

**MINUTES OF THE TOWNSHIP OF MENDHAM PLANNING BOARD
SPECIAL MEETING HELD JUNE 1, 2021
VIA ZOOM**

The remote meeting via zoom was called to order by Chairman Giordano at 7:00 p.m. who asked for a roll call. Upon roll call:

ROLL CALL

PRESENT: Mr. Baio, Mr. Monaghan, Mr. D’Emidio, Ms. DeMeo, Mr. Johnson, Mr. Mayer, Mr. Maglione, Chairman Giordano

ABSENT: Mr. Perri

Others present: Mr. Dennis Keenan, Ms. Edward Buzak, Mr. Ryan Conklin, Mr. Jack Szczepanski, Mr. Paul Cancilla

SALUTE THE FLAG

ADEQUATE NOTICE of this meeting of the Mendham Township Planning Board was given as follows: Notice was sent to the Daily Record and the Observer Tribune on January 6, 2021 and Notice was filed with the Township Clerk on January 6, 2021

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum and civility appropriate to a quasi-judicial hearing will be maintained at all time.

DISCUSSION ITEM

MASTER PLAN – ADOPTION OF THE LAND USE PLAN AND HOUSING PLAN ELEMENT

Mr. Ryan Conklin, Mendham Township Planner, began his presentation by saying that he has been working on this project since December, 2020 and that Mendham Township authorized the study for the Land Use and Housing Plan Element in May, 2020. This adoption report is the culmination of that project. Mr. Conklin went on to say that the Land Use Plan Element of the Master Plan is required to be re-examined every ten years and that the last Master Plan Re-examination was conducted in 2018, which resulted in this process moving forward. Mr. Conklin’s presentation will be attached to the minutes and a review of his presentation is as follows:

Mr. Conklin outlined the purpose of the Master Plan, which is to:

- Identify current planning issues and changes.
- Update recommendations based on changes and new issues.
- Integrate updated Nitrate Dilution Model conducted in 2020.

Further, Mr. Conklin discussed:

Intent of Process

- Exploring opportunities for changes to current zoning regulations that would provide for development at sustainable densities while maintaining the existing community character.

Significant Changes

- Demographic changes
 - Smaller households since the 2010 census and the 2020 census not available yet because of Covid.
 - Mendham's population is much older compared to County and State population with an increase in the age range from 45 – 65 and older. Similar in nature to surrounding towns such as Chester Township, Randolph, Harding etc.
- Housing market and demand changes.
- Updated Nitrate Dilution Model.
- COVID-19.
- Stormwater requirements.

Demographic Changes

- Mendham's estimated population has seen a slight decrease.
- Mendham's population is much older compared to County and State population.

Existing Land Use

- Predominately low-density residential.
- Large areas of forests.
- Significant areas of farmland.
- Some wetlands.

Preserved & Institutional Lands

- Open Space
 - Lewis Morris Park
 - Schiff
 - Dismal Harmony
 - Clyde Potts
- Preserved Farmland
- Institutional Uses

Land Use Changes

- Recent Changes – listing from most recent.
 - Pitney Farms
 - Shores Road
 - Irene Spring Tree Farm
 - Brookrace
 - Etc.

Development Trends

- Since 2005 – First Two Quarters of 2020 – (should have significant increase in second half of 2020 and into 2021)
 - 215 building permits issued
 - Steady decline since 2007 due to lack of developable land, increased environmental regulations, open space preservation & farmland preservation and acquisition.
 - Approximately 8% of building permits dealt with second story additions.
 - Drop off in net development since 2009.
 - More demolitions than COs in past decade.

- Fallout from Covid-19 pandemic may reverse trend in housing market due to changing preferences.

Nitrate Dilution Model – this is a Township-wide model that analyzes the ability for the land within the municipality to dilute nitrates through the soil to meet the NJDEP’s guidelines (2.0 milligrams/liter).

- Optimal land area per household needed to meet State standard.
 - 3.7 to 3.9 acres per unit.
- Sustainable population and households based solely on septic use:
 - Population range: 5,893.5 to 8,044.7 people.
 - Household range: 1,961.9 to 2,678.0 households.

Further Breakdown of NDM

- Chart shows adjustments based on existing lots and environmental constraints
 - Projected New Lots – 281
 - Adjusted Sustainable Additional Number of Homes – 264
- These numbers can be reduced slightly further as a result of configuration constraints but from a high-level analysis standpoint, land use analysis, and environmental constraints analysis corroborated with what the Nitrate Dilution Model indicated.

Resiliency and Environmental Sustainability

- Flooding Concerns
 - Whippany, Passaic and northern branch of Raritan River flood plains.
 - Repeated flooding of police department.
 - Other public and semi-public properties located in flood plain.
- Energy Supply Concerns
 - Need for additional backup generators.
- Updated Stormwater Management Ordinance.

Significant Land use Considerations

- Roadscape Preservation – Key to rural historic character and sense of place.
- Historic Preservation – Paramount to the architectural and historical integrity of the Township.
- Water Quality and Environmentally Sensitive Land Protection – Crucial to understanding capacity for development.

Overarching Land Use Recommendations

- Regulate future development to overall very low densities. Want to keep this sense of place that is Mendham Township.
- Future development should relate to findings of 2020 NDM and CPCM Report.
- Encourage creative and flexible zoning and development techniques that balance future development with land conservation – opportunities for overlays, clustering, up or down zoning etc.
- Allow for accessory dwelling units, including accessory cottages, and other aging-in-place policies.

General Land Use and Zoning Recommendations

- Conduct a site-specific analysis to identify parcels near zone district boundaries that may warrant consideration for rezoning.
- Promote preservation, especially along roadways.

- Promote visual resources like scenic vistas and historic roadways.
- Contemplate more flexible standards such as clustering to allow for development that is consistent with the pattern or form of historic development.

Housing Plan Recommendations

- Meet the change in housing preferences due to Covid-19 pandemic.
- Adopt aging-in-place policies to allow for older residents to continue living in the community.
- Amend the current accessory apartment ordinance to expand housing options in the Township.

Mr. Conklin thanked the Master Plan Sub Committee for working with him and Mr. Szczepanski and helping to provide insight throughout the study process. He stated that he hopes that this will be a policy guidance document that can aid the Township Committee in addressing and amending zoning ordinance changes that are consistent with the Master Plan. Mr. Conklin went on to say that should this document be adopted by the Planning Board that there would be a consistency review by the Planning Board in terms of any proposed zoning changes by the Township Committee before ultimately be adopted by the Committee.

Mr. Jon Mayer opined that the trend is changing from a steady decline in development trends to an increase in development trend in 2021. He discussed the Nitrate Dilution Model and State standard of 2.0 mg/liter, which is the bare minimum. Mendham Township has a higher quality of water than in most other municipalities in the State of New Jersey, and he opined that the State standard should not be a number used too often in the Township since Mendham Township's water quality should not be reduced to this State standard level.

Mr. Mayer went on to say that the Township should not lose sight of what good information there was in the 1994 and 1996 studies. The geology in these studies was explained in depth and in great detail, and he opined that these two studies should still be taken seriously and not considered obsolete and replaced with this new study. Mr. Szczepanski agreed that these past studies do contain valuable information that were used in the analysis; however, as a cautionary measure, some of the numbers used in the analysis at that time were four times higher in terms of the amounts of nitrates allowed in Mendham Township's water. The Princeton Hydro analysis is four times cleaner.

Mr. Monaghan inquired as to whether there was anybody from the Master Plan subcommittee present at the meeting who can speak to the fruition of this document. Mr. Mayer stated that there were three different Planner managers involved at different times and as a result, the document went through somewhat of a metamorphosis at times. There was a big effort made to collect a lot of data with regards to Mendham Township – what lands were developed, what lands were preserved, what lands are environmentally constrained etc. This was necessary to determine what was available in the Township in order to see how much space is available to increase the population density based on what land was buildable. Mr. Mayer opined that this was the biggest part of this evaluation and that another emphasis was to entice young families in order to maintain a balance in the community. Also considered was accommodating residents who have lived here for much of their lives and do not want to leave but do not want to maintain the huge homes and properties that they currently have. He went on to say that there is also a trend to want to accommodate aging residents with accessory housing and make this accessible to residents so that they can stay where they are and get the help they need.

Mr. Mayer opined that this document does fall short of giving any direction to any type of zoning changes anywhere in the Township. There was no attempt to do this by the subcommittee. The

Plan might suggest where some places are more easily developable than others; however, it really only identifies the target that is trying to be met. The intention was to shed light on the biggest concerns and maintain the quality of the Township while at the same time attracting new homeowners and families as well as possibly develop rateables. He opined that the document is too voluminous though and that it should be more concise, and he urged that everyone read and study the Plan. Mr. Mayer complimented all the Master Plan subcommittee members for all their efforts. Ms. DeMeo echoed what Mr. Mayer stated regarding the efforts that went into the Plan and stated that Mr. Mayer was a very important contributor to the Plan.

Mr. Monaghan stated that he did read the document and had some questions regarding some of the language in different areas of the document, which included:

- Referred to Page 19 - Amending the Township ordinance to comply with RSIS standards for rural roadways, which is now 30 feet and recommending 20 feet. Mr. Conklin stated that this would maintain the rural character. There was some discussion regarding this topic and that this should be site specific.
- Referred to Page 25 - The new police station needing a generator and though the current police station does have a generator, it is very susceptible to flooding.
- Referred to Page 29 - Recommendation for zone districts in future land use planning with regards to preserving active farmland which preserves community character and large-scale future development. It was determined that the language needs to be clarified with regards to this recommendation.

Mr. Mayer discussed the possibility of cluster development whereby residents who wish to downsize can move to this type of housing. This can be seen in Mendham Borough, and Chairman Giordano clarified that Mendham Borough does have waste water sewage and that there is cluster zoning in Mendham Township. He stated that Brookrace is an example of cluster zoning and that the Sisters property is a form of cluster zoning. Chairman Giordano inquired about a slide in the presentation that mentioned that there should be an analysis conducted for future zoning changes and whether this is more directed to the Township Committee since it is not in the Planning Board's purview to address this. Mr. Conklin responded that the intent by the subcommittee was not to make any specific recommendations but to keep it at a high level and identify the fact that there is capacity to make changes, if it makes sense from a land use standpoint. Ultimately, this is a policy guidance document that the Township Committee can use to move forward and work with in order to make a zoning change and be theoretically consistent with the Master Plan. The document is open in terms of the interpretation for consistency with the Master Plan for future ordinance involvement.

Mr. Maglione stated that he did read the Plan and opined that there could be some improvement. However, the aging-in-place portion was very disconcerting for him and that he understands the intent; however, he opined that it is misplaced. He stated that there was a comment in this section about making the Township more affordable by allowing a third party to build an accessory structure on a piece of property, and he opined that in his view property taxes are should be reduced to make the Township more affordable. He discussed a property nearby where he lived that followed this concept of multiple structures on the property under the agricultural zone, and he opined that while aesthetically it was fine that this was a corruption of the zone. He expressed his concerns with this concept of adding accessory structures to one's property for multiple living purposes. Mr. Maglione also noted that there is no mention of affordable housing in the document and how this affects proposed multiple accessory structures on one's property. He again opined that there is a lot of unattended consequences by allowing these multi-living structures and would recommend striking this entire portion of the Plan that discusses this topic. This is not a path he believes the Township should follow. Mr. Maglione continued to opine that if one wants to age in their home, there are opportunities presently allowed; however, as far as allowing multiple

structures, he opined that it is a dangerous path. He also inquired as to whether there has been any thought with regards to addressing the Township's COAH obligation.

Mr. Buzak responded to Mr. Maglione's inquiry regarding the COAH obligation and stated that he is hesitant to comment on this issue since he is not the Township attorney; however, he explained his involvement with the Affordable Housing aspect and stated that Mendham Township opted not to file in order to meet the obligation and by not doing this that the Township will not move forward to try and establish a plan in meeting their affordable housing obligation. There is no affirmative plan as far as he is aware in addressing the affordable housing obligation. Mr. Buzak went on to say that this leaves the Township open to potential litigation from builders. The Township has relied upon its lack of sewers along with the previous Nitrate Dilution Model study, which is now modified, to skirt and create some relaxation in being forced to sustain higher density housing, which is what the affordable housing would create. These kinds of considerations were made by Mendham Township to not affirmatively satisfy the obligation for the reason that he is speculating based upon the information he has at hand.

Mr. Baio inquired whether the creation of any new structures on the property would be subject to a septic analysis, which would limit the building of accessory structures, and he asked Mr. Maglione if this would satisfy his concerns with regards to multiple accessory structures. Mr. Maglione responded that this has nothing to do with potable water or septic and opined that in his view the idea of multi-living structures circumvents the zoning. He stated that the issue is more fundamental to its effects on zoning and that there are too many negative consequences by allowing these additional structures on single family residential lots. Also, the possibility is that this could become a commercial zone (as opposed to R-5 zone) as a result of this because there would be tenants and people collecting money from tenants.

Mr. Monaghan referred to Page 49, which states that "the Mendham Township Land Use Ordinance currently regulates market accessory apartments and inclusionary accessory apartments in all residential zones but regulations could be improved. Currently market accessory apartments are permitted to be occupied by domestic workers or a family of no more than three people where one individual is a relative of the property owner by blood or by marriage." Mr. Monaghan stated that what is envisioned is that these rules are already in effect but can be improved upon. Mr. Maglione argued that this dates back to farms, which there is not much of anymore, and Mr. Johnson added that as it currently exists, family members can live on properties but that rent cannot be collected from them and cannot be a business transaction.

Chairman Giordano stated that he understands Mr. Maglione's concerns with respect to residents trying to build ancillary structures. There are specific rules in terms of what is allowed with respect to a zoned lot in Mendham Township. Mr. Conklin responded that there is a clear trend and demand for these types of uses, and that the questions become how the Township regulates this. There is a lot of creative new ways to maintain a sense of place and character of the Community such as through deed restrictions. He expanded on this deed restriction idea further and that there is already an ordinance in place with regards to regulating accessory structures but that it can be improved upon as a result of the demand that a lot of other towns are experiencing also.

Mr. Monaghan read the ordinance further with regards to this and stated that the ordinance does offer guidance (Page 49 & 50) with regards to regulating accessory structures. Mr. Baio stated that the ordinances can be amended at the Township Committee level with a deed restriction. Mr. Conklin added that Chester Township does this for certain types of accessory apartments, and Mr. Baio opined that Mr. Maglione's point of view really speaks to affordable housing and avenues that builders could take by exploiting rules within the Master Plan. He stated that Mr. Maglione is correct in that this must be carefully considered. Mr. Maglione added that as long it

is confined to the existing dwelling, then it is innocuous; however, when it involves building another accessory structure, then it becomes an issue. Mr. Maglione added that he does not know what the existing zoning ordinance states but that he will look at it and review it for his own knowledge.

Mr. Conklin clarified that this Plan is again a policy guidance document and that it will help guide the ordinances that will ultimately come before the Township Committee for consideration and whereby at that point details of the ordinance should be analyzed for compliance. Mr. Baio opined that this is why this language should remain and that it should be left up to the Township Committee to use this to further limit builder/developer exploitation.

Mr. Baio inquired whether the Nitrate Dilution Model is enough in the Master Plan to protect Mendham Township with regards to the affordable housing obligation, whereby a builder will use affordable housing as a leveraging device to build more units. Mr. Buzak responded that there is a lot of risk when there is no definitive language related to affordable housing matters. Whether the fact that there are certain environmental limitations, which make it more difficult for the higher density-type housing to take place, can fully protect the Township is difficult to answer. Mr. Baio stated that the Township survived a builder's remedy lawsuit twenty years ago because there was a Nitrate Dilution Model study in place and that he would hope that this continues in this updated Master Plan. There was further discussion regarding this topic of affordable housing and how perhaps Township can handle this obligation.

Chairman Giordano entertained a motion to open the meeting to the public. A motion was made, and it was seconded. All agreed.

Mr. Tolley, Chairperson of the Master Plan Subcommittee, stated that he is not comfortable with this zoom format for this type of discussion and that it should be handled at an in-person meeting. He stated that the Master Plan is a plan and not zoning and clarified that a builder's remedy was never defeated. He explained that it was zoning challenges that were defeated because of the Master Plan. Mr. Tolley went on to say that the Township Committee must address the issue of lower income housing and that this is a gaping issue. The fact that nothing has been addressed with regards to this indicates that the Township has not paid attention to the issue and that this exposes the Township to a lack of intent as viewed by the State.

Mr. Tolley also addressed Mr. Maglione's comments and that his concerns are certainly valid and should be considered. He stated that Mendham Township is a very expensive place to live and that by having some ability to offer some diversity of housing is positive. How this is controlled is a fair question and that the current zoning regulations should be considered in order find some common ground. He went on to say that it is very difficult on a high level to say whether Mr. Maglione is right or wrong in his concerns.

Chairman Giordano referred to Page 25 and asked Mr. Conklin to read this section again, whereby the language is unclear and a word is clearly missing. Mr. Conklin did so, and it was agreed that the wording does need to be adjusted to make sense. Mr. Tolley reiterated that the purpose of this hearing is to discuss the Plan with input from everyone, including the public, for any comments that would massage and improve what is being proposed. Chairman Giordano thanked Mr. Tolley and his subcommittee for all their efforts that went into the new Plan.

Ms. Duarte thanked everyone who was involved with the Master Plan update, and she opined that it is an excellent document. She stated that she did read it and inquired about the discussion around potential up-zoning whereby the town can theoretically sustain an additional 264 new homes with potential for the mother/daughter accessory units. She also inquired about the conversation with regards to affordable housing and what the Township Committee's next steps

should be to follow-up on recommendations from the Plan (for example, a traffic study mentioned in the Plan).

Mr. Buzak responded that the Master Plan is a planning document and not an ordinance and that it is a vision of where the Township should develop. If the plan is adopted at this public hearing by the Planning Board, the Township Committee then takes the adopted Master Plan amendments that have been discussed at this meeting and determines which ones they wish to implement or not implement. They may wish to also consider other issues that are not in this Plan that may have been triggered by the review of these amendments and then propose ordinances as such that may or may not be consistent with the Master Plan. These ordinances are prepared by the Township Committee and not by the Planning Board; however, the ordinance is sent to the Planning Board for their determination as to whether it is inconsistent with the Master Plan. This is an important distinction because an affirmative determination means that it is consistent with the Master Plan as opposed to a determination that it is not inconsistent with the Master Plan, which offers a lot more flexibility to the Township Committee in implementing the ordinance. If the Planning Board finds the ordinance inconsistent with the Master Plan, then the Township Committee must vote on the ordinance with the majority of the vote to approve, which would be three members and that this is also a quorum for this Mendham Township Committee. Mr. Buzak went on to say that there have been requests by several property owners, who wish to rezone their properties in a certain way and who have been deferred pending the adoption of the Land Use Element and Housing Plan Element. This would be one of the first matters that the Township Committee would begin to consider once the amendment has been adopted.

Ms. Duarte raised the issue of the affordable housing obligation and that this is concerning regarding the risks involved since there is potential exposure. This has been skirted over the years based on septic; however, now this Master Plan is indicating that 264 units can be built. Mr. Buzak responded that the 264 units is based upon the vacant land and the application of the new Nitrate Dilution Model. While these units can be built, he explained that these are scattered units throughout the entire Township of Mendham. With regards to an affordable housing project, a certain number of units are put on one tract so the fact that 264 single family detached units was the number for potential units allowed does not necessarily mean 264 multi-family units can be built and that the ability to create a waste-water disposal system that will handle multi-family units all on one piece of property is different than the calculation that was done in the study. Mr. Szczepanski explained this further and said that this number does not necessarily account for multi-family housing. Also, he stated that Princeton Hydro's model is solely based on septic and absorption of waste water into the ground and not a waste water sewage system plant. Mr. Buzak stated that the Pinnacle application currently before the Planning Board is a perfect example of the multi-family type of development, which will have a waste water disposal system that will accommodate all 44 units. Mr. Szczepanski confirmed that it is a separate sewer system and not treated as septic and therefore not calculated into the Nitrate Dilution Model's estimated 264 units.

There was some further discussion with regards to a potential development in terms of how a piece of land is evaluated in order to determine whether it can support a waste water disposal system. Mr. Szczepanski stated that there are many factors involved with regards to the ground itself and how the system would be placed but that again this does not figure into the Nitrate Dilution that was accounted for in the study. He stated that he is not familiar with the legal thresholds with regards to the kind of protections there would be for the affordable housing obligation in terms of the Nitrate Dilution Model. There was some discussion regarding a packed treatment plant on a 200-unit site, and Mr. Szczepanski stated that this would not fall into the 264-threshold but that again there are many other factors involved in determining whether a piece of property can support a packed treatment plant. Mr. Buzak added that whether the Land Use Plan and Housing Plan Element is adopted or not adopted that it does not offer any further protection

for the Township with regards to affordable housing obligations. The affordable housing obligation must be addressed in the appropriate way, which has nothing to do with this Plan. Mr. Conklin explained that the goal was not to analyze each specific site for developability but more for guidance for a maximum carrying capacity as opposed to an actual number.

Ms. Neibart of 1 Samantha thanked the Master Plan subcommittee for all their efforts in conducting this important study. She stated that she reviewed the Master Plan with members of the Planning Board so many of her questions have been previously answered. Ms. Neibart urged the Planning Board to pass the Master Plan, if not tonight but by the end of June. She went on to say that this Master Plan was supposed to be approved last September but because of accentuating circumstances was moved several times. She thanked all the members of the Planning Board for all their efforts as well.

Chairman Giordano entertained a motion to close the meeting to the public. A motion was made, and it was seconded. All agreed.

Chairman Giordano stated that it is well noted that there is one paragraph which will need to be revised or stricken in its entirety. There is also the issue that Mr. Maglione raised with respect to the housing element. He asked Mr. Buzak whether the Planning Board can approve the document subject to the one sentence being modified. Mr. Buzak responded that Chairman Giordano outlined the two areas of issue – one is very specific in terms of some wording, which can be addressed at this hearing. The second is the issue raised by Mr. Maglione, which is more substantive. He stated that the Board would need to decide how to address Mr. Maglione's concerns and that if needed, the adoption could be carried to another scheduled meeting. Mr. Mayer inquired whether it would be appropriate for people to send their comments to Mr. Conklin for consideration and for anything that was worth addressing or incorporating. Chairman Giordano interjected that as part of the sunshine law that this must be done in a public forum and that any comments from the public or Board members should be stated at this hearing.

Mr. D'Emidio stated that he would like to move the adoption forward, and he opined that this document is a guide for the Township Committee and not an ordinance. He made a motion to approve the adoption of the Master Plan Land Use Plan and Housing Plan Element with a word added on Page 29 whereby the word "discouraged" would be added in the paragraph previously discussed. Chairman Giordano summarized that there is a motion on the floor to amend the 2000 Mendham Township Master Plan to include a new Land Use Plan Element and a Housing Plan Element with one modification to add one word on Page 29 that has already been given to Mr. Conklin. Mr. Baio seconded the motion and commented that the discussion at this hearing was very useful. He stated that the Township Committee (he is a member) will consider many of the issues that were raised and that they will try and address some of the deficiencies, particularly in the fair share housing portion that is not contingent on the adoption of the Plan. He opined that these are very, very global issues that go well beyond the Master Plan.

Mr. Buzak stated that a resolution was distributed by Ms. Foley to adopt the Master Plan as it currently is written. However, in light of the word added on Page 29, he explained that the mover and seconder can withdraw the motion with the approval done in two separate steps. The first step would be to amend the document to insert the word "discourage" and then vote on this motion. The second step would be a motion to adopt the Master Plan as presented, which includes the word "discourage" added. The resolution submitted can then be used and would not have to be modified.

Mr. D'Emidio confirmed a revised motion that adds the word "discourage" on Page 29 in the appropriate paragraph, and Mr. Baio seconded the revised motion to amend the paragraph by adding the word "discourage in the appropriate paragraph."

Upon roll call:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Chairman Giordano

NAYES: Mr. Mayer

Mr. D'Emidio made a motion to adopt Resolution 21-04 amending the 2000 Mendham Township Master Plan to include a New Land Use Plan Element and Housing Plan Element. Mr. Baio seconded the motion.

Upon roll call:

AYES: Mr. Baio, Mr. Monaghan, Mr. D'Emidio, Ms. DeMeo, Mr. Johnson, Chairman Giordano

NAYES: Mr. Mayer

Chairman Giordano entertained a motion to open the meeting to the public. A motion was made, and it was seconded. All agreed.

Chairman Giordano entertained a motion to close the meeting to the public after seeing no hands. A motion was made, and it was seconded. All agreed.

Chairman Giordano stated that there will be a special meeting held on July 1, 2021 at 7:00 pm in order to hear the Backer Farm application. The Board of Education will also be giving a brief presentation with respect to two modifications they are proposing – one at the Elementary School and one at the Middle School. The Board is only in a position to offer advice as to whether it is not inconsistent with the Master Plan. Mr. Buzak stated that it would helpful to have the plans from the school board so that Mr. Conklin can review them.

Chairman Giordano entertained a motion to adjourn the meeting. A motion was made, and it was seconded. All agreed.

The meeting adjourned at 9:55 pm.

Respectively Submitted,

Beth Foley
Planning Board Secretary