

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, July 18, 2017 7:30pm

Council Chambers, 12 Mercedes Drive, 2nd Floor, Montvale, NJ

Please note: A curfew of 11:15 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 10:30 PM. At 10PM the Chairman will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman opened the meeting and led everyone in the Pledge of Allegiance. The open meeting act statement was read.

ROLL CALL:

Present: Mr. Fette, Mr. D'Agostino, Mr. Lintner, Mr. Teagno, Mr. Stefanelli, Ms. Russo, Ms. O'Neill, Councilman Weaver, Mayor Ghassali and Chairman DePinto

Absent: Mr. Culhane

Also present: Mr. Regan, Board Attorney, Ms. Hutter, Land Use Administrator, Mr. Hipolit, Borough Engineer, Ms. Green, Borough Planner

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/
BOROUGH ENGINEER:**

ZONING REPORT: Mr. Fette stated that a subdivision on Hillside they finally got the pool removed. 69 Summit Dog Kennel was being operated, they were fined and appeared in court. Orange and Rockland is going to be doing some work on the substations on Middletown Road and Kinderkamack Road and Grand Avenue. They will be taking down the towers on Grand Avenue. He asked about the intersections being done in regard to Wegmans. The construction improvements will be done within the next few weeks. Mr. Hipolit said the biggest is the signaling being done. Mr. Fette stated that they are looking for a TCO. Pike Construction is supposed to be turning the building over to Wegman's. Chairman stated it was dangerous site to have people there on site. The whole upper lot needs to be done stated Mr. Hipolit. Weather has hurt the production of the project. A meeting will be done.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli gave his report. Spring Valley Road, Stanley Nowak, they were granted a 6 lot subdivision a few years back. He is now looking to put up townhouses on two of the lots fronting Spring Valley Road. He is revising the plan. Four of the lots will be single family homes as previously approved. Prospective Owner of the Van Natta property came before the committee stating they would like to change what had previously been approved and do all residential. Block 703 Lot 7 133-149 Kinderkamack Road- came in for a proposed mixed used development. It is in a sketch stage at this time stated Mr. Stefanelli.

ENVIRONMENTAL COMMISSION LIASION REPORT: Mr. Robert Hanrahan was present. He gave a brief summary of the projects the commission has been working on. Mr. Hanrahan gave a brief summary of what the activities they are looking into; downtown area, 2 Boy Scouts projects; SchoolHouse #2 and the pool property. Huff Pond, was discussed, he reached out to Bergen County and they will be restocking the pond with 200 minnow fish.

CORRESPONDENCE: placed on back table

DISCUSSION:

APPROVAL OF MINUTES: none at this time

USE PERMITS:

- 1. Block 2405 Lot 1- Mehmet Dzgider/MOZ Enterprise-30 S. Kinderkamack Road(1000sq.ft.)-**Mr. Whittaker represented the applicant. Chairman read the application into the record. Property sits in B1 Zone and was marked accordingly. Applicant agreed to amend the address to read 30 S. Kinderkamack Road. Chairman asked about approved prior approval. Chairman spoke about the vacant lot. No spaces can be leased out stated the Chairman. Lighting will be off at 11:30pm, there will be 2 mechanics with operation hours from 6am to 7pm with no storage of vehicles. Repairs will be done by appointment. Application was amended to read on 4i., July 19th, 2017, 4j., Gas station and vacant Mechanic Repair Shop. Item 4m., was changed to read 2 bays, 1 storage area and 1 bathroom. Councilman Weaver has a concern of the curb not being completed out front. He stated it is a safety concern. Mr. Hipolit stated that the Mayor and Council can send a letter to the county requesting the curbing as it is a county road. Mr. Fette has a concern with the property maintenance and made the applicant aware of the sign ordinance and other maintenance issues that have previously appeared on the property. It was agreed that no repair outside of the bays will be done. It was requested of the board attorney to prepare a resolution to have the decision to be memorialized in a resolution. Mr. Dzgider stated that NJ Energy is not moving forward with the plan to renovate at this time. A motion to have the board attorney prepare a resolution was made by Mr. D'Agostino and seconded by Mr. Lintner with Mr. Fette voting no and all others voting aye.
- 2. Block 3201 Lot 5-Peoples Education Inc./d/b/a Mastery Education-25 Philips Parkway (2700 sq. ft.)-**Rejoe Joy CEO, was present representing Peoples Education and Jennifer Berardo of Price Meese represented the applicant. Chairman read the application into the record. Signatures were

verified. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli with all eligible members stating aye.

3. **Block 1102-Lot 1-Riverside Abstract, LLC -1 Paragon Drive Suite 150B-(2223 sq. ft.)**-Mr. Mancinelli represented the applicant Juda Klein. Chairman read the application into the record. They are already in NY and NJ and they have now opened up an office in Montvale. A motion to approve was made Mr. D'Agostino and seconded by Mr. Stefanelli with all present voting aye.
4. **Block 1102 Lot 1-The Pin People, LLC-1 Paragon Drive-(1800 sq. ft.)** Mr. Mancinelli represented the applicant. Mr. Andrew Dale applicant stated he makes pins, moving from Spring Valley to Montvale, office is for customer service. No truck delivers. Signatures were verified. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli with all present voting aye.
5. **Block 2802 Lot 2-(C001A)-A&D Wireless D/B/A ATT-Mercedes and Grand Avenue-(1633 sq. ft.)**-Mr. Regan swore in the applicant Gus Daghsh. Mr. Steinhagen of Beattie Padovano represented the applicant. Chairman read the application into the record. Company name is A&D Wireless Corporation d/b/a AT&T. Sign application was attached as well as layout of shopping center. Signatures were identified. 7 pages sign application was submitted and marked as A1. It will be taking space in building C. They are located in the corner of the building. Ms. O'Neill asked about the square footage size of the logo. Logo is 2' 6", lettering is 1'6". 19sq. ft. of signs is on the front. Plans are under review stated Mr. Fette. Councilman Weaver asked is the board sure that the size of the wording on the door doesn't exceed 5%. Mr. Regan stated that it can be made a stipulation in the resolution. Mr. Lintner asked about the Building "C" this tenant is on the side of the building and the other tenants will have it on the rear. Chairman said yes. A motion to have the board attorney prepare a resolution was made by Mr. Lintner and seconded by Mr. Stefanelli. All present voting aye.
6. **Block 1902 Lot 8-Henry Bestritsky d/b/a Strata Blue-160 Summit Avenue-(1619 sq. ft.)**-Michael Korik represented the applicant Mr. Henry Bestritsky. Mr. Korik asked for two changes to the application. 4i., date change to July 19th, 2017 and the name of the attorney on 2a., changed to Michael Korik. Chairman read the application into the record. Mr. Bestritsky it is advertising digital computers. Website development work and office space, helping people grow through the internet. Mr. Fette stated that he will need a CCO inspection and asked what the suite number was. Mr. Bestritsky stated Suite 202. The application was amended

to read for 1a., Stratablue, LLC. A motion to approve was made by Mr. D 'Agostino and seconded by Mr. Stefanelli with all present stating aye.

Board took a 5 minute break.

PUBLIC HEARINGS (New) :

1. **Block 2402 Lot 2-Liette Van Natta c/o Howard Van Natta**-Major Soil Movement Application—Ms. Kara Kaczynski, attorney at law came forward representing the applicant, Mr. Howard Van Natta for a major soil movement application to be removing approximately 1000 cubic yards of contaminated soil on the property. It is now occupied by TD Bank. It is located in the B-1 zone. Mr. Regan swore in the applicant and Mr. Mark E. Meneghin, a licensed professional engineer along with Ms. Green and Mr. Hipolit. The plan referenced for the soil movement plan was dated May 19th, 2017 and marked as A1. Mr. Only disturbance will be within the landscaping. It is in regard to a New Jersey Department of Environmental Protection request.
Mr. Meneghin gave a brief summary of the soil movement. Only landscape beds will be touched. There are 23 trees to be removed, and 39 trees will be replaced. There will be 56 truckloads of soil. Topography will not be changed. Clean fill 56 truckloads will be coming with clean fill. Three feet where there is a root ball, two feet everywhere else will be disturbed. Finished grades will match previously. It will be completed within a 2 week period time. Mr. Hipolit stated that the Police Department will be required to determine whether a police presence will be required during the operations. Applicant's attorney indicated that the bank may be closed when the excavation work is being performed. They are working on an agreement with TD Bank. Mr. Hipolit recommended that if the Bank is open, police personnel should be present to ensure public safety and appropriate vehicular circulation. Marked into evidence was Mr. Hipolit's review letter dated July 13, 2017 as Board Exhibit B1. The report noted that total soil movement calculations are 2,000 aggregated cubic yards. Marked into evidence as the Fire Department review as B2 and the Police Department review as B3. It was determined that the street cleaning is mandatory. A motion to open to the public was made by Mr. D 'Agostino and seconded by Mr. Teagno. No one from the public wishing to be heard, a motion to close was made by D 'Agostino and seconded by Ms. O'Neill with all in favor stating aye. A motion to have the board attorney prepare a resolution of approval was made by Mr. Stefanelli and seconded by Mr. Lintner with all in favor stating aye.
2. **Block 703 Lot 7-Misrad Associates c/o Braun Management** –Amended Site Plan-Signage-Bruce Whittaker represented the applicant. Mr. Regan verified the notice. Mr. David Halls, Engineer was present. Mr. Whittaker gave a brief overview of the application. The applicant is requesting amended site plan approval and variance relief relating to the property. A number of variances are being requested. Variance for sign height to the bottom of the sign, sign height to be 16 feet 8 inches where 9' 6" is code. Sign area relief where 20 square feet is allowed and 48 feet is being proposed. A variance of sign type. The applicant is

proposing a directory sign. Variance for sign location, where the code requires 10 feet from the property line and the proposed is 7 feet from the property line. Another variance is for the number of parking spaces. The site now has 190 spaces, less than the 250 spaces required. One space is proposed to be used for the sign, reducing the number now to 189. The plans were marked as A1 with a revision date of May 15, 2017 prepared by David Hals. Mr. Hals first described the two existing signs at each driveway located 7 feet from the right of way. Mr. Hals stated that if they were to adhere to the height standard it would prevent the sign from being readily visible, and in addition trees in the parking area obscure the signs on the façade right now. The new proposed sign is to be placed in the center of the property's frontage, and although 7 trees will be removed, new plantings will be installed and additional landscaping will be added. Mr. Hals also stated that the signs visibility is difficult when traveling. In his opinion the sign height is necessary to permit the sign to be readily visible. Mr. Hals then addressed the signage color and lighting. The background sign will be white, and the sign will have two additional colors. The freestanding structure will be internally lit. The two monument signs that are on the property now will be removed. Marked into evidence as exhibit B1 was a report of Mr. Hipolit's, dated July 7, 2017. Mr. Hipolit indicated that the sign area computation. The new sign is approximately 100 square feet. The aggregated area of the 2 signs to be removed is 76 square feet. It was discussed that if the tenants slot names on each side of the sign were reduced from four to 3, the area of the sign may be reduced to 90 square feet. Marked into evidence was Ms. Green's report dated July 12, 2017 as exhibit B2. Fire department review was marked as 3, and Police Department review was marked as B4. Ms. Green spoke in regard to the sign and the light to be illuminated. Mr. Whittaker stated they will be compliant with the code. Mr. Hals stated that they could reduce the sign and lessen the intense of variances making it closer to the area of the two existing sign. They can reduce it to a combined area of 76 square feet. Mr. Weaver stated he doesn't believe it is going to look good, he referenced the Momma's Kitchen and Perfect Limo Sign. Ms. O'Neill asked about the construction of the sign. She asked about the height of the numbers. Mr. Hals said it is 1' 5" is the overall height. She believes the number needs to be sufficient in size for passing motor vehicles. She asked about the coloring. Mr. Whittaker stated that it would be white in back ground. They will have the lights shut off at 11:00pm. Mr. Teagno asked about the landscaping and that if they are removing 7 trees he would like 7 trees replaced. Chairman asked that a landscaping plan will be prepared and submitted. It was discussed and decided a plan would be sent to Environmental Commission for review. Councilman Weaver asked about the sidewalk damage and will it be corrected. Mr. Whittaker stated it would be corrected. A motion to open to the public was made by Ms. O'Neil and seconded by Mr. Stefanelli. No one from the public wishing to be heard a motion to close was made by Mr. Teagno and seconded by Ms. Russo with all in favor stating aye. Mr. Hipolit stated his calculations are 80.5 square feet. Revised plans will be submitted to Mr. Regan and Mr. Hipolit. Mr. Regan stated that he would not have the resolution prepared until the meeting of August 15th. It was asked that revised plans be submitted so that Mr. Regan has the correct information to incorporate into the resolution. A motion to have the board attorney prepare a resolution of approval was made by

Mr. Lintner and seconded by Mr. Teagno. A roll call was taken with Councilman Weaver voting no and all others voting yes.

- 3. Block 2002 Lot 14-Tonelli Development Corp.-20 Spring Valley Road-Minor Subdivision, Zoning Variance Application (D), Amended Site Plan Application-** Chairman gave an overview of how the board process works. Chairman DePinto stated that this is not a zone change only the governing body can make a zone change it is an application for a "D1" Variance, there is a significant difference. After each witness testifies he will open up the meeting to the public and they will have an opportunity to ask questions specific to the individual giving testimony. At the end of the hearing it will be once again opened to the public for all comments from members and the public. Mr. Regan stated that the Class 1 members could not participate and Mayor Ghassali and Councilman Weaver stepped down from the dais. Brian Chewcaskie, Esq., represented the applicant and Mr. Tonelli was also present. Mr. Chewcaskie placed on the record the purpose of the application and what they were seeking. Mr. Chewcaskie stated that they were seeking a minor subdivision that will create two lots, it will have the existing house on one lot and 14 townhomes, 12 market rate and 2 affordable units on the other. They will be requesting a "D1" and a "D5" use and density variance along with other bulk variances also seeking a waiver for an Environmental Impact Study. There will be three witnesses. Mr. George Cascino, Engineer and Planner were sworn in along with Ms. Green and Mr. Hipolit by Mr. Regan. Mr. Cascino went on to explain the plan to develop a site plan that would retain the existing home and to accommodate 14 townhomes. Site plan was marked as A1 dated July 5, 2017. Mr. Cascino gave a summary of what was existing and what was being proposed. Only change to the existing home is to add an attached garage and demolish the old garage on the one portion of the property. The major portion of the property would be a 14 Townhouse development. It will have a central driveway of 24 feet coming off of Spring Valley Road going past three clusters of buildings.

An aerial was marked as A2, it was downloaded by Google. Mr. Cascino gave an overview of the properties surrounding the property. It is located on the west portion of Spring Valley Road and is a rectangular piece of property. Properties to the north are in the R40 zone properties to the south are in the OR zone. Two homes across the street are also in the R40, to the east is the High School and its parking lot. Also to the rear of the property is the Benjamin Moore parking lot along with a two story office building. Across the street on a diagonal is a bank stated Mr. Cascino. The stormwater management for the property was discussed. The state law is you must reduce the run off by a certain percentage and you must provide adequate drainage. They plan to take all of the water into an infiltration system. The sanitary waste will be discharged into existing lines within the Spring Valley Road, and the site generated stormwater will be treated and detained in an infiltration basin before discharging into an existing storm sewer system in the intersection. There are all adequate utilities to service the site stated Mr. Cascino. All the water that falls on the paved areas will be detained on site in the southeast corner of the site. They will need to put in a 15 to 18 inch sewer line stated Mr. Cascino. Mr. Cascino stated that he had a meeting with the Bergen

County Planning board. They made a request that they would like to widen the road. They would need to move the paving portion close to the property. Mr. Cascino stated he doesn't have a problem with that.

The size of basin needs to be reduced by 5 feet to meet their 10 foot setback. . All of the roof water into individual seepage pits and they can reduce the size of the basin. The utilities are all fronting on the front of the site. Two hydrants will be added instead of one per the letter of the fire department. There is a driveway easement on the existing property to the south. Mr. Cascino stated it was suggested by Mr. Hipolit to block off the southerly driveway as it is directly across from the high school driveway and it would be safer. They also are eliminating the driveway to the north of the existing home. Mr. Cascino went over the grading. A3 was marked as the grading plan dated 7/5/17. Grading –height of the retaining walls-vary from 2 to 6 feet. The wall to the east will be 8 to 10 feet. The RSIS standards for parking there will be 2 handi-capped parking spots. Visiting parking was discussed. It was requested that the calculations for the retaining walls be submitted. He doesn't believe the retaining walls will have an impact on the surrounding properties. Calculations of the heights of the buildings were discussed. Height Calculations were marked as A4. The fence will be included along the top of retaining walls. Chairman asked about the adequacy of the seepage pits. Mr. Hipolit stated what they are proposing is adequate. The type of the fencing will be black aluminum chain link.

Marked as A5 was the Lighting Plan. Mr. Cascino stated it was dated 7/5/17. The plan reflects LED lighting fixtures which he believes will reduce the lighting spillage. The sign to identify the site was marked as A6. It will be 4 x 2 ft. with lighting on the ground.

Mr. Cascino went over his Planning Report which was marked as A7, dated July 5, 2017. The bulk variances were discussed. On the existing home lot the following are proposed: Minimum lot area 18,269s.f. proposed vs. 40,000 s.f. minimum, minimum lot width 93.9' proposed vs. 100 required., maximum building coverage 21.5% proposed vs. 15% allowed, maximum lot coverage 30.2% proposed vs. 30% allowed, minimum side yard 10/3' proposed vs. 20' required. Minimum rear yard 30.5' proposed vs. 50' required and minimum side yard width total 38.2'proposed vs. 50' required.

In regard to the townhouse lot the following is requested: maximum families per lot 14 proposed vs. 1 allowed; maximum bu8ilding coverage 25.8%proposed, vs 15% allowed; maximum lot coverage 56%proposed vs 30% allowed; minimum side yard, 5.7' \$14.9' vs. 20' required; minimum side yard width total 42.2' vs. 50'required; and minimum rear yard 27' at a point vs. 50' required.

Under the MLUL they are seeking a D1 Use Variance they need to demonstrate the necessary special reasons stated Mr. Cascino. Mr. Cascino referenced the Medici Decision. He believes the site is suitable as it is in a mixed used area. He believes it is a transition zone between the single family homes to the north and the office buildings to the south. He is providing for affordable housing and it will general promote the general welfare of the town. The property is situated on Spring Valley

Road at a location which is safely identifiable to traffic. Further, an existing sub-standard driveway to the front of the existing home and a hazardous accessory driveway to the rear of the home which would have been situated opposite the high school driveway will be removed. It will be replaced with a single new centrally located driveway to both uses at a safer location for both the proposed developments. He believes there will be no impact to the residential as there will be extensive landscaping and the commercial buildings will also not be impacted. He stated it is at the south end of the R40 zone. South is the two commercial buildings and he believes that it fits nicely as a transition zone. The Master Plan states the need for housing and for affordable housing stated Mr. Cascino. He doesn't believe that this project would be detrimental to the borough's zoning or Master Plan. Chairman asked the board members for their questions. He would asked that Mr. Dattoli come back to give his testimony.

Questions from Board Members:

Mr. Stefanelli stated that he has a list of questions but will hold them until the next meeting. He has a concern with the turnaround but he would rather hold them.

Ms. Russo asked about what the residential homes that is north and east what will they see. Mr. Cascino stated that if you look at the aerial, the one house will see the existing home the other one will see partial of the house.

Mr. D' Agostino stated that has any effort been made to have the existing home become compliant. Mr. Cascino stated he left as much property with the home to make it saleable. The only thing the home it will lack is a huge backyard like it has today.

Mr. Fette asked about the trip generation he mentioned. Mr. Cascino stated he was advised by Maser that they would not need a traffic report.

Chairman stated he was going to open the meeting and he asked that they keep it to the questions and placed through the chair.

Meeting was opened to the public was made by Mr. Stefanelli and Mr. D'Agostino . Everyone stating aye.

Kari Solomon 16 Pine Hill Road- She asked what are the dimensions and depth of the retention basin. 40 feet wide by 67 feet long with a depth of 5 feet. Mr. Cascino stated it would be empty. Ms. Solomon asked what about a 25 year storm he said it would be half full. She asked if there will be a fence. Her concern is about children in the development or just walking by. Mr. Cascino stated yes there will be a fence. She asked about the amount of the impervious coverage. Mr. Cascino stated lot coverage is 56% referenced to A3. The grading plans shows it. All of the water will be maintained on the property and they will be reducing the rate of flow into same system. Ms. Solomon asked about the environmental issues and tree replacement.

Stacy asked about if the property could have single family homes. Mr. Cascino stated that is not their plan.

Rob Gueroff Spring Valley Road- He asked about the number of cars and parking for the site. He asked about sidewalks. Mr. Cascino stated that they will provide a sidewalk in front of property. Mr. Cascino stated that in his planning report he stated that there will be 13 trip movements.

Michael Duggan 10 Phyllis Dr. asked about guest parking. Mr. Cascino stated they must provide guest parking, there are 5 required and they show 6. He asked if he had engaged with the commercial property owners. Mr. Cascino stated no, it is his opinion that they would not have an objection.

Kristen Driver- 221 W. Grand Avenue-Her husband's business at this location Decision Drivers she would like him to explain how this might be going to affect them and their business. There are going to be a lot of trees cut down stated Ms. Driver. She believes it will impact it negatively. Mr. Cascino stated that they are not disturbing the woods between the rear and the parking lot. Ms. Driver stated the noise will affect those tenants. Chairman directed the resident to keep to asking of questions related to the testimony and opinions would be given at the end of the hearing.

Dina Vigilante- She asked about the retaining wall and the height. Mr. Cascino state it will 8 feet is adjacent to the Benjamin Moore. She asked about the amount of trees to be removed. Mr. Chewcaskie stated the landscape architect will testify to that. What will you see? Mr. Cascino stated Bldg. A, and the home to the north and the retention basin. The extensive landscaping will shield

A motion to close by Mr. Stefanelli and seconded by Ms. Russo. All in favor stating aye. Chairman stated to Mr. Chewcaskie that the meeting would be carried to the next meeting and that they will ask Mr. Cascino to respond to the technical review letters by Ms. Green and Mr. Hipolit and then move on with the next witness. Mr. Chewcaskie, asked when the next meeting was. Board secretary responded August 1st, 2017. Mr. Cascino stated he would be on vacation. Chairman stated that if we have a conflict we could skip over Mr. Cascino and move on to the other witnesses. Mr. Chewcaskie stated that on August 1 they would be there with the landscape architect and architect. The public hearing will be carried to August 1st, 2017 with the additional testimony and questioning of Mr. Cascino to be at the meeting of August 15th.

PUBLIC HEARINGS: (Con't) none

RESOLUTIONS:

1. **Block 2802, Lot 2-(C001A)-Club Pilates-Shoppes at DePieros Farm-(1760 sq. ft.)-Use Permit** A motion to approve was made by Mr. Stefanelli and seconded by Ms. Russo with a roll call vote Mayor Ghassali, Mr. D'Agostino and Mr. Fette abstaining and all others voting aye.
2. **Block 2802, Lot 2-(C001A)-Cycle Bar -Shoppes at DePieros Farm-(2602 sq. ft.)-Use Permit** A motion from Mr. Lintner and seconded by Mr. Stefanelli. A

roll call vote was taken with Mr. Fette, Mr. D'Agostino, Mayor Ghassali abstaining and all others voting aye.

3. **Block 2802, Lot 2, (C001A)-Club Pilates-Shoppes at DePieros Farm-Zoning Variance Application ("D")** A motion by Mr. Lintner and seconded by Ms. Russo, with Mr. D'Agostino, Mr. Fette, abstaining, Mayor Ghassali and Councilman Weaver not eligible to vote as well and all others stating aye.
4. **Block 2802, Lot 2-(C001A)-Cycle Bar-Shoppes at DePieros Farm-Zoning Variance Application ("D")** A motion was made by Mr. Lintner and seconded by Ms. Russo. A roll call vote was taken with Mayor Ghassali and Councilman Weaver not eligible to vote, Mr. Fette and Mr. D'Agostino abstaining and all others voting aye.

OTHER BUSINESS: Mayor stated that the 5 local towns have created a regional planning committee made up of a councilmember, planning board and the Mayor. He is going to be appointing Ms. O'Neil to the committee.

OPEN MEETING TO THE PUBLIC: A motion was made by Mr. Teagno seconded by Mr. D'Agostino. No one wishing to be heard a motion to close to the public by Mr. D'Agostino seconded by Mr. Stefanelli and all in favor stating aye.

ADJOURNMENT:A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. D'Agostino with all stating aye.

Next Regular Scheduled Meeting –August 1, 2017

Respectively submitted by,

R. Lorraine Hutter

R. Lorraine Hutter
Land Use Administrator