

Township of Mansfield
Joint Land Use Board Meeting
January 23, 2023

The regular meeting of the Joint Land Use Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Vice-Chairman William Tahirak, Douglas Borgstrom, Colleen Herbert, Frank Pinto, Carl Schwartz, Joseph Broski, Rudy Ocello and Maureen Villegas. Jeffrey Grouser, Deputy Mayor Sisz, and Ralph Wainwright were not in attendance. Professionals in attendance were Mark Malinowski, Engineer, Patrick Varga, Attorney, and Ed Fox, Planning Consultant. Land Use Coordinator Ashley Jolly and Deputy Clerk Barbara Crammer attended. The following Opening Statement read by Land Use Coordinator Jolly.

“The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was published on January 12, 2023. Said Notice was published in the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield and posted on the official website of the Township of Mansfield. Notice of which contained the date, time, and purpose of this meeting stating that formal action will be taken.

Everyone in attendance took part in the salute to the flag.

MINUTES: November 28, 2022

A motion was offered by Chairman Preidel and second by Douglas Borgstrom to approve the minutes of the November 28, 2022 meeting as distributed. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PREIDEL, TAHIRAK, BORGSTROM, HERBERT, PINTO, SCHWARTZ, BROSKI
NAY: NONE ABSENT: GROUSER, SISZ, WAINWRIGHT
NOT VOTING: OCELLO, VILLEGAS

MINUTES: December 27, 2022

A motion was offered by Chairman Preidel and second by Colleen Herbert to approve the minutes of December 27, 2022 as distributed. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PREIDEL, HERBERT, TAHIRAK, SCHWARTZ
NAY: NONE NOT VOTING: BORGSTROM, PINTO, BROSKI, OCELLO, VILLEGAS
ABSENT: GROUSER, SISZ, WAINWRIGHT

MINUTES: January 9, 2023

A motion was offered by Chairman Preidel and second by Frank Pinto to approve the minutes of the January 9, 2023 meeting as distributed. Motion carried on a Roll Call Vote, recorded as follows:

AYE: PREIDEL, PINTO, HERBERT, TAHIRAK, BORGSTROM, SCHWARTZ,
BROSKI, OCELLO, VILLEGAS
NAY: NONE ABSENT: GROUSER, SISZ, WAINWRIGHT

APPLICATIONS

Applicant: Nikolas & Lisa Vrettos, Block 24, Lots 37 & 38.03, 131 Public Road

Application for minor subdivision with Bulk & Use Variances

The letter that had been received from Jonas Singer, Esq. dated January 23, 2023 was read by Attorney Varga who explained that, since, more information is needed, the applicant is requesting an extension to the February 27, 2023 meeting. Mr. Singer was in attendance representing the applicant. He explained that there is a need for the applicant to go back to the Township regarding issues raised about deed-restricted lots. The applicant has also requested that the matter be carried without the need for further notice and publication.

A motion was offered by to grant the adjournment request with the condition that, should the applicant fail to proceed at the February 27, 2023 meeting, it would be subject to a dismissal without prejudice. Jonas Singer, Esq. for the applicant said that, after reviewing the letter from Mr. Fox, they need to return to the township for discussion about issues raised in regard to a deed restricted lot.

A motion was offered by Doug Borgstrom to grant the adjournment. The motion was second by Frank Pinto and carried on a Roll Call Vote, recorded as follows:

AYE: BORGSTROM, PINTO, TAHIRAK, HERBERT, SCHWARTZ, BROSKI, OCELLO, VILLEGAS, PREIDEL

NAY: NONE ABSENT: GROUSER, SISZ, WAINWRIGHT

Applicant: SPBM Holdings, LLC, Block 24, Lot 42.04: 3146 Route 296 North

Application for Use Variance to add a second principal use leased parking area for 10 dump trucks to an existing gasoline service station.

Jonas Singer, Esq. represented the applicant, SPBM Holdings LLC and explained The application regarding the existing service station to allow for parking of 10 dump trucks along the rear portion of the property

Prior to hearing this application, Dave Miller, Professional Planner and Mr. Singh, Manager and Mr. Singh were sworn in and explained they have owned the site for over 10 years. He explained the use of adjacent properties, which were vacant fields other than a small Verizon building to the south. Mr. Singer noted a survey had been submitted which was marked as A-1. Mr. Singh noted that the business at this location included gasoline for cars and diesel for trucks along with sale of oil and a small kiosk with soda and chips. The hours of operation are 5am to 10pm and on weekends from 6am to 10pm. There are two shifts of workers including two employees overlapping. No additional employees will be added if this application is granted. If the application is approved, the applicant will return for site plan approval for 10 dump trucks, which will exit in the morning and then return in the evening. There will be no maintenance or repairs. Mr. Singh noted that, with the opening of other gas stations in the area, his business has been affected, thus leading to this proposal to increase his business. No additional signage will be requested. He said he will provide additional screening if requested by the Board.

Frank Pinto questioned the surface of the truck parking area. He was told it is paved. He was told the lot will not be secured. There will not be a limit on the length of the leases. Nor will

there be a time frame on the time trucks can leave the premise. Mr. Ed Fox noted that, although the applicant indicated the lot to be paved, there is vegetation on part of it and it appears it has been neglected and is not draining properly.

Mr. Schwartz had observed a truck fire at the Springfield location where trucks are parked and questioned whether this would be an issue at this location. He also question whether 10 would be the maximum number and whether this paved area could be strong enough for trucks.

Frank Pinto asked if the trucks would be loaded. Mr. Singh said no and this would be acceptable to this as a restriction.

Chairman Preidel asked if the beds would be lifted up. He was told no. Mr. Singh said cameras are in place so this can be observed. Chairman Preidel was concerned about trucks idling when first started, especially when it is cold. Mr. Singh noted that trucks are regulated so this is no longer an issue. Chairman Preidel also noted that 10 trucks would be the limit and the applicant would have to return if more trucks were added.

Chairman Preidel noted that there are residents living on Public Road who will exit the road to Route 206. Mr. Singh felt the trucks leave early and he did not foresee a problem with residents leaving later.

Mr. Tahirak questioned lighting. Mr. Singh said he does have lights in the area but would be willing to add more.

Mr. Pinto was concerned over security with 10 dump trucks just sitting there. Mr. Singh said he updated his cameras recently with night vision and motion sensory.

Chairman Preidel questioned whether there were any problems with the septic system. He was told no and that additional use was not a concern. However, Mr. Pinto felt it wasn't sized for the additional use.

James Miller, Moorestown New Jersey, Professional Planner for the applicant was recognized by the Board. He explained the surrounding properties also zoned as C-2. He felt this would be a low impact business with 20 trips a day. He felt the property is suitable for the use inasmuch as this use will have a lower impact and intensity than in typical trucking uses. The impact will be minimized inasmuch as trucks just sit there when not in use. He felt it was compatible with other uses in the area and has the capacity for the proposed use. As far as the negative criteria, there aren't any active uses near the site and the parking of 10 trucks on the site is relatively a minor addition to the existing use and won't have an impact on the surrounding uses.

Frank Pinto questioned the tangible benefits. Mr. Miller responded saying that dump trucks provide a necessary service to society. This service will also contribute to the stability of the existing business.

Mr. Schwartz questioned the ingress and egress of trucks, which utilize the gas station now. He was told they enter the main entrance, go behind the existing building and then to the diesel island. The trucks will be able to access the property at any time although usually it is Monday through Friday. It was noted that customers could enter from either side. Mr. Miller said that, if there were a concern about ingress and egress, this would be a site plan issue, which can be addressed at that time to the Board's satisfaction.

Mr. Miller, in addressing Chairman Preidel's concern, noted that a typical truck terminal has a lot of movement, maintenance activities, storage, and loading and unloading activities. He said the scale of this proposed use is a lot different inasmuch as they are smaller trucks and there is no loading or repairs. It is just parking, one trip in and one trip out. The intensity and impact is much less than what the township is concerned about.

Planner, Ed Fox referred to the drop lot as in the amended Master Plan to specifically identify parking spaces rented by third parties for uses not located on the property. This is a permitted use. It is his understanding that this proposal would be considered a drop lot.

Planner Ed Fox referred to his December 5, 2022 letter wherein he noted that the existing gas station was approved in 1980. In 1990, many changes were made to the zoning requirement of a gas station. He questioned the approval date for the propane tanks and indicated there were no records showing township approval. Mr. Singh said he would obtain this information from the supplier. Mr. Fox pointed out the lack of protective bollards as well as other zoning concerns, which do not meet the newest requirements. The existing parking lot dates back to 1980 before the state and township significantly regulated storm water management. From his observation, the parking lot does not meet storm water quantity inasmuch as water washes dirt to the back of the parking lot where dump trucks are proposed to be parked. In addition, they do not appear to meet storm water quality, as it can be an issue with gas being spilled on the ground at the gas station. These are preexisting regulations, which are not required to be improved. Therefore, there may be a situation that may not be fixed.

Mr. Fox noted that the septic system pre-dates 1980. If the demand is increased, the septic field may need to be increased. This is a concern.

Mr. Fox said there are five monitoring wells on the property and questioned any testimony on these wells. Mr. Singh said some are no longer used. Others were tested with no concerns although they are tested during the year. The water well was tested during the end of the summer.

Mr. Fox questioned the adjacent uses and was concerned over accuracy by the applicant. He noted that there is an existing residential property off Public Road. Since trucks will be starting up by 5 to 5:30am, he questioned noise regulations. There was no testimony about how loud the trucks are noted the regulation that there be no noise between 10pm and 7am at a certain level. There was no testimony as to how loud the trucks would be. Attorney Singer said this would be addressed during site plan. However, Mr. Fox felt this is of importance for the public good.

Engineer Malinowski referred to his letter prepared on December 21, 2022 wherein since the application was for a use variance at this time, his comments were minimal. He did note some site plan comments, which went along with Mr. Fox's concerns about storm water management. Since the applicant is utilizing existing pavement area, they are not increasing the existing impervious surface by ¼ acre nor are they disturbing more than an acre of land, they are not required to provide any additional storm water management controls. He said the aerial attached to Mr. Fox's report, it was obvious that some pavement areas would be in need of repair. This would be part of site plan review.

Frank Pinto questioned the installation dates of the monitoring wells as well as the purpose. Mr. Singh felt they were installed when tanks were replaced prior to his ownership. Since the

installation, everything has been within regulations. He has company to monitor the wells about every 4 months.

Chairman Preidel opened the Public Hearing.

Barbara Hammell, 305 White Pine Road, was sworn in and asked that, if it rains and they exit the property, won't the stone and gravel come out in the driveway, Public Road as well as Route 206. Who will maintain the roads when this happens? Mr. Singh said they would try to keep it clean. Ms. Hammell referred to the truck storage near the Columbus Market and felt this is an eye sore as well as dirty looking. Mr. Singh responded saying he will limit the trucks to the back to help his business. Mr. Hammell asked if the Township would check up on this activity. Attorney Varga noted this would be a code enforcement issue as well as the construction official. Mrs. Hammell was concerned with contamination of the property.

There being no more comments from the public, this portion of the meeting was closed.

Frank Pinto said he has concerns with bifurcating the site plan and variance request based on what he has heard tonight, specifically storm water quality, noise, air pollution, access times to the property, no restrictions on what the trucks will be hauling, whether residue in the trucks. He questioned whether the applicant has met the proof that this will not be detrimental to the Township. Mr. Pinto then made a motion to deny the application. This motion was second by Doug Borgstrom and carried on the following Roll Call Vote:

**AYE: PINTO, BORGSTROM, TAHIRAK, HERBERT, SCHWARTZ,
BROSKI, PREIDEL**

NAY: NONE NOT VOTING: OCELLO, VILLEGAS

ABSENT: GROUSER, SISZ, WAINWRIGHT

The following reasons were given for denial:

Frank Pinto: the applicant was not willing to discuss a number of issues at this meeting by bifurcating the site plan which could lead to detrimental impact to the Township such as noise, storm water quality, air pollution from idling, Security issues, access to the trucks any time, day or night, no restriction on contents, unsure of residue in trucks, unsecured site.

Doug Borgstrom: this is prohibited by code, a drop lot by definition which are not allowed, specifically Ordinance 65-7

William Tahirak: environmental issues, (inaudible)

Scott Preidel: drop lot concern

Colleen Herbert: Prohibited by ordinance, concerns it will not be staffed (no security) concern over trucks exiting as she feels it is dangerous even for cars pulling in and out.

Carl Schwartz: Similar to other comments, this appears as a drop lot, dangerous exit onto Route 206.

Joe Broski: Concern over bifurcation issue. Does not see issue over gas spills, oil, no noise problem, not a public nuisance, trucks already go in and out the station. They already have traffic. Trucks already use 206. He felt it is being overly critical.

RESOLUTION 2023-1-4

(A copy of this Resolution is spread on the following pages.)

APPLICANT: A.T.A., LLC: Block 6.01, Lots 1.15, 1.16, 1.17, 220-240 White Pine Road

Application for Use Variance to construct a facility for truck tire retail sales and truck repair with attendant parking on vacant site.

Ted Costa, Esq. representing the applicant, gave a brief summary of this application for the lot next to Manheim on White Pine Road and Route 68 for truck repair complimentary to the snow plowing business for NJ. The applicant also wants to store dump trucks for the owner's business on the premises for use during the day. This is not a drop lot nor there any hazardous materials.

Josh Yilmaz, John Miller, Rodman Ritchie, and Patrick Downey, all representing the applicant, were sworn in.

Josh Yilmaz, owner, wants to construct a facility of 8,000 square feet, for a truck repair facility and sales of tires along with truck parts as they are repaired. Mr. Yilmaz has a contract with the state for snow removal. When dump trucks are not plowing snow, they haul sand and stone. Nothing is brought back to the site. They leave the site from 3AM to 7AM and return from 3 to 5PM, all belonging to his business. The truck repair facility will be utilized for the public as well as his own trucks. Most of his truck repairs are by appointment. There will be no hazardous materials and no tractor-trailers. The property is 9.3 acres, ingress and egress to White Pine Road. Any requirements of DOT will be addressed.

Frank Pinto questioned the number of trucks he will have on the site. He was told 25.

Doug Borgstrom asked if he will perform maintenance on his trucks such as oil changes. He was told yes. Mr. Borgstrom commented that these will be hazardous materials.

Mr. Pinto questioned whether they do de-icing on the roads. He was told no.

Chairman Preidel questioned the decibel of the back-up beepers. They will be backing up in the morning. Chairman Preidel noted that there are residents within 500 feet of there. Mr. Yilmaz said they pull out in the morning although they back into the space at night. Mr. Preidel questioned the length of warm up in the morning although Mr. Yilmaz said they are zero emission trucks. He has about 5-6 employees on the premises.

Jack Miller, Engineer, went over his credentials. He explained their selection of this site, which will be developed into a site plan if the use variance is granted. If a tractor-trailer came onto the site, they will have a designated area for its parking although the site will be for dump trucks. Soil testing indicates a septic will be accommodated, this to be part of the site plan.

Frank Pinto asked if there is a DEP Wetlands Letter of Interpretation. This will be updated.

Patrick Downey, Traffic Engineer, explained his credentials. The proposed use will have less peak hours than other permitted uses. The employees will enter in the morning and leave in the evening. They anticipate about 10 customers a day which would be considered a busy day for this operation. As far as deliveries, it would be a maximum of two per day, which is not considered significant based on industry standards. A conservative amount of trips for this business would be 65 per day, far below the average and also other uses that would be permitted in the C-2 zone.

Mr. Yilmaz said he would not lease any parking spaces to a third party.

The board accepted Rob Ritchie, Planner, who felt the site was suitable, explaining the surrounding area. They are proposing a use involving tire sales, truck repair, parking for employees, trucks including the applicant's own trucks. This is not a drop lot. The use variance would be for sale of tires, truck repair, and vehicle parking on the property, which he felt, was similar in nature to the permitted uses as listed in the ordinance. Since this is similar to the permitted uses and similar to uses in the area such as the auto auction. He felt the applicant met the criteria for approval of a use variance after which he demonstrated the special reasons for the granting of the variances.

Mr. Pinto questioned an area on the plat indicating a future use. Attorney Costa explained that, if any future use were contemplated, the applicant would have to return to the board for an amended site plan, if the applicant wished to expand the use. Mr. Pinto felt his biggest concern was potential noise affecting the residents to the south specifically the back-up alarms, which the applicant had testified that trucks would back up at night and not in the morning. He was also told that trucks could turn off the back-up alarms. In addition, he was told that they believe the level of noise would dissipate before it got to the residential area. Mr. Pinto questioned the validity of turning off back-up alarms and whether they would never back up a truck off hours. Attorney Costa felt the flow of traffic could eliminate the need for backing up at a specific time.

Township Planner Fox reviewed the uses on the site and noted that part of the property is in the township's water resource buffer conservation zone. The wetlands areas, setbacks, and the buffers as described by the ordinance are not shown on the concept map. That requires the applicant, unless a use variance is granted, to actually deed restrict that land in that zone for open space and natural resource protection. As he reviewed the plan, he felt that none of the uses proposed are in that area but he wanted to be absolutely sure and that would be a condition of approval.

Attorney Costa clarified with his professionals that, if the use variance were granted, they would agree have a deed restriction indicating they would not build in the restricted environmentally sensitive area.

Chairman Preidel questioned whether the beepers from the trucks would be a detriment to the neighborhood. Attorney Costa explained that, should a use variance be granted, the site plan application would demonstrate compliance with all other land development requirements including the noise requirements.

Vice-Chairman Tahirak, in his concern about trash, questioned whether dumpsters would be provided and felt this should be considered during site plan.

Mr. Yilmas noted that he had his business for 25 years on Route 130, which is now an application for Premier Trucks to lease trailers at Route 130 and Jaichner Road.

In answer to questioning, Mr. Yilmas said he would have 25 trucks and drivers.

In summary, Attorney Costa said they have an applicant whom he feels meets the ordinances and, if not, the use will fit into the ordinances as the use proposed are less intensive than many allowable uses. This use will be heavily regulated through the township and state. The staggered nature of the truck traffic will not be that frequent. The number of customers proposed as 2 to 10 per day will not present overwhelming traffic to the site. Under these circumstances, Mr. Costa felt he hoped it would be an asset to the town.

Engineer Malinowski referred to his letter dated December 21, 2022 for the use variance. Most of his engineering would be addressed during site plan approval should the use variance be granted. He questioned the hours of operation. He was told 9am to 7pm Monday through Saturday. Snow plowing house would be undetermined. Mr. Schwartz questioned the hours of dump trucks, which would be different.

Mrs. Herbert asked if the same employees are snow plowing or are there two businesses running. Mr. Yilmas said the same employees would be utilized. When not in use, the plows will be removed and stored on the site.

Mr. Malinowski referred to outside storage, which will include the trucks, plows, etc. This he wanted clarified.

Planned Ed Fox said many of his questions have been addressed or will be addressed during site plan, including air pollution potential, noise, sanitary sewer, freshwater wetlands delineation, delineation of the water resource buffer conservation zone. They will have to comply with all NJDOT requirements for access into, out of and through Route 68. A variance will be required for storage of snowplows off the trucks. A number of potential bulk variances will be required, mostly for parking to be addressed when necessary during site plan. If the variance is approved for the use, the board may want to consider that the applicant may be restricted for using the municipal street, White Road. Traffic analysis as well the intersection analysis should be done as part of site plan.

Attorney Varga asked if the applicant would be willing to limit to 28 trucks and, in the event there is an exasperation, the applicant will return for a use variance approval. In explanation of an exasperation, he felt that 28 would be the proposal with an exasperation of no more than 35. He also asked if the applicant would stipulate to limit trucks to Route 68. He was told yes.

Chairman Preidel opened the Public Hearing.

Mr. Vecere, 12 Deerpath Lane, felt the applicant has been ambiguous with their testimony which is concerning to him as a resident who lives behind the property. The quality of his life as well as others in this room will be affected. His serious concerns were: his rear yard backs up to this property where trucks will in an out multiple time, unethical and illegal backing up of trucks will beeper turned off; extremely dangerous intersection of White Pine Road and Route 68, White Pine Road which is very narrow, concern for the bridge on White Pine Road as well as the possibility of trucks using the road when told not to, truck business is not in keeping with the uses in the area, noise and lighting pollution, diesel-no such thing as no carbon emission, a decrease in his home values, decrease land values in the area, environmentally sensitive serious problem, will a buffer really be planted (Attorney Varga explained the maintenance agreement to address site plan issues), and a severe grade leading to a stream with fish, gas and water run-off to the wetlands with serious impact. Mr. Vecere asked the board to take his point seriously and do not approve this approval as doing so will create undue hardships to the residents around this property.

Chairman Preidel explained the jurisdiction of the NJDOT on Route 68.

Mrs. Vizzini, 188 White Pine Road, lives directly next to the proposed site. The applicant can't control use of the road and, in referring to the bridge, she was concerned over exceeding the 4 ton weight limit.

Mr Pillei, 23 Sherwood Lane said he bought his land in 2016 and received site plan approval in 2017 for a worship center. This proposal is the completely opposite of his site. If this proposed facility were there before they bought the land, they would never had relocated there. He referred to pollution and noise control as well as safety and security of the residents. It is a negative impact for those living as well.

Barbara Hammell, 305 White Pine Road, lives across the highway. She felt the traffic is currently heavy referring to school buses as well as trucks going down this road. In addition, White Pine Road from Route 68 to 206 is a short cut, leading to a lot of traffic. She was also concerned over beep from trucks.

Paul Tsiknakis, 7 Hansom Drive, was sworn in and said he lives in the residential area located behind this proposal. He didn't think he could trust the applicant because of the maybes, the worst-case scenarios, the 15 trips from a truck stop that has 28 vehicles and 15 employees. He felt the application isn't logical. Mr. Tsiknakis also asked Mr. Fox to review this automobile repair as per a truck repair business. He felt this was a grey area. He also questioned the 4-tonnage limit on White Pine Road limiting trucks. Attorney Costa said the applicant has testified that any proposed site plan would include a left turn only to Route 68. He was told this would be an issue for site plan approval. He was concerned over equipment used for the changing of tires as that may be louder than the beeping of the truck. Attorney Costa said this will be examined at site plan and added that all work will be done inside the building. Mr. Tsinakis asked what will be utilized inside the building to prevent seepage into his drinking water. He was told the run off will go to infrastructure basins that prevent solid run-off. He was told there will be no fuel tanks on site and provisions will be made inside the building for any spills. Mr. Tsiknakis further questioned the truck backing up after connecting to a plow. He was told this would be done during the day.

Shaun Cooney, 10 Hansom Drive, was sworn in and expressed concern over idling, pollution, impact of run-offs, pushing off items until site plan submission, traffic study of large diesel trucks not to be compared to cars, and the suggestion not to bend rules for this type of business.

Bryan Lawyer, 4 Hansom Drive, was sworn in asking if any trucks would be towed into this facility by heavy-duty wreckers. He was told no. He was concerned over find the business and using White Pine Road the wrong way. He said he moved to this area because of the tranquility of the area. He felt the bays of the building would not be closed during the summer, leading to annoying noise.

David Keith Lawyer, 5 Hansom Drive, felt this would change the landscape of the area. If operations start at 3am, he felt there would be back-up beepers. This is a quality of life issue for the residents. They pay a lot of money in taxes. He pointed out the car auction nearby which is not in operation early. He pointed out safety concerns with White Pine Road and Route 68 and dangers that already exist.

Dan Waldron, 11 Harvest Lane, was sworn in and commented on his concern about the location of the building and the possibility of the widening of White Pine Road. He was told the building is at the front setback and in the conforming location. He was told the green infrastructure stormwater management from the state would be incorporated. All runoff will be managed on site, nothing will go into the wetlands.

Paul Tsiknakis, 7 Hansom Drive, said the public notice they received stated that there is a request for a waiver on the traffic and environmental impact statement. He questioned whether this is being voted on tonight. Attorney Varga responded saying this would be considered at site plan approval if the use variance is granted. Mr. Fox explained these are not required as part of a use variance application.

With no more public comment, this portion of the meeting was closed.

Frank Pinto asked if the Board can require roadway improvements to White Pine Road if they so desire. He was told yes.

A motion was offered by Doug Borgstrom and second by Frank Pinto to deny the use variance because: a truck repair is inherently noisy, not just on back-up alarms but also the impact on the truck repair and it doesn't fit into the neighborhood. There are other places in Mansfield where this would be ok but this is not the place. The hours of work are not conducive to the neighborhood. From 3am to 7 or 8 o'clock at night is not a neighborhood business. The truck movement on White Pine Road is a concern and would not be an appropriate use.

A Roll Call Vote was taken as follows:

AYE:	BORGSTROM, PINTO, TAHIRAK, HERBERT, SCHWARTZ, BROSKI, PREIDEL
NAY:	NONE
	NOT VOTING: OCELLO, VILLEGAS

ABSENT: GROUSER, SISZ, WAINWRIGHT

The following reasons were given for denial:

Frank Pinto: Concern for hours of operation with respect to the snow plowing being in close proximity to the residential neighborhood, possible lack of control of trucks on as well as weight restrictions north on White Pine Road, it doesn't fit in with the residential nature of the area with respect to noise, air pollution, and hours of operation.

William Tahirak: Safety, environmental impact

Scott Preidel: Negative impact on the surrounding community, noise plus items already mentioned

Colleen Herbert: Agree with reasons previously stated, it doesn't fit in the landscape, some inconsistent information, not a good location because of White Pine Road

Carl Schwartz: The negatives outweigh the positives.

Joseph Broski: It doesn't fit into the landscape of the community in that area.

RESOLUTION 2023-1-5

(A Copy of this Resolution is spread on the following pages.)

COMMENTS FROM THE BOARD

Chairman Preidel said he spoke to our attorney in regard to a class for the members about Board procedures. He asked the members to think about any questions for the next meeting to be addressed by our professionals at the following meeting. Information for Board members to attend classes will be made available.

Colleen Herbert thanked our professionals for their insight and guidance.

Planner Ed Fox said it has been an honor and pleasure to work with such a dedicated, conscientious professional expert such as Mr. Malinowski and his other colleagues at Stout and Caldwell. Having served on this board for 4 years, Mr. Malinowski has served this board in various capacities as Joint Land Use Board, Planning Board, and Zoning Board as Engineer for about the past 18 years and his dedication should be recognized by the board.

Doug Borgstrom said he would like discuss having a unified approach to the Committee asking them to ask the County Highway Department to evaluate the speed limit on Columbus Road, County Route 543, and Jacksonville Road, to West Main Street. West Main Street into town is 25. He would like to ask the Committee to approach the County and have Route 543 from Jacksonville Road into West Main Street be lowered to a 35 Mile Per Hour speed limit because of the safety danger on the road. This, he felt, may limit the traffic through town as people may find a quicker way around the town.

Planner Ed Fox was requested to write a letter to the County with the above request.

Frank Pinto questioned the status of the Master Plan Re-examination. **Planner Ed Fox** said he is waiting for instruction from the Township Steering Committee that has been appointed by the Township Committee. He said he will contact Administrator Fitzpatrick in this regard. He noted that the Master Plan is being updated in certain sections.

PUBLIC COMMENT

There were no comments from the public.

MOTION TO ADJOURN

A motion was offered by Douglas Borgstrom and second by Frank Pinto to adjourn. Motion carried.

PREPARED BY:

RESPECTFULLY SUBMITTED BY:

Barbara A. Crammer, Deputy Clerk

Linda Semus, Secretary