

**APPROVED MINUTES
VIRTUAL MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, JANUARY 26, 2021**

ADMINISTRATIVE MATTERS

Call to Order

Chairman Cunningham called the meeting to order at 7:31 p.m. and asked those present to join him in the Pledge of Allegiance.

Chairman's Opening Statements

Chairman Cunningham read the following Compliance Statements:

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided the time, date, and location of this meeting to at least two designated newspapers, published same in the Asbury Park Press, the official newspaper, filed notice with the Borough Clerk, and posted notice on the Borough website and in the Borough Office.

Attendance Roll Call

Present: Bills (arrived 7:47 p.m.,) Cashmore, Cunningham, DeGiulio, DeSio, Leckstein, Nott, Smith, Gorman

Not Present: Kelly, Schwartz

Also in attendance: Board attorney Kerry E. Higgins, Esq., Board engineer David J. Hoder, PE, PP, CME, and Board secretary Candace B. Mitchell

Approval of 12/8/20 Minutes

Councilman Marc Leckstein offered a motion to approve the minutes. Second was offered by Vice Chairman David DeSio and adopted on the following roll call vote of eligible members:

Ayes: Cashmore, Cunningham, DeGiulio, DeSio, Leckstein, Smith

Nays: none

Abstain: Nott, Gorman

Absent: Bills, Kelly, Schwartz

ITEMS OF BUSINESS

Memorialization of Resolution: PBZB No. 2020-18

**RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING BULK VARIANCE APPROVAL**

**RE: Eoin & Rebecca Duane
10 CHURCH STREET
BLOCK 13 LOT 33**

WHEREAS, Eoin and Rebecca Duane (the "Applicant"), owner of premises commonly known as 10 Church Street, Block 13 Lot 33, Sea Bright, New Jersey have applied to the Planning/Zoning Board for bulk variance approval to elevate the existing home and enlarge bedroom, add bathroom, and deck, and center the home on the lot; and

WHEREAS, the applicant has provided due notice to the public and all surrounding properties as required by law in accordance with N.J.S.A. 40:55D-1, et seq., this Board gaining jurisdiction therein and the public hearing having been held on this matter on January 12, 2021 at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant appeared and marked into evidence the following:

- A-1** Jurisdictional Packet
- A-2** Survey by Richard Stockton dated 10-7-19, revised to 5-18-20
- A-3** Architectural Plans by Jeremiah Regan dated 5-4-20, revised to 12-11-20
- A-4** Photos
- A-5** Narrative of Intent

WHEREAS, the Board having considered the evidence presented it does hereby make the following findings of fact and conclusions:

1. The subject property is located in a R-3 Zone.
2. Applicant is proposing to elevate the existing home in accordance with FEMA standards, enlarge a rear bedroom, add a bathroom, front deck, roof loft/bedroom and deck and add a rear deck.
3. Applicant is seeking the following bulk variances: Minimum lot area where 1,800 s.f. is required and 1,436 is existing and proposed (pre-existing variance); lot width where 25' is required and 20 ft is existing and proposed (pre-existing variance); maximum building coverage where 50% is permitted and

66.38% is proposed (a reduction of the pre-existing variance); rear yard setback where 15' is required, 15.33' to the house and 11.33' to the balcony is proposed; side yard setback where 3' is required and .5/1.0/1.5 is existing and .9/.92 and 1.83' is proposed; both side yards where 15' is required and 11.33 is proposed; building height where 33' is permitted and 35' is proposed.

4. The existing lot coverage and building coverage non-conformities will be eliminated with the proposed improvements.

5. Applicant Eoin Duane testified that the home suffered damage in Superstorm Sandy. Elevating same will protect it from future danger due to flooding. He noted that the current home does not have a garage and that the proposed plans will provide one off-street parking space, which is an improvement over the current conditions.

The Board noted that two parking spaces are required but given the size of the lot, only one space is feasible. The Board found that a parking variance was warranted due to the size and configuration of the lot.

6. The architect Jeremiah Regan testified as to the plans. He stated that when elevated, the home will be squared on the lot. An existing accessory shed will be removed, reducing the building and lot coverage and bringing it into compliance.

Regan further stated that the plans call for removal of the front steps which is currently into the sidewalk, improving the existing conditions.

7. The Board found that the variance relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Master Plan, Zone Plan and Zoning Ordinance. The proposed elevation and other improvements will improve the safety conditions of the residence.

8. The Board found that several non-conformities were being eliminated. The proposed home is aesthetically pleasing and consistent with the neighborhood.

9. Neighbors Gerry De Witt, JB McGuinness and Christine Doxey all spoke in favor of the Application.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright based upon the findings of fact set forth hereinabove, that the bulk variance requests as set forth above for the improvements as set forth on the plans marked as A-3 be granted subject to the following general and specific conditions:

General Conditions

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies including but not limited to CAFRA and compliance with all governmental regulations except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied upon by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting of January 12, 2021; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on January 26, 2021

Candace B. Mitchell

Candace Mitchell, Secretary
Sea Bright Planning/Zoning Board

Adopted on a roll call on a motion by Councilman Marc Leckstein and Seconded by Board member Elizabeth DeGiulio

Roll call vote:

Bills - Absent, Cashmore - Aye, Cunningham - Aye,
DeGiulio - Aye, DeSio - Aye, Kelly - Absent,
Leckstein - Aye, Nott - Abstain, Smith - Aye,
Gorman - Abstain, Schwartz - Absent

C. Lance Cunningham

C. Lance Cunningham, Chairman
Sea Bright Planning/Zoning Board

Board member Peggy Bills arrived at this point in the meeting.

Capital Review

New Cingular Wireless PCS, LLC ("AT&T")
Communications/Cell Tower
Wayne Street/Ocean Avenue
Bl.20, L.7 and Bl 23, L. 2.01 and 2.02

Attorney Judith Fairweather and engineer Bryan Huff were in attendance for the application.

The following exhibits were entered:

- A-1 Plans prepared by Dewberry Engineers, Inc., 22 pages
- A-2 Council Resolution No. 65-2020, memorialized 2/18/21
- A-3 Application for Capital Hearing (submitted as an Informal Hearing Application)
- A-4 Structural Analysis Summary prepared by Dewberry Engineers, Inc., dated 12/4/20, 2 pages

Board Attorney Kerry Higgins explained this matter is on the agenda as a Capital Project Review. No public notice was required.

Next, Councilman Leckstein described the goal of the Council as getting rid of the temporary second tower and getting everything co-located on one tower.

Engineer Bryan Huff was sworn in to testify, gave his credentials, and was accepted by the Board as an expert witness. Mr. Huff shared plans for the cell tower on the computer screen so that everyone attending the meeting could view the plans while he described them. He described an elevated platform at 9' above grade which will meet the existing structure. Equipment cabinets on the platform will be surrounded by a louvered structure. The louvers will match the color of the existing building. Located inside the existing antenna structure will be a total of three antennas, one at the 55' center line, and two more at the 85' center line as part of the 30' extension that T-Mobile is completing.

Councilman Leckstein stated that the Council would like to make sure the new part blends with the "lifeguard stand" design of the existing building, making it one continuous building. Board member Cashmore stated that what is proposed will not blend in. It is just going to be a box in front of the building. Mr. Huff answered that it will be the same color as the building. He said that as part of the design process it couldn't be made part of one building. Attorney Fairweather explained that this small technical room will be located to the right of the steps. It doesn't have a roof on it but will have the same louvers. Councilman Leckstein stressed the importance of Verizon having taken a lot of care in designing the main building. Sea Bright won a lot of praise from other municipalities over the type of care that was put into the design. This is one of the better-looking cell towers in the area. The applicant has to make sure their building works with the "lifeguard stand." Their building has to blend as closely as possible.

Board member DeGiulio requested a color rendering of what the applicant is proposing so that the Board can see how it will actually look.

Councilman Leckstein stated that the applicant's current design is going to have a hard time gaining acceptance by the Council. There are things the applicant could do rather than just sort of a platform for the sake of being there. Vice Chairman DeSio added that, if you read the plan, this isn't in another building. It is just equipment covered by a screen. You will be able to see the equipment. Mr. Huff disagreed, saying that you won't be able to see the equipment.

Councilman Leckstein stated that Council's goal for the addition can be accomplished. It depends on how much time and money the applicant is willing to spend on the project. Attorney Fairweather said that she understands the concerns. She and Mr. Huff understand what the Board is saying.

Chairman Cunningham opened the meeting to the public.

Councilman Kevin Birdsall stated that Verizon took a lot of time and effort to make the cell tower look like there is something there while, at the same time, like nothing is there. Also, the building completely fits in with the beach theme. He asked the applicant why what they are proposing can't be tied in with the other structures.

Chairman Cunningham suggested the applicant consider the concerns and suggestions they have heard, re-work their plans, and come back to the Board.

It was suggested that, perhaps, Councilmen Leckstein and Birdsall could give the revised plans a quick review before they come back to the Board. Councilman Leckstein noted that the plans presented this evening were not submitted to the Council prior to this evening's Planning Board review.

Vice Chairman DeSio reiterated that what the applicant has presented is just a deck with equipment and a screen. They're calling it a building, but it is not a building.

Councilman Leckstein offered a motion to continue this matter to the 2/9/21 meeting, seconded by Vice Chairman David DeSio, and carried on a unanimous voice vote of the Board members.

Application Carried from 10/27/20 and 12/8/20

PBZB No. 2020-14

The Break at Sea Bright, LLC

1080 Ocean Avenue, Bl. 15, L. 3

Preliminary and Final Site Plan approval, Waiver of Site Plan approval, Use (D height) variance, and bulk variance approval to build a 4-story mixed use building

Councilman Leckstein stepped down for this application because it includes a "D" use variance.

For reference, Board members who were present at the 10/27/20 hearing were Ms. Bills, Mr. Cashmore, Chairman Cunningham, Ms. DeGiulio, Vice Chairman DeSio, Mr. Smith, and Ms. Gorman.

In attendance for the application this evening were attorney Kevin E. Kennedy; architect Daniel M. Candatore, RA; engineer Walter J. Hopkin, N.J.P.E.; professional planner Andrew Janiw; and principle owner of The Break at Sea Bright, LLC, Fuller "Trip" Brooks.

Exhibits entered at the 10/27/20 meeting are as follows:

A-1 Planning Board Application with Zoning Denial, received 10/2/20

A-2 Jurisdictional Packet, received complete 10/26/20

A-3 Preliminary and Final Site Plan prepared by Walter Joseph Hopkin, NJPE, LIC. No. 40673, WJH Engineering, dated 10/1/20, five (5) pages

A-4 Architectural Plans prepared by Daniel M. Candatore, RA, NJ License #21A10798000, Monmouth Ocean Design Experts, dated 10/1/20, eight (8) sheets

A-5 Architectural Plans prepared by Daniel M. Candatore, RA, NJ License #21A10798000, Monmouth Ocean Design Experts, dated 10/1/20, eight (8) sheets

A-6 Architectural Plans Update Narrative, dated 10-21-20, three (3) pages

A-7 Phase 1 Environmental Site Assessment prepared by Tulmark, LLC Geothermal & Environmental Services, dated 1/5/18, thirty-six (36) pages

A-8 Stormwater Management Statement prepared by Walter Joseph Hopkin, NJPE, LIC. No. 40673, WJH Engineering, WJH Engineering, dated 10/1/20 two (2) pages

- A-9** Bureau of Fire Safety Plan Review and Comments prepared by Tomas K. Haege, Fire Official, dated 10/6/20, 1 page
- A-10** Board Engineer First Technical Review prepared by David J. Hoder, P.E., P.P., C.M.E., Hoder Associates, dated 10/21/20, 5 pages
- A-11** Board Planner First Technical Review prepared by Christine A. Nazzaro-Coffone, AICP, PP, Cofone Consulting Group, LLC, dated 10/22/20, 6 pages
- A-12** Aerial Photo of site and surrounding blocks
- A-13** Aerial Photo – close-up of site/vacant lot
- A-14** Aerial Photo – side by side photos of site 11/12 and 4/13
- A-15** Street view/empty lot
- A-16** Street view with rendering of proposed building
- A-17** Street view/vacant lot
- A-18** Street view with rendering of proposed building
- A-19** Street view/vacant lot at night
- A-20** Street view with rendering of proposed building and lighting accents at night

Exhibits entered at this evening's meeting are as follows:

- A-21** Preliminary and Final Site Plan prepared by Walter Joseph Hopkin, NJPE, LIC. No. 40673, WJH Engineering, dated 10/1/20, revised to 11/23/20, consisting of 5 sheets
- A-22** Architectural Plans prepared by Daniel M. Condatore, RA, NJ License #21A10798000, Monmouth Ocean Design Experts, dated 10/1/20, and revised to 10/13/20, 10 sheets
- A-23** Board Engineer Second Technical Review prepared by David J. Hoder, P.E., P.P., C.M.E., Hoder Associates, dated 12/7/20, 5 pages
- A-24** Board Planner Second Technical Review, prepared by Christine Nazzaro-Cafone, AICP, PP, Cofone Consulting Group, LLC, dated 12/8/20, 6 pages
- A-25** Board Engineer's 3rd Technical Review, 1/5/21, 6 pages
- A-26** Board Planner's 3rd Technical Review, 1/18/21, 7 pages
- A-27** Building Height Study, 11/5/20, 1 page

Attorney Kevin Kennedy stated that the applicants were not required to notice for this evening's meeting. At the last hearing, which was to take place on December 8, 2020, they had provided additional notice, because they had clarified the parking situation and didn't want there to be any problems that they did. The matter was not heard on December 8th due to time constraints and was carried to this evening's meeting.

Mr. Kennedy began the hearing by stating there had been some rather lengthy discussions at the October 27th meeting, and there were some comments, questions, and concerns which Board members had expressed that the applicants needed to address.

Revised plans have been submitted to address some of the changes. Mr. Kennedy stated that he would ask Trip Brooks, a principal of the company, to describe some of the changes, and, then, the architect would give a professional architectural opinion as to some of those changes that were requested and were made. Also, the engineer, Walter Hopkin, and the planner, Andrew Janiw, who may not need to provide direct testimony, were here to answer questions.

Mr. Brooks remained under oath from the October 27th meeting. Mr. Brooks stated there were issues regarding the rooftop structures, the height of the rooftop structures, what they were made of, and how tall they were. There were comments about the area for garbage that was located on the second floor. The applicant's team were asked to try and find a solution to those issues, and, Mr. Brooks noted that, underlying the concerns expressed by the Board, there were comments from Board members about how beautiful the project was and how it would be a great project for the Borough. There seemed to be enthusiasm for the project, but there were these areas of concern.

Architect Daniel Candatore testified, remaining under oath from the October 27th meeting. Mr. Candatore exhibited the architectural plans, revised to 10/13/20, on the computer screen so that everyone could refer to them as he presented them. The ground floor will provide twelve parking spaces, which are required for residential. The trash room has been removed from the residential floor. It will be located on the retail level for trash to be easily moved to the street for pick-up. The retail level has been revised. There will be a residential storage area at this level and no trash area on the residential levels.

The occupancy load for the retail space has been set at 60 persons, and that will further affect the parking requirements for the retail level. Ms. Higgins asked how the number was determined. Mr. Candatore answered that life safety determines the overall occupant load, and the building code allows you to set your occupancy load as follows. If the egress occupancy load is higher than that which you need, you are allowed to formally set it, and that number will have to be part of the building permit. The maximum capacity number of 60 will have to be posted on the retail level. Ms. Higgins asked if that is the number for which the Certificate of Occupancy will be issued? Mr. Candatore responded that it is.

He explained that the first two residential levels haven't changed. These levels will have two 2-bedroom units with bathrooms, a study, a kitchen, and a great room. The third level residential units also haven't changed from their original design. In the middle you can see a staircase for private access to the roof deck.

The revised roof plan eliminates the pergola system and makes changes to the 48" guardrail all around. The perimeter railing was previously planned as a cable rail, and now it will be tempered glass. In the middle of the roof there are dividing walls between the units. Instead of putting up a full screen wall, there will be a 48" high divider to provide some separation between the two sides. Also, instead of having a full pop-up for a stairwell, there will be a stair hatch, and that reduces the height of this whole area. The hatch will be 4'7" off the roof elevation, whereas, before, the full stair tower would have been 9' to 10' off the roof elevation. On the rear part of the roof, the mechanical units have been cleaned up to provide a 48" screen. These units are in the rear corner and are hidden from the public in the street. Also, on the roof were 2' parapets. Now the roof is flat to the edge. There is a 9' and a 14' setback from the roof edge to the 48" glass railing. When you are on the street level, these rooftop areas won't be visible to the public. The highest protrusion on the roof will be the elevator overrun, which is based on the height needed for an elevator to stop at the top. It is 4'9" high.

Another change made to reduce the overall building height is to set the building down 6" lower from where it was before. Originally, when you entered off the street, you climbed up

6" to the sidewalk elevation into the garage. Now the elevation into the garage will be at the street elevation.

Board member DeSio asked a question: Is there any reason you couldn't continue those glass panels in the retail space a little further back to try to soften the whole wall? If you are going to use it for a restaurant, the open glass look would be more appealing. Just take away some of the height of the wall. Mr. Candatore answered that is something to consider and to look into.

Mr. Candatore stated that one of the questions that came up during the last hearing was the actual height of the hardware store located next door and how it fits relative to the proposed building. They went out to take a look. He explained that along the front, the hardware store has a canopy that protrudes out over the sidewalk. The underside of the canopy is nine feet high. The top of the canopy is 13' high. The adjacent roofline for the narrow building in between the hardware store and the proposed building is approximately 16'. The top of the proposed building is approximately 9' higher. The height of the proposed building is not overbearing because of its designed step-back of each level. The front of the building is stepped back 6' from the street. The floor levels continue to step back. So, the top floor is 12' away from Ocean Avenue. Even though the building is taller than the building next door, it doesn't feel as tall because it is not as overbearing on the streetscape. Mr. Candatore showed a height comparison exhibit, which compares similar buildings within the vicinity of this project to illustrate the buildings' comparative heights. The tops of the buildings relative to each other are very similar, and the tops of the buildings are relatively close to each other. So, the new building will fit into the community. The proposed building is at a height of 49' 6". Between what is being proposed, the hardware store, the firehouse, and the beach pavilion, it all centers around this point. The new building fits into the demographic of the surrounding buildings. The buildings all tie together.

Board member Heather Gorman stated that this height comparison exercise gives a really good perspective.

Mr. Candatore briefly discussed the Base Flood Elevation. He stated that there was an amendment to the zoning ordinance relative to the BFE. With the update to the zoning ordinance, 3' has to be added to the underside of the structure. That requirement brings the structure up 3' plus the actual floor thickness. Adding all of that together, the building has to be 10' above grade based on the BFE. That had a big impact on the plans. The actual retail floor level cannot go lower than what is shown on the plan based on the requirements of flood elevation. He pointed out that the elevation of the retail level was not designed only in consideration of fitting parking underneath the building.

Chairman Cunningham asked for questions and comments from the Board.

Stephen Cashmore stated that they've done a great job of addressing the comments the Board gave them at the last meeting.

Peggy Bills said she thinks it is great and she really liked the height comparison because it answered some of the Board's biggest questions.

Elizabeth DeGiulio stated that she, too, likes it. She likes the airy feeling you have with the setbacks of the levels. It gives the building a lighter look.

The hearing was opened to public comments of which there were none.

Mr. Brooks stated that his team had really gone through all of the testimony from the first meeting and agreed they had to "go back to the woodshed, and figure this out." He said that's what they did. Mr. Brooks briefly reviewed the changes that were made based on the comments. They were able to change the rooftop as requested. Eliminating the pergolas and adding the hatch system suggested by the architect alleviated height challenges.

Chairman Cunningham opened the meeting to discussion and questions from the Board.

Heather Gorman asked for clarification on the revised drawing. It says retail, but, based on the last conversation, the applicant wanted to make sure the space was flexible for retail and restaurant, and they are putting a cap on the occupancy at 60 maximum including individuals and employees. Mr. Brooks responded that at the last meeting there was a lot of conversation about whether to set up for retail and have the flexibility to have a restaurant. They decided that, even though the capacity could be much greater than this, when considering the residential component of the building, they wanted to limit the capacity to 60. That would require 20 parking spaces for the public and 8 for employees. That would be for seating in a restaurant of 60 people.

Vice Chairman DeSio added that if you look at the Board engineer's letter, he indicated 20 spaces for an occupancy of 60. This occupancy of 60 requires 28 spaces as far as a restaurant. If you took the same area and made it retail, it would only need 14. So, they are allowing for the maximum use of that space. Kerry Higgins stated that the applicant is setting the occupancy load at 60 persons. That is the maximum and will be a stipulation.

Stephen Cashmore asked Dave DeSio that, since he would like to see the glass on the retail level's north wall brought farther back to break up that wall a little bit, would Mr. DeSio like to see that as a stipulation. Mr. DeSio said that it is a tall building, and on the side street, the look might be softened if they put something into those dead spaces. Mr. Brooks had Mr. Candatore display the floor plan of the retail level. Mr. Brooks said that the answer is, yes. The glass can come back at least 3 or 4 panels. Mr. Candatore agreed. Mr. Cashmore asked if that can be added as a stipulation, and Mr. Brooks said that, yes, that can be a stipulation they certainly could execute. Mr. DeSio added that he thinks it would help the appearance of that long wall. Ms. Higgins confirmed that the glass will be extended an additional nine feet on the River Street side of the building. Mr. Brooks added that he thinks it is a good suggestion.

Mr. DeSio commented that he thinks the applicant has done a good job with this building. Though he prefers more of a seashore look with gable-end roofs, and this building is on the contemporary side, he is satisfied with it.

Ms. Higgins reiterated to Mr. Brooks that, though the original height was 52.5', and the revisions make the height 49.6', it still requires a "D" use variance for the height.

Mr. DeSio asked Mr. Brooks about the affordable housing penalty contribution when a “D” use variance is involved, possibly 6%. Ms. Higgins noted that a Mount Laurel contribution is required subject to whatever the ordinance requires.

Attorney Kevin Kennedy concluded the hearing by thanking the Board for their conscientious, thorough, and sincere review. He also wanted to say that the whole development team appreciates the interaction with the Board. It was very helpful to have the Board express their concerns at the last hearing and give the team an opportunity to try and address them. Mr. Kennedy thanked the Board on behalf of the development team and stated that it resulted in a better project.

Mr. Cashmore offered a motion to approve the application, seconded by Ms. DeGiulio, and carried on the following roll call vote:

Ayes: Bills, Cashmore, Cunningham, DeGiulio, DeSio, Smith, Gorman

Nayes: none

Abstain: Nott

Absent: Kelly, Leckstein, Schwartz

Councilman Leckstein rejoined the meeting.

Approval of 1/12/21 Minutes

Councilman Leckstein offered a motion to approve the minutes. Second was offered by Board member Peggy Bills and adopted on a unanimous voice vote of eligible members.

CLOSING MATTERS

Board Resignation

Board member Nott sent an email letter to the Board today announcing his resignation from the Board. Chairman Cunningham expressed his gratitude to Mr. Nott for his contributions to the Board over the years and expressed the Board will miss having him as a member.

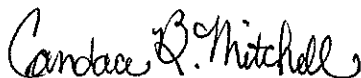
Meeting Announcement

There being no other business before the Board and no general public comments, the Chairman announced the next regular meeting of the Planning Board is scheduled for February 9, 2021 at 7:30 p.m.

Adjournment

The meeting was adjourned at 8:50 p.m. on a motion offered by Councilman Leckstein, a second offered by Board member Stephen Smith, and approval upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary