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**CALL TO ORDER**

Mr. O’Leary called the meeting to order at 7:33 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL:           Members Present:**   Cutler, Luthman, Corcoran, Leuthe, Didyk,  
Taylor, Van Sickle, Allison, O’Leary.

**Members Excused:**   Hughes.

**Members Absent:**    Aikens.

**Also Present:**        Nevitt Duveneck, PE

**MINUTES:** June 9, 2015.

A motion to approve the minutes of the June 9, 2015 meeting was made by Mr. Leuthe. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Cutler, Luthman, Leuthe, Didyk, Van Sickle, Allison, O’Leary.

**COMPLETENESS / HEARINGS / CONCEPT:**

1.) Northwest Jersey Development Co. B:14 L:27.01 MNR15-2 (Deemed Incomplete 3/19/15)  
Mr. Duveneck went over his second completeness review with the Board. He said the applicant did satisfactorily address his comments. He recommended the Board deem the application complete with the requested waivers being sought by the applicant.

A motion to deem the application complete with the requested waivers was made by Mr. Cutler. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Cutler, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Allison, O’Leary.

**AUDIENCE:**

Mr. O’Leary opened the meeting to the public. With no public being present, the meeting was closed to the public.

**OLD BUSINESS:**

1.) Zoning Map Revisions

Mr. Duveneck said he was instructed by the Board to look at the zoning error along Warbasse Jct. Road and it was agreed upon by the Board to move the zone line over to the right-of-way line. Mr. Duveneck asked the Board if they had a preference if the corrected area be included in the R-4 or R-5 zone. He said all of the affected lots were developed and would not comply with either zone requirement because they are all smaller lots. Mr. Cutler suggested adding the lots to the R-4 zone to allow them to be less non-conforming. Mr. O’Leary asked that Mr. Duveneck discuss the two zones with the Board Attorney to make sure there are no legal issues. Mr. Duveneck said he has discussed this with the Board Attorney and there were no legal issues with either zone. The Board agreed to add the lots to the R-4 zone.

**NEW BUSINESS:**

Mr. O’Leary advised the Board that he and Mr. Duveneck had met with Mr. Bruce Simmons who is associated with Cross American Partners. Cross American Partners has purchased the Exxon station from Kimber petroleum. Mr. O’Leary went over the approved Exxon site plan which was never developed. He proceeded to discuss what Cross America Partners was proposing as changes to the approval that Kimber Petroleum was granted. Cross America is not interested in putting a bank on the property. Mr. O’Leary said the new owner was looking at their options. They were considering two restaurants and no retail. Mr. O’Leary said Mr. Simmons is looking for drive through restaurants which would require a variance.

Mr. O’Leary discussed the issue of wastewater. Mr. Duveneck said the applicant wanted to know if they could use the original approval if they move the gas pumps to the back of the property. Mr. Duveneck felt that would require a new site plan. Mr. O’Leary said they talked about the D.O.T., parking, loading zones, circulation, signage and lighting.

Mr. Duvneck said there was a lot of discussion about parking and wastewater flows and the cost of the project. He said they discussed having an underground detention basin under the parking lot. Mr. Duvneck felt the new owners wanted to move forward with the site.

Mr. O'Leary advised the Board that the owner was eager to get something underway. Mr. Cutler felt the underground detention basins function better by allowing the water to go back into the ground.

Mr. Luthman suggested the Board look at the zoning map to see if a sewer system is possible. He felt developers find septic systems too costly and time consuming.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**ZONING REPORT:**

Mr. Cutler went over his zoning report. He said he has addressed some of the abandoned vehicles along Route 15. He said the old hearse is allowed to stay per the Township ordinance. Mr. Cutler issued the property owner of the old Schering site a summons for non-compliance of the notice of violation he had previously sent.

**BILLS:** List #9

Mr. Leuthe went over the bills with the Board.

A motion to pay the bills as presented was made by Ms. Didyk. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Cutler, Luthman, Corcoran, Leuthe, Didyk, Taylor, Van Sickle, Allison, O'Leary.

**CORRESPONDENCE:** None.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. Cutler. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary