

Newton Planning Board
May 15, 2013
7:00 PM

The regular meeting of the Newton Planning Board took place on the above date. Chairman Le Frois read the Open Public Meetings Act and requested Mrs. Citterbart to call the roll. Katherine Citterbart, Board Secretary, stated there was a quorum.

FLAG SALUTE

MEMBERS PRESENT: Mrs. Mattingly, Mr. Flaherty, Mr. Marion, Mr. Russo, Ms. Logan, Mr. Hardmeyer, Chairman Le Frois

EXCUSED: Mr. Tharp, Mr. Ricciardo, Mrs. Diglio, Mr. Steinberg

PROFESSIONALS PRESENT: David Soloway, Esq., Board Attorney, of Vogel, Chait, Collins & Schneider, Jessica Caldwell, PP. of J. Caldwell & Associates and Cory Stoner of Harold Pellow & Associates.

BOARD SECRETARY: Katherine Citterbart

CONSIDERATION OF MINUTES

April 17, 2013

Ms. Logan made a motion to approve the minutes from the April 17, 2013. Mr. Flaherty seconded the motion.

AYE: Mrs. Mattingly, Mr. Flaherty, Mr. Russo, Ms. Logan, Mr. Hardmeyer, Chairman Le Frois

HISTORIC RESOLUTIONS

Arcuri Enterprises (#HPC-1-2013)
Block 8.04, Lot 17
127-129 Spring Street

Approve recommendation for applicant to make exterior alterations to the front of the commercial building.

Ms. Caldwell stated: I did take a look at the inventory of the historic properties and it does look like this building is contributing to the district but I also noted that the façade of the lower part of the building had been updated in the 1950's so it has already been changed. The Historic Commission was open to additional change because it was not a historically accurate storefront. In discussion with the applicant, everyone felt that the improvements would be a good improvement for the street. It does match some of the surrounding buildings in terms of the type of awnings and also raising up the windows is more in conformance of the traditional height of the windowsills along the street.

Mr. Hardmeyer asked: What type of retail is going in at the property?

SWORN: Richard Arcuri

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Mr. Arcuri stated: It will be a retail bath and body works kind of store. It is personal care products, shampoos, conditioners, body lotions, etc. Currently we are in the Spring Board Shoppes.

Mr. Flaherty made a motion to approve the resolution. Mrs. Mattingly seconded the motion.

AYE: Mrs. Mattingly, Mr. Flaherty, Mr. Marion, Ms. Logan, Mr. Hardmeyer, Chairman Le Frois

Mr. Russo stepped out at 7:15 PM, did not vote.

RESOLUTIONS

**Martorana Enterprises, LLC (#SPV-07-2012)
Block 22.05 Lot 13
104 Sparta Avenue**

Resolution granting reconsideration and reapproval for Use and Density Variances to allow townhomes and low and moderate income apartments.

Mr. Flaherty made a motion to approve the resolution. Ms. Logan seconded the motion.

AYE: Mrs. Mattingly, Mr. Flaherty, Ms. Logan, Chairman Le Frois

**Martorana Enterprises, LLC (#PBPV-04-2012)
Block 22.05 Lot 13
104 Sparta Avenue**

Resolution granting reconsideration and reapproval of the application for Preliminary Major Site Plan & Preliminary Major Subdivision with related variances and waivers.

Mr. Flaherty made a motion to approve the resolution. Mrs. Mattingly seconded the motion.

AYE: Mrs. Mattingly, Mr. Flaherty, Mr. Russo, Ms. Logan, Chairman Le Frois

Mr. Russo returned at 7:20 PM.

CONCEPT PLAN

RPM Development to discuss the Newton Town Centre and Senior Apartments.

Mr. Soloway stated: A concept hearing is where no action is taken. It is not a formal hearing. It is not something the Board is going to take any action on. It is an informal procedure where an applicant is allowed to come in and present a concept plan. It is a general plan of where the applicant thinks it might like to go and try to get input from the Board. Any comments made by the Board are not binding on the Board and any comments or anything said by the applicant is not binding on the applicant. There are no formal exhibits. It is not opened up the public. There will be no voting tonight. Depending on how this goes, it may result in a formal application to the Board, which at that time would be subject of a formal hearing.

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Professionals Present: Frank Casciano, Esq., John Jahr, TSOS, Keenan Hughes, Professional Planner, Jennifer Palermo, Professional Architect.

Mr. Casciano, Esq., stated: We are here tonight to discuss the concept we have which is development of the site which comprises Lot 4, 7, 8 and 9 and Block 8.05. The site is bordered by Trinity Street, Union Place and Spring Street. We acquired title for Lot 4 which is 50 Trinity Street and we have a contract to acquire Lot 58 Trinity Street, Lot 4 and 7. Lot 8 and 9 are owned by the Newton Parking Authority and we have an agreement with the principal to lease those lots from the Parking Authority under a long term ground lease. The application which we will present at a future board meeting will request preliminary and final site plan approval for the construction of a four-story mixed used structure on Lot 9 that will consist of 65 age restricted dwelling units of affordable housing; 55 and older. Also in that structure will be approximately 1600 square feet of ground floor retail space and a community room approximately 3200 square feet. The project will also include 85 parking spaces that we have distributed among the four lots. We will also request a use variance to allow age restricted housing to be developed on the site, front-yard variance, side-yard variance, a lot coverage variance and a parking buffer design waiver. Mr. Casciano introduced Jennifer Palermo, Architect, and Keenan Hughes Professional Planner.

Ms. Palermo stated: Our proposal is on Lot 4 and Lots 8, 9 and 7. We are proposing to construct a four-story age restricted building centrally along Union Place on Lots 7, 8 and 9 with the main entrance being on Spring Street. One the first floor as you enter off of Spring Street, there will be 1600 sq. ft. of retail space, further down Spring Street we have a residential entrance that will be used by both the tenants of the building and those using the community room. On the upstairs, there will 55 units, four of which are two bedrooms and the rest would be one bedroom. We also have a secondary elevator and stair access which is to the right of the building, which gives access to more parking on the first floor. There are 35 spaces on the Parking Authority parking lot that we were obligated to keep. Currently we are proposing to have two entrances to the parking, one on Union Place and one on Trinity Street. We are maintaining the existing stairs access on to Spring Street from the back parking lot. We are also maintaining access to the driveway directly adjacent to us and their existing parking that has been there for a very long time. We did not want to disturb access to their parking spaces. They would have access to it from entrances off of Trinity Street or Union Place. RPM is dedicated to building sustainably. The last 10 buildings we have built have either been gold or platinum and we strive to achieve platinum on every building. All appliances are Energy Star and we take great pride in that.

Mr. Flaherty asked: You made a statement that you are required to maintain the 35 spaces.

Ms. Palermo stated: Part of the proposal was to keep as many as the 35 parking spaces as we could for public use.

Mr. Flaherty stated: I noticed it says 85 spaces but that includes the 35 for public use. So it wouldn't necessarily meet the standard because for 65 residential units you need one space per resident?

Ms. Henschel stated: When we spoke with the Parking Authority we came up with a compromise that when you come into the parking lot the 27 to 28 spaces to the left off of Union Place will be dedicated for use by local businesses. It will be the same as to what is there now.

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The rest of spaces will be building serving spaces and there will be signs for residents. We are eight spaces short of the 65 units.

Mr. Russo stated: The Parking Authority has given us their blessing for this project as you see it. 27 spaces will put us down from 36. We currently have 36 spaces. We will have control of those spaces.

Mr. Flaherty stated: The only reason I brought it up was because they said they did not need a variance because they said they had enough parking.

Traffic Control, John Jahr stated: They are going to have 85 parking spaces on site. The proposal is for senior low-income housing. Typically for senior low-income housing not everyone has a car. They can't afford it. We find parking is a challenging thing for everybody. Parking is about balance. Too much or too little is a problem. Too much parking can indicate to people that not enough business is going on so they don't want to go there on the converse of that, the spaces are full and you can't find a place to park if you wanted to, and then you end up not going there. We have to work together to get the right balance. In my profession, we study these things over and over again. The way I see it is, they are going to have 65 units most likely the real number parking spaces they are going to need is about 48 maximum. If they build 65 units and they are fully occupied, the real number of parkers is around 48. It could be a little lower. One reason is the senior shuttle will pick up right in front and the other is commercial bus service. Both of those things will make people want to think twice about paying car insurance in New Jersey.

Mr. Jahr stated: There will be 85 parking spaces. Out of the 65 units, it unlikely that all those people will need all the spaces. The way the management will look at it that amount of parking will not be necessary. Once they build 85 spaces the spaces will be there. The town will be using 27 spots and the remaining spaces will be for our use. This is going to be a significant benefit to the town's parking situation.

Mr. Flaherty stated: 18 of the spaces are in a very remote area. People are not going to want to walk through an alley to get to the spaces. How are you going to control that the 28 spaces are really going to be primarily available for people who will be shopping?

Mr. Jahr stated: Because of after studies at these other developments they do, we have a person who lives on site who monitors the parking lots even when they are remote. They make sure the parking is for residents, and those residents as using the parking lot.

Mr. Stoner stated: The Town had an applicant with the same numbers and it didn't quite work out. This is a little different in nature though. Your proposal is for 85 spaces and the town's allotment is 27 and there are 65 units so you are short 7 or 8 couple of spaces short. What happens if everyone does want a vehicle?

Ms Logan asked: How is the visitor parking going to be handled? I have lived in a high rise in Bergen County and I know that was a large problem. Residents try to park closer to the building and visitors parked in what seems like vacant spots but were spots owned by someone in the building. They had a property manager on site that would walk the grounds, so I am curious how that would be handled?

Mr. Jahr stated: 58 spaces for 65 units. It is unlikely that everyone will have a car. It is low income senior housing. The only way to really check this would be if I went and checked it for myself. I

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have gone to other projects that they have built that have the same principle in place. I know that not everyone has a car.

Ms. Logan stated: I think it would help us if we had statistical data that supported what you are saying.

Mr. Jahr stated: The second line in my table is from the National Statistic Standard.

Mr. Flaherty stated: That takes into account the highly populated areas such as a city, where you don't have cars anyway. I would rather see a comparison to a town familiar to ours to get the national standard.

Mr. Jahr stated: What I can do for you is get you some of the after studies that have been done.

Mr. Le Frois stated: We don't have to decide this tonight. You can see what our concerns are so when you come back you can get some specific examples and statistics of a similar project that would be helpful.

Ms. Caldwell stated: In doing our research, obviously Newton has been working with RPM for a little while because, they spoke with the Parking Authority and we have the same concerns. I think Liberty Towers is a good case study for Newton and they did reflect that they do not have people with cars in every single unit. I think we can get them to provide us with some numbers and how they deal with their parking. I think what your numbers are saying is pretty much right on with what Liberty Towers would like to have so I think you are in the right ball park.

Ms. Henschel stated: It is a low income development. Most people will make between \$20,000-\$40,000 a year. Head of Household will be 55 and older. RPM manages their portfolio very carefully. We have over 2500 units actively that we manage and have developed in NJ. We are not going to lease to people that you do not want in your town.

Ms. Mattingly asked: How many people per unit?

Ms. Henschel stated: Two people in a one bedroom.

Ms. Mattingly asked: What if you have a father who is 55 and he has a son who is 25, can that son live with his father in this unit?

Ms. Henschel stated: No, it would be more likely that if the husband is 55 and the wife is 50. The one bedroom rents will range from \$230 to \$839 a month and the two bedrooms will be between \$817 and \$995. We pay for hot water and the tenant pays for electric which includes heat.

Mr. Marion asked: How would you address snow removal?

Ms. Henschel stated: I will figure it out and the next time we are here I will tell you.

Mr. Soloway asked: How are you going to police the parking situation to keep people to their assigned spaces, keep your tenants out of the spots on Lot 9 that are going to be designated and vice versa.

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Ms. Mattingly questioned: Will you tow people?

Ms. Henschel stated: Absolutely, we manage a number of buildings and we haven't decided what our strategy is for this particular building. We have thought about gates. We didn't know if it would be appropriate for this situation. We want to make sure people to patronize the businesses on Spring Street and want to park there can park there. We haven't exactly figured it out yet.

Mr. Soloway asked: Are you going to offer an easement to cross the lot behind the Chinese restaurant?

Ms. Henschel stated: Yes, as well as the property next to it and we will finalize it after this process.

Mr. Hardmeyer asked: What are you proposing for the amenities for the residents?

Ms. Henschel stated: We will have a 2200 square foot community room and in addition to that we usually have a computer room, laundry on every floor and we will have a roof garden.

Ms. Palermo stated: On sheet A200 shows a drawing so you can see the scale.

Mr. Russo asked Ms. Henschel to talk about the community center.

Ms. Henschel stated: Part of our proposal is that the 2200 square foot community room will double as a senior center for the senior residents of Newton. We have agreed to coordinate the use of that facility with Mr. Russo's office and our onsite property manager to ensure that groups that want to meet there will have access. We hope to use that space for social services for our residents and will be hosting the Prime Time Seniors. They will have access to the front of the building and then we will have some second level door so our residences stay private.

Ms. Mattingly asked: How many apartments will be handicap accessible?

Ms. Palermo stated: By the law in the State of New Jersey we are required to make all of the apartments handicap adaptable. Every single apartment is handicap accessible.

Ms. Henschel stated: RPM has been developing affordable housing in New Jersey since 1986. Our typical model is that we manage all of our own properties. We have over 2500 units in New Jersey that we own and manage. We are all over the state. We have 4 projects under construction right now. We are here for the long haul. I think that is very important. We have a number of projects in Somerset County. We redeveloped our entire housing authority's portfolio a few years ago. Every one of our projects has a website including the ones under construction.

Mr. Casciano stated: Just to add to what Ms. Henschel was saying is that we do manage these buildings, we are not speculators. We do not build something and leave, we run them. We are here to deal with anything that comes up. On the statement of quality, my father lived in Cedarcrest in Pompton Plains. It is a very expensive place. I would say the quality of our buildings rival that. I would also say that my father did not use the sink and bathroom at Cedarcrest because when he was in his wheelchair he could not reach the faucets and that is built specifically for people who are in assisted care and assisted living. Our buildings are better designed for that.

Mr. Marion asked: What is the timeline of this if it got approved.

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Mr. Casciano stated: It would be built in one year. We do have to get all the necessary approvals and financing and permits.

Mr. Hardmeyer what was planned for the exterior.

Ms. Palermo explained the exterior. It will be look very similar to a project we did in Franklin. She showed the Board a picture.

Ms. Caldwell stated: We felt it fit in with the town. It is a very nice building and a nice construction with the hardiplank, interior of building using tile and hardwood floors. Colors will be coordinated to give a bright and airy look.

Mr. Le Frois asked Mr. Stoner: Have you thought about water supply both for residential use and what might be necessary for fire suppression. Would there need to be any upgrades to the main supply?

Mr. Stoner stated: The water supply in this area is good. They will need to connect water & sewer. There will be connection fees that every development charges.

Mr. Flaherty asked: Do you have restrictions on visitors such as kids and grandkids so you don't have permanent kids living there?

Ms. Henschel stated: Like I stated before, we have superintendents in our buildings and they know all the tenants and they are there to enforce all the rules.

Mr. Marion asked about garage pickup.

Ms. Palermo stated: We have trash compactors on the first floor. We will have private trash and recycling pickup. The superintendent will be responsible for bringing the garage out.

Mr. Russo asked about the exterior lighting.

Ms. Palermo stated: We will illuminate the path and the path to the elevators is lit.

Mr. Le Foirs asked: Is there a separate security person who is on site in addition to the superintendent?

Ms. Palermo stated: We do have buildings that warrant that. We are not sure what this building will need yet. We have security cameras strategically located everywhere. In our property managers' office he can see any of the properties at any time.

Mr. Flaherty asked if there is a backup person to the building manager.

Ms. Henschel stated: The property manager over sees the building manager.

Mr. Stoner asked: Will there be a generator?

Ms. Palermo stated: Yes.

Keenan Hughes, Professional Planner with Phillips, Preiss, and Grygiel out of Hoboken and I have reviewed the application and met with team. We believe we need a use variance because the

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age restricted housing is not permitted on about half of the lot in the T6 zone and there will be several bulk variances that we need. We see this project as a beneficial use, it is 100% affordable. This project will serve a need for this community. Not everyone has the need to live in a facility like Bristol Glen. This is somewhat unique not only will it serve an affordable demographic but it is also located in the downtown which will be a key gateway site as you proceed onto Spring Street. This is a nice balance. It meets the needs of the Parking Authority and community needs. We will be buffering the parking along Spring Street, providing retail in this project, providing a community center any number of amenities here. We really have maximized the potential of this site to provide the parking because we recognize the fact that we are displacing 35 spaces of the Public Authorities' current holdings and we are actually delivering 28 back. In a redevelopment context, it is very difficult to do that. I think for all those reasons there are a lot of positive benefits for this project. When we come back for preliminary approval we will get into more of the specifics. We will be able to answer more of the questions that have been raised this evening.

Mr. Soloway stated: Whoever does the site plan, it will be helpful if on one of the sheets because we have two zones you showed the zone lines for purposes of figuring out variances. Just show the zone lines.

Mr. Marion asked: If this project is 55 and older and you can't fill it would you come back to the town and ask for that restriction to be taken off so that you could rent it to anyone below 55?

Ms. Henschel stated: Our financing restricts us from doing that.

Mr. Hughes stated: Clearly RMP would not be here if they did not see a community need and a market opportunity. The goal of this project is to create a community without creating any impacts on the existing facilities. This will be a brand new, very nice facility in the town. I am not aware of the details on the project in town. I know a little bit about each of them. I will be prepared to deal with those in a better manner at the hearing. But I will say adding some vibrancy in the town perhaps encouraging some of the other projects to make improvements is a positive thing.

Mrs. Mattingly asked: How is this going to impact the property values on the houses that people own in town?

Mr. Hughes stated: I am not an evaluation expert; I am an appraiser and what I can tell you is this will have a great impact on the downtown. This is a major key project for Spring Street, the larger downtown area and the entire community. I do not see how this project can have a detrimental impact on residential homes within this community.

Mr. Russo stated: This is a fourteen million dollar investment which would be the largest single investment probably in the history of Spring Street. There will be a community center which we will have access to, which brings an inherent community benefit, the retail space which will be new which will encourage a coffee shop to come in to encourage other redevelopment at that end of town. I don't see how we can quantify a negative impact on the residents in this community. We are not taking Section 8 housing, we are talking low to moderate income, and we are talking age restricted. I have been working on this for a year. This is a long time in the making. The Parking Authority has given us their approval. They are comfortable with the adjustment on the parking; the Council has given the go ahead on the project.

Ms. Logan stated: I would be interested in hearing how this will contribute to the shops.

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Mr. Russo stated: I understand what you are saying but we need a combination of quality housing. It will never be completely high-end nor should it be completely Section 8. This is an opportunity to get a very significant financial investment and new housing. If we have an effective combination of housing that attracts seniors and young people like us, and families that is what makes it work. If you go to Morristown or New Brunswick, they have an effective combination of housing. It is never skewed in one direction. Right now it is skewed on the lower end on Spring Street and we need to bring that up with investment. We have a very good opportunity. The Parking Authority has given us their blessing, the Council has with their pilot program and now we need the Planning Board to agree.

Chairman Le Frois opened up this portion of the meeting to the public.

1st Public

John Andrews, Spring Board Shoppes, I have talked to some of the merchants on the street prior to this meeting. One of their biggest concerns is what is going to be the interruption to traffic on Spring Street and the possible disruption to businesses during the construction period. They had some questions on demographics. A lot of those questions have been answered which I will pass back to them. It is my gut that about half of the merchants will probably get business from these residents. It will be nice to have people walking on the streets. I think it has the potential to be a good thing for downtown. One question I have is will pets be allowed?

Ms. Henschel stated: Typically in our buildings we do not allow pets, only service animals.

2nd Public

Nanette Thomas, I am not a store owner but I have listened to everything here. This sounds wonderful to me. Sometimes when I come to these meetings I feel there is a lot of negativity. I have lived here a long time. I wonder to myself why this Town does not go forward. The seniors have been asking for a senior center for a long time. I know they will be thrilled. As far as the property values going down, I believe that property values will never be Sparta or Green in this town. A lot of people move to this town because the taxes are low and we know it is a 50/50 sometimes a 60/40 split for renters and property owners. We know that it is the County Seat. We know there is a jail at the end of Spring Street so that is the kind of people who are going to come here. They are going to visit their relatives. But we do have a lot of people who care about this Town or we wouldn't be sticking around. I think Newton has a name because we don't stick up for it ourselves. We had this exact discussion at the Board of Education, why doesn't anybody come to our meetings? They complain, but nobody comes. Why is Sparta and Pope John always on the front page, we should be on the front page. We have had a great year. I think we deserve it. I think this is great. Anything on Spring Street would be better than what I am looking at right now. Yes it is going to disrupt things; all it takes is one trailer tractor around the green to disrupt the entire town, so I can live with it. I think we should really consider this. They have answered a lot of questions that I have not thought of, security cameras, etc. In response to the other high rise buildings, Liberty Towers, most of the time has a waiting list, Mill Street is for families and does not have a great reputation, the one by Merriam Gateway I wouldn't walk by there at night so do we need another high rise? I don't think that is the right question to ask. We should look at this as a positive thing? This should be your dream come true. I hope it doesn't take 8 years though. I think it is great and wonderful. I love what is happening. I hope you take this into consideration and don't turn this one down. Thank you for your time.

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Chairman Le Frois closed the public portion of the meeting?

Chairman Le Frois opened the meeting up the Board with any concerns?

Mr. Soloway stated: Obviously parking is a concern.

Mr. Stoner stated: One thing from an engineering side is to address all the parking spaces, sizes, how everything lies out together. When you get into where the columns of the buildings are going to be, you are parking underneath where the dumpster will go, you might lose a few spaces, I don't know for sure. Handicap spaces, they take more room and the generator. Just some things to think about.

Mr. Russo stated: I will address Ms. Henschel since I have been dealing with her for a year. The Board is looking for stats on your other developments, the after studies, projects similar to this for comparison, snow removal, the dumpster, trash pickup issues, how are we going to police the parking permit gates, etc, the easement question that came up, the virtual tour that Barbara suggested, the lighting from Lot 4 to the building, even the steps next to the Chinese building will need lighting, we didn't talk about signage, backup generator, demographics on some of the other buildings in town, the questions about traffic during construction, especially if we have to shut down a street, we will need to pay for police. Mr. Stoner's concerns about the parking spaces, the size, the columns and the handicap spaces.

Mr. Soloway stated: There will have to be a definition of the age restriction and the income restrictions.

Chairman Le Frois asked: Would it make sense for them to meet with the Fire Code Official. I am not totally sure what access is necessary. It might make sense to make sure there are not any issues with the Fire Official.

Mr. Stoner asked: There might be an issue getting to the back of the building by the alley side.

Ms. Henschel stated: We will talk to them.

Mr. Soloway asked: I think Mr. Russo mentioned he wanted them to complete this process by the end of June.

Mr. Russo stated: In order for them to apply for the tax credit.

Mr. Casciano stated: HFMA is responsible for the allocation of funds.

Mr. Soloway stated: My suggestion would be if that really is the applicant's time frame, I would recommend you talk about having special meetings. You are talking about have this approved within 6 weeks with an application and a resolution has not yet been filed.

Mr. Soloway stated: You can do the TRC on the same day but to proceed from that step to the initial hearing you have to have it about 95% complete. There is a lot on the applicant to make the time frame. You have a lot of work to do.

Discussion ensued that there has been a lot of information provided to them tonight so they know what we are expecting from them so the time frame might be realistic.

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Ms. Henschel stated: We can submit it on May 29th.

Chairman Le Frois stated: We will expect a submission of plans on May 29, 2013 and will arrange a special meeting on June 6, 2013 at 3 PM with a potential of a follow meeting on the 13th and a resolution by the 19th. Your legal department will take care of the noticing.

OLD BUSINESS

None

NEW BUSINESS

None

CORRESPONDENCE

Ordinance providing for Amendment of Land Development Standards for the County of Sussex. Chairman Le Frois stated: The Town Council has confirmed Melissa Logan as a regular member of our Board.

PUBLIC PORTION

None

ADJOURNMENT

Mr. Flaherty made a motion to adjourn the meeting. Ms. Logan seconded the motion. The meeting was adjourned at 9:23 PM with a unanimous "aye" vote. The next regularly scheduled meeting will be held on June 19, 2013, at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

Katherine Citterbart
Planning Board Secretary