block 10601, Lot 8

#14-10P
Minor Site Plan
Approval

Chairman Pfeil stated that this matter had been adjourned per the applicant's request. When hearing is rescheduled, there will be re-notification.

DISCUSSION

Chairman Pfeil asked Mr. O'Brien to discuss the proposed ordinance which had been submitted to the Planning Board by the Ordinance Review Subcommittee.

Mr. O'Brien said that over the last six (6) or seven (7) months, the Ordinance Review Subcommittee had been reviewing the existing ordinances and making clarifications. There had been passages that had not lined up with other passages. Comm. Roshto had noted that in the Multi-Family Zone, in one section of the ordinance apartments are allowed and in another section, apartments are **not** allowed. With some feedback from Staff, the Ordinance Review Subcommittee decided to group all the clarifications together in one ordinance. They are separate items addressing separate issues. If the Planning Board approved, it would be referred to the Township Committee.

Mr. O'Brien referred to "Ordinance Revision Draft V-7" dated November 4, 2014. Item No. 1 was a clarification needed in the definition of "Lot Coverage" to ensure that decorative stone was not counted as packed gravel which would count towards lot coverage.

Mr. Lemanowicz said that in general, that definition of lot coverage had included gravel driveways and walkways because they are subject to traffic which could pack it down hard enough so that essentially, it becomes impervious. He felt that it would be helpful to the public to clarify that decorative stone in planting beds which would not be packed down would not count towards lot coverage.

Mr. O'Brien said that this item was listed first only because it is the first chapter in the ordinance. It really went back to an item that is fourth or fifth on the list concerning lot grading. The items were in order of ordinance section.

There were no questions from the board members.

Mr. O'Brien said that Item No. 2 was the clarification that Comm. Roshto had brought to the subcommittee's attention concerning the apartments in the Multi-Family Zone. Pages 2, 3, and 4 made it clear that the ordinance does not allow apartments in that zone. There are no apartments in that zone currently and there are no plans to have apartments in that zone. It has been and is a townhouse zone going back at least through the 1980's. This clarified the intent and the purpose.

There were no questions from the board members.

Mr. O'Brien referred to Item No. 3 on page 5. This was a stormwater management item which replaced 21 pages of outdated text in the ordinance. This text referred to documents and studies that no longer exist. He reminded the board members that there are two (2) levels. One is addressed by the State which is a "Major Development." The next are those developments that do not meet the definition of a "Major Development" and those are what the township was concerned with.

Mr. Lemanowicz said that the "Major Development" is a requirement of the township's Stormwater Discharge Permit which addresses developments in excess of one (1) acre of disturbance or in excess of one-quarter (1/4) acre of new impervious coverage. The requirements for that are set forth in the township's ordinance at the direction of the State. Beyond that, it was up to the township as to how to handle the issue. The old ordinance did not specify things clearly and was cumbersome to deal with. Everything has been brought up to date. If there is a document that is referenced, it is simply referenced and not included. That way, if the reference is updated, the ordinance would change with it rather than lagging as before. The Ordinance Review Subcommittee tried to give flexibility where it was justified and to make it simpler to use.

Mr. O'Brien pointed out that this version served two (2) masters in that by being part of the township's Land Use Ordinance, the land use boards are bound by it and in addition, the Township Engineer is bound by it. This has been the case all along. Since the 1996 ordinances, anything over 400 square feet required stormwater management and this clarifies it across the board.

Mr. O'Brien said that Item No. 3, Chapter 146, tied directly into Item No. 6 on page 11 which was called "Lot Grading." The Lot Grading Permit which is required for projects over a certain limit is what has currently existed. Item No. 6 is a clarification of that and is to be tied in with Stormwater Management.

Mr. Lemanowicz said that there was a process that the township had been using for development that did not come before the Planning Board or the Board of Adjustment such as single family and two family homes without variances. The Lot Grading Permit would address these issues so that that development would get a review. The lot grading chapter used to be meshed in with the stormwater ordinance however, it was separated so that when the Township Engineer reviews the Lot Grading Permit and the Board Engineer reviews the site plan, they both go to 146 and everybody is on the same page.

Mr. O'Brien noted that Mr. Lemanowicz had discussed this with the Township Engineer, Paul Ferriero, and he had approved it.

Mr. Wallisch asked if, at the bottom of 146.1(B), “Projects exempted by State law from the requirements of this ordinance.” should be indented and listed as (6), for housekeeping purposes.

Mr. Lemanowicz agreed that it should.

Comm. Roshto said it might be useful for the Board to hear how 146.1(A)1 came to be.

Mr. Lemanowicz said that the question within the ordinance was at what point should there be oversight on a project. The subcommittee decided that those three (3) criteria—146.1(A)1, 2, and 3—were to create the limitations of what projects required review. The term “five percent” (5%) will be used to eliminate review of insignificant projects while at the same time there is a threshold where everything has to be reviewed. He noted that the “1,000 square feet” of disturbance would get into projects such as swimming pools which had to change the lot grading since there had to be a flat area. This would balance the desire not to over-regulate with the need to protect residents from inadvertent impacts from other residents.

Comm. Roshto said, in summary, a stormwater management review would be required between 400 square feet and 1,000 square feet of disturbance. That number would be incremented if the percent of lot coverage is bigger.

Mr. Lemanowicz said that it left some flexibility and made the applicability of the ordinance consistent with the size of the work and the lot.

Mr. O’Brien said that the 400 square foot bottom was consistent with what has been done for the last 20 years.

It was noted that that was a small area. Chairman Pfeil said that it could be significant on a small lot.

Mr. Wallisch said that 400 square feet was five percent (5%) of an 8,000 square foot lot. He asked if there were any lots of that size in the township.

Mr. O’Brien said that there were some that were even smaller.

There were no further questions from the board members.

Mr. O’Brien referred to Item No. 4 on page 8. He said that when the new “Fee and Escrow Ordinance” was adopted earlier in the year, No. 34 “Unimproved Roads” was inadvertently omitted. He explained that if an applicant came before a board with a property that was on a road that was not improved to township standards, a variance would be required.

In answer to a question, Mr. O’Brien noted that in the past three (3) years there had been several cases. They need special permission because of public safety.

Mr. O’Brien referred to Item No. 5 and noted that it was similar to the previous item. When the checklist was adopted, the signature lines which are essential at the tail end of any application, were left out of the ordinance. They are placed on a site plan and signed by the board officers at the end of the process. That signed site plan is given to the Construction Official who is then empowered to issue permits.

Mr. Lemanowicz said that once a board grants an approval, the plans that the board members see are rarely the final plans since there are usually conditions involved.

Mr. O’Brien noted that this was standard practice in order for the process to move to the Construction Department. Currently, Mrs. Wolfe uses a template that is given to the applicant.

Chairman Pfeil added that nothing was being changed other than in (e), “On the recommendation of the Township Engineer” which had been added.

Mr. O’Brien said that on the advice of Mr. Ferriero and Mr. Lemanowicz, a couple of items were removed.

Comm. Roshto asked why that phrase was added to (e). Mr. O’Brien answered it was so that the Municipal Clerk had something to base her decision on since she has no idea whether these things have been done or not.

Comm. Roshto asked why that would not be placed in the Township Engineer’s signature line.

Mr. Lemanowicz said that the certification is that “all required improvements have been installed or that a performance guaranty has been posted...” The Municipal Clerk is the holder of the bond so both have to work in conjunction.

Mr. O’Brien said that the engineer would certify that everything was there and the Municipal Clerk could then release the bond.

Mr. Lemanowicz said that the engineer does not handle the money. That is the responsibility of the Municipal Clerk.

There were no further questions from the board members.

Mr. O’Brien said that this ordinance would clarify and update the township Land Use Ordinance where necessary.

Mr. Moholkar commented that 102.2(c) used the word “insure” instead of “ensure.”

From the audience, Dr. Behr advised that it should be “ensure” with an “e.”

Mr. O’Brien noted that the 1996 Master Plan used the same language.

Mr. Sandow said that they should go back and revisit the removal of “apartments” from the RMF Zone. He noted that there is one apartment development in that zone. The one on Somerset is an RMF3. In the RMF Zone, on the east of Mountain Avenue just before the river, there is an 8-plex of rental apartments. Either “apartments” should be placed back in the RMF Zone or shift that development to some other zone possibly RMF2 which does allow apartments.

Mr. O’Brien said that that could be addressed by the Master Plan Committee.

Mr. Sandow said that those apartments should be protected by leaving them in the RMF Zone and leaving apartments as a lawful use in that zone. Everything else except this development is townhouses.

Mr. O’Brien said that if they removed “apartments” from the ordinance, it would not change the fact that they were there and could continue to stay there.

Mr. Sandow said that that was true but it would impose a burden on anything that might happen to improve the property since they would be non-conforming within the zone. He noted that there is a million dollars’ worth of assessment in that property.

Chairman Pfeil said that if apartments were allowed in the RMF Zone, it would run counter to what they were trying to accomplish. He asked Comm. Roshto if it could be addressed by the Master Plan Committee.

Comm. Roshto said that it should be revisited.

Chairman Pfeil said that that item could be left open while they moved on to the other items.

Mr. O’Brien said that by leaving it as it is, nothing would change.

Mr. Sandow said that that was correct. He added that the deletions should be removed.

Chairman Pfeil asked if there were any comments about “insure” versus “ensure.”

Comm. Roshto said that they should not try to craft that tonight. He suggested sending it back to the Ordinance Review Subcommittee.

Chairman Pfeil asked, other than Item No. 2, if there were any discussions about the proposed ordinance.

Comm. Roshto pointed out a typo in 14-1.1(B) said, “To disturb more than more than...”

There were no other questions.

Mr. O’Brien advised that the next action to be taken would be to have the Board Secretary send a copy of the proposed ordinance to the Township Committee and ask them to consider it as amended, at their pleasure, removing Item No. 2.

Mr. Wallisch motioned and Chairman Pfeil seconded the motion to send the proposed ordinance, as amended, to the Township Committee for consideration. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mrs. Dapkins, Mr. Moholkar, Comm. Roshto, Mr. Wallisch, Mr. Hands, Chairman Pfeil. Those Opposed: None. Abstained: None. The motion was approved unanimously.

Chairman Pfeil noted that Item No. 2 would be brought back to the Ordinance Review Subcommittee.

DISCUSSION

Chairman Pfeil stated that the next item on the agenda was the Annual Review of the Fee and Escrow Schedule which is required by ordinance.

Mr. O’Brien said that the Fee and Escrow Ordinance that was passed by the Township Committee earlier this year requires that the Administrator report to the Planning Board as to whether or not, in her opinion, there were any concerns about those fees and escrows based upon her daily working with the applications. In a memo dated October 6, 2014, Mrs. Wolfe recommended that no further change is required with the exception of the addition of an “Unimproved Road” variance line which had been taken care of. She did not feel that sufficient time had passed in order to make a true determination as to the schedule’s adequacy.

Mr. O’Brien said at this point, the Board was required under that ordinance to advise the Township Committee by December 15, 2014 whether or not the Board felt that any changes would be required in the Fee and Escrow Ordinance. He had prepared a memo as to what the duty of the Board is and pointing out Mrs. Wolfe’s

recommendation. If the Board was in agreement that the Fee and Escrow Ordinance is adequate at this time, the memo would be sent to the Mayor and Township Committee.

Mr. O'Brien noted that in his opinion, the schedule is working. There were no further questions or comments.

Chairman Pfeil asked if the public had any comments or questions. There were none.

Mrs. Dapkins motioned to send the report as drafted to the Township Committee and the Mayor. Mr. Moholkar seconded the motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mrs. Dapkins, Mr. Moholkar, Comm. Roshto, Mr. Wallisch, Mr. Hands, Chairman Pfeil. Those Opposed: None. Abstained: None. The motion was approved by unanimous vote.

DISCUSSION

Chairman Pfeil said that the next item on the agenda was the Master Plan Committee's presentation of the "Valley Commercial District 'Downtown' Element."

Comm. Roshto introduced three (3) members of the Master Plan Committee, Dr. E. Thomas Behr, Larry Fast, and Mr. Sandow. Comm. Roshto noted that he was the chairman of the Master Plan Committee and that Mr. Hands was also a member. The Planning Board had originally begun discussion on crafting some ordinances to send to the Township Committee related to the Valley Road Business District. The "Valley Road Business District Element" was created and passed in 2012. Once an element was passed, ordinances that support that element must be passed. After feedback from Mr. Sandow, the Planning Board agreed to send the element back to the Master Plan Committee for a quick review. There were four (4) meetings of the Master Plan Committee with in depth discussions about the residential zone on Plainfield Avenue, the Limited Industrial Overlay Zone on Bay Street, and the size of the BD Zone as both the 2010 and 2008 elements described it. A proposal and presentation were created for the Planning Board. Once the board members gave their input, the Master Plan Committee would review it and put it into element form to be brought back to the Planning Board.

Chairman Pfeil said that once that element was approved, ordinances to support it would be created.

Dr. Behr began the presentation by welcoming the board members. He noted that the Master Plan Committee was comprised of members of the public at large, current and former members of both the Planning Board and the Board of Adjustment and representatives from township government all supported by the Boards' Planner, Mr. O'Brien. Some of the members of the Master Plan Committee were new to relatively new to planning in Long Hill Township as well as members who had been working at planning at Long Hill Township since the 1996 Master Plan.

During the presentation, Dr. Behr discussed the existing zoning problems on Valley Road and the Master Plan Committee's strategies and recommendations which would allow the Valley Road commercial area to evolve into a park and walk, pedestrian friendly "downtown" commercial area.

At the conclusion of the presentation, Dr. Behr asked for questions from the audience.

Chairman Pfeil noted that this transformation would take time. He asked if some anything could be done right now to "re-green" those areas that had been stripped of shade trees. Dr. Behr noted that there is an approved landscape plan for Valley Road that shows where all the street trees should be added. He said that his plan would be reviewed and revised by the Master Plan Committee. He added that the Shade Tree Commission gives trees to property owners to be planted in these areas.

Mr. O'Brien said that as properties appear before either of the boards for site plan or variance approval, those boards have the authority to manage and control site plans to be consistent with the ordinances that require landscaping, screening and buffering.

Mr. Aroneo asked, with respect to the goal of integrating the north and south side of Valley Road, what were some of the specific ideas.

Dr. Behr said the most obvious was the north-south passage way that in time might exist between the township property across from the Municipal Building.

Comm. Roshto said that the presentation referred to the connection between Bay Street and Plainfield which would make a north-south circular loop. Instead of going *through* Valley Road, there would be a connection. Even though it was east-west, one would go in from a north-south direction.

Comm. Roshto said another key component was the Kurz property which was recently purchased by the township. As part of the development of that property, the concept is to develop paths from the parks all the way into Stirling. These paths would create a north-south connection into the downtown area.

Mr. Aroneo asked Dr. Behr to elaborate more on the traffic patterns on Valley Road. He asked what would be done with all the existing traffic and where would the proposed parking be located.

Dr. Behr noted that there was existing parking in the two (2) malls. He then spoke personally and not as a member of the Master Plan Committee and said that the notion of getting into a car and driving to a mall to shop was 50 years old. That was not how people used to live and shop. Indications suggest that that trend is coming to an end.

Neighborhood shopping does not call for the same type of parking intensity. Where the parking would come from remained to be seen.

Comm. Roshto referred to the connection between Bay Street and Plainfield. He said just to the south there is an existing open area with trees. It is one of the few areas that could be developed because it is high enough and out of the flood zone. Public parking could be developed on the south side of that Bay Street extension.

There was further discussion of potential areas for development of parking.

Mr. Aroneo asked about the existing traffic on Valley Road.

Dr. Behr said that there had been no thought given about redirecting that traffic. The concept would be that the area would evolve into more of a local downtown which would change the types of traffic that use that area.

Comm. Roshto said that that part was cloudy since it is not a township owned road—it's a county road.

Dr. Behr said that the county has been very clear in saying that if there is plan for this road that is coherent but doesn't coincide fully with county standards, they would listen. The county would not be widening the residential parts of Valley Road anymore. He made reference to the "bump outs" to the west by Lounsbury which were installed when people felt that the road would eventually be widened to county standards.

Mrs. Dapkins asked if the property behind *The Uncommon Thread* was swampy and full of cattails.

Mr. Sandow answered that it was.

Mrs. Dapkins asked about the condition of the extension of Bay Street.

Dr. Behr said that they had not looked at that.

Mr. Sandow said it was above the flood plain. There might be a localized wet spot but it was not restricted.

Mrs. Dapkins asked if anyone knew what the elevation was.

Comm. Roshto said that there was a contour map in the board members' packages that showed the elevations.

Mr. Sandow said that the flood zoned ended at Poplar.

Mr. Hands said that there would technical challenges to overcome however the concept was to tie the whole area together into an area that would encourage people to stay and would encourage businesses. To him, the most important aspect was to determine if this was the right direction.

Mrs. Dapkins said that this concept had been discussed years ago.

Mr. Hands said that there could be some localized parking and some stores essentially right in the middle of town. From there, it could move into other directions, into larger shopping areas.

Chairman Pfeil asked if there were any other questions. He then thanked Dr. Behr and Comm. Roshto for the presentation. He noted that he felt it was well done and headed in the right direction.

Comm. Roshto told Mrs. Dapkins that the elevation was 224 feet.

Mr. Sandow referred to an entry in the Congressional Record for 1820 in which Congress authorized a post road to extend from Liberty Corner to Springfield. That is Valley Road and Springfield Avenue today.

Chairman Pfeil reiterated his suggestion that the plantings on Valley Road should happen sooner rather than later.

Comm. Roshto felt that accelerating some of the "greening and screening" of the area while the transition takes place was a good idea. He asked the board members if they felt the Master Plan Committee was moving in the right direction in presenting the full element.

There was agreement that this was the correct procedure.

Mr. Moholkar asked if the public should be consulted as to whether or not they felt this was the right direction before the element was fully developed.

Mr. O'Brien said that up until now, the Master Plan Committee had been posting all of their documentation on the township website for public review. Per prior practice, the Board first reviews a draft which would then get posted on the website. Notice is given for a public hearing on the element at which formal action could be taken. The public would have an opportunity to comment now through the committee, at a regular meeting when it is listed on the agenda and then at a noticed public hearing.

Mr. Moholkar asked if anyone had commented on or attended any of the Master Plan Committee meetings.

Comm. Roshto answered no.

Dr. Behr said that usually only a few people show up at meetings and some of them might have agendas. He felt that board meetings were not a very good forum to discern public opinion on an element. For the 1996 Master Plan, surveys were assembled for approximately 1,000 Long Hill Township households. That represented a significant number of people who had input into questions concerning the future of Long Hill Township. He felt that it was necessary to find other means of soliciting public opinion rather than to simply rely on meeting attendance.

Mr. Moholkar felt that since it was all on the website was sufficient.

Mr. Hands asked about the review process for the last Master Plan in 2012. He wanted to know if it was one big summation at the end or was it done piece by piece.

Mr. O'Brien said that the "2012 Valley Road Element" was authored by the Planning Board. A draft was developed and then reviewed at a public meeting. After the Board approves a draft, appropriate notice is published stating that formal action could be taken on that element at a subsequent meeting. At that subsequent meeting, the public has the opportunity to make comments, ask questions, make presentations and the Board takes all of that into consideration as they deliberate the plan itself. They can adopt the plan as written, revise it, or reject it.

Mr. Hands asked if a reexamination of the Master Plan followed the same path.

Mr. O'Brien said that anything to do with the Master Plan had to go through noticed public hearings. Notice would be sent to periodicals and surrounding municipalities in the county.

Mr. Hands asked if the reexamination process was more dynamic.

Mr. O'Brien said that in the past, there had been several Board meetings to prepare either a reexamination or a particular element. At the end of the process, the Board develops a draft that is then considered formally. It should be as open and as public as possible. The public should know what is being done, how it's being done and should have ready access to it.

Mr. Wallisch said that a couple of years prior there had been a Valley Road plan that showed a divided road with plantings in the center. He asked if that was still part of the vision.

Comm. Roshto said that that was the plan that Dr. Behr referenced. It was a landscaping plan. The Master Plan Committee wanted to discuss it further once it got the document all in one place.

Mrs. Dapkins said that that was the "Boulevard Plan."

Mr. O'Brien said that that had gone to the county.

Dr. Behr said that landscape architect, Walter Carell, and Don Farnell of the Shade Tree Commission prepared a meticulous plan that was intended to say here is what can or should be done in terms of street plantings and trees along Valley Road. The document was hand drawn and stretched from here (pointed) to the fire alarm. Patrick Jones had turned that into a set of files or pages that could be viewed as a PDF. They were trying to get that digitized in proper form. Within a couple of weeks, Dr. Behr hoped to have that plan available for the board members to review. He noted that the Master Plan Committee did want to review it to ensure that all elements were consistent with what had been done here. It called for some central islands where they made sense which would be reviewed. Once that was completed, the Master Plan Committee would report back to the Board. A greenway all the way down Valley Road where cars are turning into commercial establishments did not make sense.

Comm. Roshto added that that the term "boulevard" was the right word for that design. There were some things, such as a truck turnaround, that would not be consistent.

Mr. Aroneo agreed that this concept would open up the area for more recreational activity however he was concerned about a plan that would bring more commercial activity there and intensify the use with the existing congestion on Valley Road. He pointed out the lights at the Municipal Building and at Walgreens as concerns.

Mr. Aroneo said that if the goal was to achieve a downtown in Long Hill, why not focus on Main Street where there was already a grid structure in place rather than trying to build one somewhere else.

Mr. Sandow said, in reference to the traffic on Valley Road, the more traffic lights, the more traffic calming. Traffic calming would be important if walking and recreational uses were to be encouraged. He noted that the traffic signal at the Municipal Building and at Poplar are camera controlled and only change when there is cross-traffic.

Mr. Sandow added that developing Main Avenue was next on the agenda. Unfortunately, Main Avenue has a serious parking problem as it is. It could not handle the levels of parking that are handled in the parking lots on Valley Road.

Mr. Sandow said, in regard to bringing traffic in, Valley Road is more than just this township's shopping district. Senior citizen buses from other towns are seen parked in front of Shop Rite on any given day. He pointed out the swim shop and the bike shop and said that they have large draws from surrounding towns. The owner of Valley Mall had said that he has the best mall between Bridgewater and Short Hills and has upscale tenants because he is drawing

from other towns. If there is to be a thriving commercial district, traffic on Valley Road is a necessary evil. Any restrictions will cause business to leave.

Mr. Aroneo said there is congestion already.

Mr. Sandow said that Dr. Behr had pointed out that there had to be a balance between the economic survivability of the merchants against the needs for maintaining the township's semi-rural character.

Comm. Roshto said that this would be brought back to the Master Plan Committee and discussed in depth. In terms of Main Street, his only thought on the difference was the facilities available on Valley Road versus what is on Main Street. Main Street is a great location for a small little area near the train station. Most of Main Street is residential. He reiterated however that it was a valid point and he would bring it up for discussion.

There was consensus among the board members that this was moving in the right direction.

Comm. Roshto proposed that the Master Plan Committee would finish the element based on comments made during this meeting and return to the Planning Board whenever their agenda permitted.

Mr. Hands asked if Dr. Behr's presentation would be posted on the website.

Comm. Roshto discussed the possibility with Dr. Behr. Dr. Behr said that because the animations would be an issue, he would break up the presentation into slides.

Mr. O'Brien asked if there were any other documents that Comm. Roshto felt should be placed on the website.

Comm. Roshto said, for the people at home, that the Planning Board had received something from the Master Plan Committee that was essentially a summary of the presentation. It included a number of additional maps. He said that he would place it on the website as well.

Dr. Behr addressed Comm. Roshto and noted that during the creation of the presentation, the text was cut down to bullets. He asked if it would be useful to expand that text somewhat because there was accompanying narration during the presentation that expanded the bullet points in the presentation. He felt it was important that the language was restored before the slide deck was released.

Comm. Roshto asked if the document the Board received could be edited. He asked Dr. Behr to send him the slides and he would incorporate them into the word document.

Mr. O'Brien suggested that both documents be placed on the website.

Mr. O'Brien said that the Master Plan Committee would retain the Downtown Element and continue to work on it. As appropriate, a draft element would be brought back to this Board.

Chairman Pfeil said that that would complete discussion on Agenda Item No. 12.

Chairman Pfeil discussed the final item on the agenda which was the Planning Board schedule for the remainder of 2014. He noted that there was a noticed meeting scheduled for the following Tuesday which was dedicated to the Restore Meyersville application (#14-01P) and a regular meeting of the Planning Board scheduled for November 25, 2014. There were no noticed applications scheduled for that meeting. The next noticed application was scheduled for the December 9, 2014 meeting. The only other open item was the discussion on A-Frame Signs. He added that there had been agreement with Morristown Road that that would not be heard until 2015.

Ms. Kiefer said that she had spoken to their attorney. They were very comfortable with being scheduled for a January meeting.

Chairman Pfeil proposed that the November 25, 2014 meeting be cancelled since the Board would have had two (2) meetings in November by that time. The people commenting on the A-Frame Signs would be moved to the December 9, 2014 meeting. That would be the only meeting in December.

After hearing no objections from the board members, Chairman Pfeil announced that the meeting scheduled for November 25, 2014 was cancelled. He instructed the Board Secretary to post the proper notices.

Chairman Pfeil also asked the Board Secretary to schedule Morristown Road for the second meeting in January 2015.

Mr. O'Brien asked if the Board still wanted to extend invitations to various organizations in the township such as the Chamber of Commerce to discuss the A-Frame Signs.

Ms. Kiefer said that she would extend invitations to the fire companies, the churches, the Chamber of Commerce and the police department.

Mr. O'Brien added that it would be placed on the agenda. He asked whether that discussion should be placed before or after the application scheduled to be heard on December 9, 2014.

Chairman Pfeil felt that in fairness to the applicant, it should be placed on the agenda after the application.

After hearing no new business, Chairman Pfeil entertained a motion to adjourn. Mr. Wallisch motioned and Mrs. Dapkins seconded. A **VOICE VOTE** was taken and the meeting was adjourned at 9:23 p.-m. by unanimous vote.

CYNTHIA KIEFER
Planning and Zoning Secretary

Date