

**OCEANPORT PLANNING BOARD
MINUTES
May 12, 2015**

Chairman Widdis called the meeting to order at 7:31 p.m. and gave the Statement of Compliance with the Open Public Meetings Act: "Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 29, 2015, and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mayor Mahon, Councilman Gallo, Mr. Kleiberg, Mr. Kahle, Mr. Sullivan, Mr. Whitson, Mr. Widdis

MEMBERS ABSENT: Mr. Savarese, Mr. Fichter

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, Conflict Board Engineer/Planner David Marks

BOARD BUSINESS:

1. Minutes of the meeting of April 28, 2015 were approved with corrections to the vote tally on the resolution, on a motion from Mr. Whitson and second from Mayor Mahon and approved by the eligible Board members.

As the first Applicant had not yet arrived, Chairman Widdis took the Agenda out of order.

RESOLUTIONS:

2. PB2015-09 Sheridan, Kyle & Meghan (255 Monmouth Blvd). As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mayor Mahon made a motion to approve the resolution which was seconded by Mr. Kleiberg and received the following roll call:

AYES: Mr. Whitson, Mayor Mahon, Councilman Gallo, Mr. Sullivan, Mr. Kahle, Mr. Kleiberg, Mr. Widdis

NAYES: None

ABSTAIN: None

ABSENT: Mr. Savarese, Mr. Fichter

Ms. Smith stated the motion carried.

Mr. DeNoia briefed the Board on the resulting litigation with Sea Girt Ave, LLC and the court's ruling in favor of the Borough and the second complaint for compensation for an unusable lot which was denied by the Court.

As representatives of CATEL had arrived Chairman Widdis resumed the Agenda order.

Chairman Widdis advised that David Marks, the Board's conflict Engineer/Planner had performed the review of the applications being heard due to a conflict by Mr. White. Mr. Marks was sworn in for the record.

Mayor Mahon and Councilman Gallo recused themselves from the CATEL application due to conflicts.

NEW BUSINESS:

3. PB2015-06 CATEL, Inc.
440 Port Au Peck Avenue
Block 20, Lot 1
Request for Bulk Variance(s) for first floor elevation

Jeffrey Beekman, Attorney appeared on behalf of the Applicant. Dan Pires, Vice President of CATEL, Inc. was sworn in.

Mr. DeNoia stated for the record that jurisdiction had been accepted at the last meeting and had been carried as the Applicant needed an attorney to represent the entity.

Mr. Beekman asked questions of Mr. Pires providing background on the project, the bid resulting in their award of the contract, the construction of a new building, grade was raised 4-5', drove approximately 40 piles into the ground, footings, slab for half of building, the other half had only footings, modular concrete building was installed and that the building's final elevation was approximately 9" lower than designed.

Chairman Widdis asked for review of Mr. Marks' review letter. Mr. Marks summarized his review of the project and its associated documents including as-built survey, site plan, soil control plan, the location being mapped in a flood zone required that the 1st floor be placed in accordance with the Borough's flood damage prevention ordinance, reviewed the current required elevation, the as-built results finished floor as constructed was 11.75' and therefore was a deviation from the effective flood maps and the borough's ordinance.

Mr. Beekman explained that the variance was for the finished floor level for which plans required 12.4' and was constructed at 11.7', summarized the effective flood map, the proposed flood map, and the Borough's ordinance and its requirements and asked Mr. Pires if he was willing to look into options to address that section of Mr. Marks's letter to which Mr. Pires responded yes, they were willing to look into whatever the Board deems necessary or acceptable. Mr. Beekman asked Mr. Pires to explain to the Board how the building was built and tied into the pilings which Mr. Pires gave a detailed description of the construction and the building's design to be water tight.

Mr. Beekman asked who the owner of the property was and had they signed the application authorizing his appearance before the Board and was told the Borough and yes, he believed so. Mr. Beekman asked if the doors as they were now could be made flood proof. Mr. Pires answered he was not an engineer but imagined there was a way to do and that he was willing to look into it. Mr. Beekman stated he would need permission from the Borough and if the Borough wanted it closer to the 12.4 was he willing to explore that to which Mr. Pires answered yes. Mr. Beekman asked Mr. Pires to describe the surrounding areas and with respect to the building should it break apart could it cause damage to those adjacent properties. Mr. Pires described the site surrounded by grass, soccer field, hockey rink, the river on one side and one side of residential properties at least a soccer field away and while not an engineer, if something powerful enough to damage the building came through it wasn't likely that the homes would be standing either. Mr. Pires provided additional testimony concerning other structures in the parking such as a pool and park, the subject building being set higher than other structures.

Mr. Marks asked about utilities that service the building other than water, electric, i.e., heating, cooling. Mr. Pires described the location of the HVAC equipment none of which were ground mounted, the hot water which was not done through a traditional tank but heated by an electrical element under the sink, 2' above the floor.

Chairman Widdis asked how this came about. Mr. Pires answered that the mason did not calculate his elevation properly and was a dumb mistake that was an embarrassment to his company.

Mr. Kahle asked didn't they do elevations, foundation survey...Mr. Pires answered they did but he didn't check his elevations right; Mr. Kahle asked after the grade beams...Mr. Pires responded that he believes the grade beams were set too low and the mason confirmed that he had not checked correctly.

Chairman Widdis asked didn't the town require a foundation location survey, was it the same guy doing the same thing. Mr. Pires responded that they were responsible for providing the finished floor elevation and that it was discovered after the floor was poured, the construction went quickly because it was modular.

Mr. Kleiberg asked about the mechanicals – were there mini-splits going through the wall and were the condenser units below base flood. Mr. Pires testified that no mechanicals were below base flood and were located above the finished floor. Mr. Kleiberg asked about the electric – it's just for your lavs and stuff and was told yes. Mr. Kleiberg commented that the big thing was that when they got their foundation location survey they should've adjusted.

Mr. Kahle asked they were willing to do as requested, and in a timely fashion. Mr. Pires answered yes, it was their mistake and they take responsibility for it and would explore every option to make the Board happy.

Chairman Widdis asked Mr. Marks if this was a major thing to correct. Mr. Marks responded that it was not his money and would defer to Mr. Pires, there are retrofit applications for existing buildings that sit below base flood that are infeasible to lift; flood gates, flood doors; the only other alternative would be to re-pour the foundation floor and adjust doors.

Mr. Kahle asked what time frame would it be done in and what could be done for the doors for waterproofing. Mr. Marks offered flood doors, flood gates and how they would be used. But they would not be automatic – the Borough would have to manually install in preparation for bad weather. They would then have to provide certification to the Borough that the building was suitable for those types of flood proofing.

Mr. Pires asked Mr. Marks – they would have to go back to the modular building company that designed the building and see if the retrofit would work for their building. Mr. Marks responded whether they go back to the design engineer or a 3rd party as long as they have an active license for engineering or architecture.

Mr. Kahle asked if building met NJ codes and was told yes. Mr. Kahle asked why there were no emergency exit signs or lights for the doors. Mr. Pires answered that he does what is approved by the design drawings. There was discussion on panic hardware for the doors; review approved by Maser Consulting. Mr. Kahle asked if Maser reviews the plans or did the town review and approve. Mr. Pires answered he believed both.

Chairman Widdis asked guidance on establishing a timeline to have the work done.

Mr. DeNoia commented that he had requested Mr. Marks to review in advance. Mr. Marks gave his recommendations in 2 steps, 1st proposal to retrofit within 30 days for review and then once approved 60 days to execute the improvements for retrofit. Mr. Pires responded yes, he would defer to Mr. Marks and as long as there was no problem with lead time getting materials.

PUBLIC:

Chairman Widdis opened the meeting to the public for questions or statements. As no one from the public wished to be heard Chairman Widdis closed that portion of the hearing.

Mr. DeNoia added that from the testimony it seemed that the intent would be to retrofit and not re-do the building floor and was appropriate for a motion.

Mr. Whitson made a motion to approve the application for a variance for a finished floor elevation of 11.75' with the understanding that the time limits be met for the retrofit design. Mr. Beekman interjected for clarification their certificate states 11.7'. Mr. Whitson amended motion for 11.7' finished floor elevation with same conditions which was seconded by Mr. Kahle and received the following roll call:

AYES:	Mr. Whitson, Mr. Sullivan, Mr. Kahle, Mr. Kleiberg, Mr. Widdis
NAYES:	None
ABSTAIN:	None
ABSENT:	Mr. Savarese, Mr. Fichter

Ms. Smith stated the motion carried.

Chairman Widdis called for RPM Development to present.

Mayor Mahon and Councilman Gallo resumed their presence at the dais.

- 4. PB2014-11.2 RPM Development
Fort Monmouth Officer's Housing - SOUTH
Gosselin Avenue
Block 110.02, Lot 1
Final Major Site Plan

- A-1 **"Final Major Site Plan & Subdivision, Fort Monmouth Officer's Housing Redevelopment, South Post, Block 110.03, Lots 1 & 2, Borough of Oceanport, Monmouth County, New Jersey", prepared by MidAtlantic Engineering Partners, Sheets 1-20, dated April 15, 2015.**
- A-2 **Subdivision, Site Plan Review or Variance Application, dated April 20, 2015**
- A-3 **Stormwater Management Narrative, prepared by MidAtlantic Engineering Partners, dated September 30, 2014**
- A-4 **Traffic & Parking Statement, prepared by MidAtlantic Engineering Partners, dated September 30, 2014**
- A-5 **Street Dedication Report, prepared by MidAtlantic Engineering Partners, dated September 30, 2014**
- A-6 **Land Title Survey, Block 110, Portion of Lot 1, prepared by Langan, dated September 12, 2014**
- A-7 **Architectural Plans, prepared by Kitchen & Associates, Sheets 1-20, dated January 29, 2015**
- A-8 **Drainage System TV Video Inspection Summary, prepared by MidAtlantic Engineering Partners, dated April 13, 2015**
- A-9 **Hydrant Flow Test Report prepared by MidAtlantic Engineering Partners, dated October 30, 2014**
- A-10 **Letter addressing T&M review letter October 10, 2014, prepared by Kevin E. Shelly, P.E. of MidAtlantic Engineering Partners, dated April 21, 2015**
- A-11 **TV Video Inspection, prepared by MidAtlantic Engineering, dated March 17, 2015**
- A-12 **Board prepared by Louis Zegener, P.E., MidAtlantic Engineering**

Mr. DeNoia stated for the record that notice had been reviewed, was in order and the Board had jurisdiction.

Louis Zegener, Professional Engineer, was sworn in, and having previously been before the Board was accepted as an expert in the field of engineering.

Mr. Berube presented several documents which were marked as Exhibits A-1 through A-12.

Mr. Berube asked Mr. Zegener questions concerning his involvement in the project.

Chairman Widdis requested that before they begin the engineering testimony that they provide the Board with a summary of the application and what was being sought.

Mr. Zegener summarized the application's history, initial hearing before the Board, described the plans to rehabilitate existing structures and subdivide into 48 duplex apartments along Gosselin Avenue, described the buildings, garages, parking, sidewalks to be replaced, utilities being replaced that serve the buildings, units being converted for handicap accessibility, the ADA elements, 138 parking spaces provided – 49 in garages, 50 in driveways and 39 on-street.

Mr. Zegener continued with testimony addressing Mr. Marks' review letter comments and compliance with same including easement details, maintenance for stormwater, proposing a right of way and that everything in the right of way to be maintained by the borough with everything out of the right of way to be maintained by the association. Chairman Widdis asked him to explain that again. Mr. Zegener described the intent to create a right of way, do repairs, and dedicate the right of way to the Borough and anything outside of the right of way they would maintain. Mr. Kahle asked what would constitute the right of way. Mr. Marks said the width of the road plus about 10' to each side. Chairman Widdis asked if the utilities would be in there. Mr. Zegener described they would cross at different locations and was essentially the same as building a new road for a subdivision but the road was existing and the stormwater infrastructure, the curbs, the roadway would be dedicated to the Borough.

Mayor Mahon asked it wouldn't remain an interior driveway for that apartment complex, they would effectively make it 2 different lots. Mr. Zegener answered that was what they were proposing. Mayor Mahon asked they've had conversation to that effect with the Borough. Mr. Berube responded that he could have Mr. McBride speak to that, there were initial discussions that discussed the 2 lots.

Mr. DeNoia cautioned that any approval if granted would be conditioned upon any testimony or statements made and that they should clearly articulate what they were seeking.

Mr. Zegener continued that their proposal was to create the 50' right of way, any damages to be repaired, the sewer and water would fall to utility authorities, the pavement, the curbs, that infrastructure would become the Borough's at the end of construction assuming it met the checklist criteria.

Mr. Whitson asked how the site would be managed. Mr. Zegener deferred to Mr. McBride. Mr. Whitson asked they want to dedicate the street to the Borough and it snows, there are 39 people parking on the street who will not be able to park on street when snows so without those they don't have enough spaces. Mr. Zegener that for 48 units why they believed there would still be enough spaces to function without those 39 spaces during those events. Mr. Whitson brought attention to the totals and that they didn't make sense. Mr. Zegener explained that RSIS allows for that and explained how the #s included visitor parking. Mr. Kleiberg asked what if they are already visiting when it snows. Mr. Whitson stated he had a concern with the parking.

Mr. Kahle asked questions about the right of way, width, utilities, sidewalks and then town would be responsible for the street and the sidewalks. Mr. Zegener pointed out that in most towns the adjacent owner is responsible for the sidewalks. There was discussion on the management of the site and whom responsible for what improvements.

Mr. Kleiberg asked they're tearing up the sanitary and water lines and put in new and have NJAW and TRWRA take care of them. Mr. Zegener answered that they would ultimately become owned by those 2 utility companies. Mr. Kleiberg asked who would pick up where the new connected with what the Army already has out to Oceanport Avenue. Mr. Zegener testified that with the phased development of the Fort, the new infrastructure was designed to meet and work with what was existing. Mr. Kleiberg asked if they had televised out to Oceanport avenue and could see from point A to point B. Mr. Zegener stated not off their property.

Mayor Mahon commented that as a member of the FMERA Board he could advise the Planning Board that there was in progress a plan being developed for that infrastructure and that those studies were being done. Mr. Kleiberg asked it won't come back on the Borough. Mayor Mahon answered that it would go back to the utility.

Mr. DeNoia asked if these were comments, clarifications or things that they were having difficulty complying with the review letter as they've indicated that they would other than these 9 comments they would comply with everything in the review letter. Mr. Zegener stated he would consider them clarifications and not disputed items. Mr. Zegener continued testimony concerning lighting for the playground and would add one light pole to address that concern, irrigation – their intent to use drought-tolerant plants to limit irrigation, and that they would submit a complete environmental compliance document.

Chairman Widdis would like to know how snow removal would be addressed, who would clear the sidewalks, etc. Mr. Berube asked for Mr. McBride to address those questions.

Chairman Widdis asked before that were there any other questions of the engineer.

Mr. Kahle asked about the drainage system inspection summary – conclusion recommended that all the roads and pipes be jet-vac'd and cleaned and asked if they agreed to do that and was told yes, that was what was proposed.

Mr. Sullivan asked how wide the road was curb to curb and was told 29' wide. Mr. Zegener said 50' was the standard, 10' to each side typically.

Brendan McBride, Vice President RPM Development, was sworn in and was appearing as a fact witness and not as an expert.

Mr. McBride provided details on the management of the site, staff, on-site superintendent, contracts with companies to maintain grounds and would agree to maintain the areas on either side of the curb, shovel the snow for sidewalks etc.

Mr. McBride also testified that they had reviewed the engineer's review and agree that they will comply with the letter and understand that the lines would be televised towards the end of construction and agree to comply with what would need to be done.

Councilman Gallo asked if the management would also maintain the park. Mr. McBride answered that they would maintain everything within the boundaries of the 2 respective lots.

Mayor Mahon had questions about the separation into 2 lots and the dedication of the street to the Borough. Mayor Mahon expressed concern that credit for parking spaces being taken for a public

thoroughfare in advance of it being dedicated and what would happen should the Borough pass an ordinance not allowing parking on the street and wipe that out. Mr. Zegener responded that was correct and that his experience by regulation they could count those spaces and if they had driveways and space that would get them to the parking count then it wouldn't make sense but given the nature of the historic housing that it appeared more a negative to create parking elsewhere then to use the street, parking on the street was previously used for that site and did not see an advantage to otherwise. Mayor Mahon answered that he agreed and it was certainly not a problem for a street within a complex as opposed to a Borough street and he would prefer to see a complex where the lighting was not paid for by the borough, the responsibility of the street not be the Borough and was concerned about the 10' beyond the roadway and that utilities being located there and perhaps under lawns and sidewalks that would become a responsibility to the Borough that wouldn't normally be and was reluctant to see the application going forward. Mayor Mahon continued that regardless of the right of way width, they were responsible for everything up to the curb to maintain as a private property owner and that the Borough would be reluctant to accept any burden that would fall within the boundaries of their project.

Mayor Mahon asked how the resident super was accounted for in the units and the parking for same. Mr. McBride answered the super was 1 of the 48 units and would have the same access to parking as the other residents. There was some discussion about the extra space at the end.

Mr. Kahle asked questions about garbage collection and was there a maintenance fee by the rentals, would it be collected by units, with a can out in front of each unit. Mr. McBride answered yes, it would be done individually.

Mr. Sullivan asked if we had to take the street, it was like an apartment complex, more like a driveway than a street.

Mr. Berube asked to address those comments as well as the Mayor's, apologized that the preliminary approvals predated the Mayor's presence on the Board, and explained that the proposal was always for a dedication once the construction was done and met State standards and opined on the larger view of the Fort development and rather than having individual associations on the property they approached it as they would conform with the overall form of the development and the creation of a neighborhood and that RPM was willing to do the infrastructure studies to make sure everything was up to code and the plan was to have them then integrated into the larger plan but were willing to talk more about that and any conditions.

Mr. Whitson asked what happens after the 30 years that the property would be managed. Mr. McBride responded that after the 30 years based on the financing, they can remain or sell but they typically don't sell their portfolios. Mr. Whitson asked if they did leave though would there be someone collectively responsible for the tenants. Mr. McBride answered it was a good question, but would become like the standard garden apartment complex. Mr. Whitson said he understood but who would be responsible for the general areas and was told the owner whomever purchased. Mr. Whitson asked what if it was sold to 48 owners. Mr. McBride answered that they would have to come back before the Board to subdivide but in general it would fall back on the owner and the local ordinances.

Chairman Widdis asked it was all one lot. Mr. Berube answered they were a portion of one larger lot of the base. Chairman Widdis asked why the need to subdivide then. Mr. Berube answered because it would be difficult to dedicate a street in the middle of one lot. Chairman Widdis commented that was the issue and that the town typically did not count the spaces on the street and the problem with the town having to take care of the road, snowplowing, and why are they asking for the subdivision and appears to him that it is an apartment complex essentially and the road was an intricate part of those houses and the parking was going to be a problem and while he knows the RSIS standards that's not how they operate.

A lengthy discussion ensued on the proposal to make the road public, why it should remain private, the issue with parking, whether the roadway would be used by the general public when it appears that it services those units only, the preference would be towards to Rt. 537 opening just north of the site and that the conversation about the road should not be part of this application, whether the road would be a one-way or two way.

Mr. Berube requested a 5-minute adjournment to discuss with his client the issue to which there were no objections.

The Board recessed at 9:11 p.m.

At 9:27 p.m. the Board returned from recess with roll call having all previous members present.

Mr. Berube asked for David Nuse, FMERA representative and Deputy Director of the Fort Monmouth Authority, to appear to provide testimony. Mr. Nuse was sworn in for the record.

Mr. Nuse provided testimony concerning the review of the concept plan, FMERA staff engineer review of the concept plan, infrastructure, traffic flow, FMERA's view on the project, meetings with utilities to develop new infrastructure; FMERA's involvement in the oversight of the Fort's utility infrastructure once ceded by the Army; the quality of the water, ongoing testing, the eventual conveyance of those lines, etc. to utilities and in the meantime there are will-serve letters from those utilities, existing gas mains owned and supplied by NJNG who would provide service to the subject units, the concept plan that proposes to dedicate Gosselin Avenue and FMERA's approval of the street dedication at the municipality's discretion, but as a rule supports the public dedication of rights of way subject to development to current standards, FMERA's position on the provision of parking being sufficient, FMERA's plans to open up access to the public, ingress and egress out of the Fort property.

Mr. Whitson asked about the statement on traffic and that no traffic counts would serve no purpose and it was his belief that it was important to know the impact on traffic based on the 279 trips being generated by the project according to the traffic report and the changes in traffic based on the seasons. Mr. Zegener explained that it was unknown how the traffic counts would impact the subject property. There was discussion on past traffic from the site and what was the impact and whether Main Street would be impacted and that they had addressed it the best they could within the confines of the application.

Mr. Kahle agreed with Mr. Whitson as with AcuteCare also being developed on Main Street it was important to know the long term impacts. Mr. Berube answered that it was probably best served by FMERA to do study based on each new development as there project was within the boundaries of the Fort and not known the impact on local roads outside of the Fort.

Councilman Gallo asked once the project was done would each site have their own meter, water, etc. Mr. McBride answered they would be separately metered and the water would have a master meter.

Mr. Kahle asked about the test reports and that some of the hydrants weren't even working. Mr. Marks advised of how NJ American would handle and his recommendation that the Fire Marshal would be involved.

Chairman Widdis asked about the original Proposal issued by FMERA for the site and was it issued for the 1 lot or more. Mr. Nuse answered he believed it was silent on that issue and that no consideration was made at that time.

Chairman Widdis asked what the timeline was of when the rest of the land would be conveyed and how would it be handled. Mr. Nuse answered the transaction between the Army and FMERA was planned for late summer and then FMERA deeding to RPM in late fall.

Mr. Whitson asked if future developments would have impacts to the local area roads. Mr. Nuse answered it would really depend on the opening of the Avenue of Memories which would alleviate much of the traffic flow between Broad Street in Eatontown through to Oceanport Avenue and would be subject to the progress of the parcel B and its staging and would partially involve the parcel B developer and from there, County and FMERA.

Mr. Berube called for the architect to provide testimony. Mr. Gene Schiavo, Architect, was sworn in and having previously been qualified by the Board was accepted as an expert in architecture.

Mr. Schiavo, referring to unit design plans already on file and provided testimony concerning the handicap accessible units designs, replacement windows, assessments of each building being done, roofs being replaced where necessary, new lighting as necessary, the streetscape plan, descriptions of each type of unit, square footage of a typical unit.

Mr. Whitson asked how many parking spaces in the garages. Mr. Schiavo answered they were open and 10 spaces and would probably have to put some tenant separation.

Mr. Kahle asked if they were putting lighting in for the pocket park per Mr. Marks' review letter. Mr. Zegener answered it was lit but they would put up an additional light pole to address Mr. Marks' concerns, on irrigation none was planned. Mr. Kahle asked who would pay for the street lighting. Mayor Mahon answered the Borough normally.

Mr. Kleiberg asked how much the renovation would cost. Mr. McBride answered the total redevelopment including soft costs, reserves, etc. was about \$18 million and detailed the funding being used including relief funding, mortgage, historic preservation tax credits and construction loan.

PUBLIC:

Chairman Widdis opened the meeting to the public for questions or statements. As no one from the public wished to be heard Chairman Widdis closed that portion of the hearing.

Mr. Berube stated that was the conclusion of their expert testimony and asked Mr. Marks if there were any additional concerns not covered. Mr. Marks answered he believed that between the various experts that Mr. Zegener had stated they would comply with all elements of his review letter, Mr. Nuse provided testimony on circulation and access and believes all his comments have been addressed or will be addressed and had no further questions.

Mr. Berube gave closing remarks summarizing the historic aspects of the project, the importance of the project, unique, existing, being reused for same purpose, was a portion of a larger lot of Fort Monmouth and hoped that the approval of the site plan and subdivision would not be based on the issue of the dedication of a public street and would welcome the conversation with the Borough attorney and the Borough Council, the terms of the Municipal Land Use Law and development applications. Mr. Berube continued that if the Board was inclined to deny the application because of the dedication issues that they would ask to adjourn the application to a date certain to allow time to address that issue.

After brief discussion, Mr. McBride stated that it appeared there were some issues that they needed to address and would like to keep moving forward but at this point would request that they be able to return at the next meeting to further address the issues of the street dedication, the parking, the snow issues etc.

The Board consented to the application being carried to the May 26, 2015 meeting with no new notice required. As notice was in order for the RPM North application the Board accepted jurisdiction that application was also carried to the May 26, 2015 meeting with no additional notice required.

PB2015-11 RPM Development
Fort Monmouth Officer's Housing - NORTH
Russel and Allen Avenues
Block 110.03, Lot 1
Preliminary and Final Major Site Plan

CARRIED to May 26, 2015

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 10:24 p.m. on a motion by Mr. Whitson which was seconded by Mr. Kleibeg and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary