

Frenchtown Planning Board
Regular Meeting
February 24, 2016
7:30 P.M.

Chairman Randi Eckel called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

ROLL CALL

Present:	Absent:
Case	Dougherty
DenBleyker	Scott
Dragt	Suttle
Eckel	
Musolino	
Myhre	
Sullivan	
Weeks	

APPROVAL OF MINUTES

Regular Meeting – January 27, 2016

Brad Myhre moved to accept the minutes of the January 27, 2016 Regular meeting. Gerry Case seconded the motion. The minutes of the January 27, 2016 Regular meeting were approved by favorable roll call vote William Sullivan abstaining.

Special Meeting – February 17, 2016

Jack Weeks moved to accept the minutes of the February 17, 2016 Special meeting. Gerry Case seconded the motion. The minutes of the February 17, 2016 Special meeting were approved by unanimous favorable roll call vote.

PUBLIC COMMENTS

Chairman Eckel announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Chairman Eckel opened the public comment session.

Having no public comments, Chairman Eckel closed the public comments session.

SITE PLAN AND VARIANCE APPLICATION – BLOCK 57 LOT 1, KERR & LOTT STREET – MADELINE CRETELLA (PUBLIC HEARING)

Chairman Eckel noted that the Board agreed to let the second application go to public hearing for one hour. Normally, the Board ceases testimony at 10:00 pm so we proposed to extend the meeting one half hour.

Mayor Myhre and Councilman William Sullivan stepped down on the use variance application. Attorney Goodell representing the Board on this application noted that we accepted jurisdiction at the last meeting and told the public the public hearing continuation was scheduled for tonight.

Attorney Danzo, representing the applicant Madeline Cretella, on the site plan application for a distillery noted that this is a good project. He has been practicing law for 46 years and practicing law in town for 25 years. It is a wonderful opportunity for Frenchtown. He introduced Madeline Cretella, the applicant, to be sworn in to discuss the application. Madeline Cretella was sworn in by Attorney Goodell.

Madeline Cretella stated that she is the applicant for this project and will describe the proposed operations. She will testify on the events center and will have someone else testify on distillery aspect. She envisions one to two events a week and in the summer months, two events per week. We want to also incorporate the community by having art shows, community gatherings, etc. during the week. If you get people to visit Frenchtown during the week, it will be better for the business community. The capacity for the space is 168 people and she envisions 100 to 150 guests. There will be valet service and someone will speak about that. Most guests will be bussed in with shuttles from hotels and places like that. She is looking to rent parking spaces from local business. She is still in talks with that. She knows parking was an issue and we want to face that head on and resolve it. Madeline Cretella added that the hours of operation will be from 5:00 – 10:00 pm. The music will be inside. There will be no music outside to disrupt the community and neighboring people. In reference to catering, the client can hire whoever they wish. She would like to see someone in the community catering but it is up to the client. The caterer would prepare the food elsewhere and just warm it on site in the kitchen. They would just be there on the day of the event. The size of the party reflects the number of employees. There will be no more than 10 employees per event and those employees will be bussed in because we want all parking spaces to be for our guests. Madeline Cretella stated that she chose Frenchtown because she fell in love with the town. This would be a great opportunity for the town and would help the town flourish. This is a rundown building and not pretty to look at. They could help the community with local jobs and it will help the community and businesses. Responding to Attorney Danzo, Ms. Cretella noted that the events could be weddings, anniversaries, art shows and celebrations.

Responding to Attorney Goodell, Attorney Danzo noted that they will have a beverage consultant, a distiller, a market tech, an engineer, a valet expert and the professional planner testify.

Jonas Koep, beverage consultant, was sworn in by Attorney Goodell. Mr. Koep noted that he lives in Frenchtown and has been in and out of the different restaurant businesses for a number of years. He owns a small consulting business where he goes to golf courses and different restaurants and overhaul their beverage programs. He has known Madeline Cretella for a number of years and has work with Ms. Cretella before. He will be testifying on some of the operations at this facility. He is not a master distiller but will go over the operations. The master distiller will testify on the distillery operations. Mr. Jonas stated that we are envisioning the operations from 9:00 am to 5:00 pm, Monday through Friday and on weekends, we will do the tastings. We are looking into a distiller's license. Tastings are limited to 3 per person with ½ oz to 1 oz servings. The products will be gin, rum and whisky as things get barreled and stored. We are looking at two deliveries per week for materials such as grains, sugars, etc. There will be one or two of our trucks a week shipping out with our products that will go to the distributors who will distribute to other bars within New Jersey. Once we are licensed in PA and Delaware,

we will deliver to the tri-state area. If you are in one State, you would ship once a week. If you are in other states, you would ship twice a week. There will be 6 to 8 employees. It is not a huge operation. We would source locally. Anyone can apply. We are in talks with a couple of master distillers for a contract. The products will be made by professionals who have years of experience. It would help brand them and the town. We would have a great product and price point and will bring people to the town. As to waste management, a lot of the product is organic. The stills get cleaned. There would be a little grain and there is nothing harmful to the environment. After you distill, you have left over grain or water. They can be sold or given to local farmers to be used as fertilizer. Chairman Eckel asked how many more trucks would there be to remove the excess liquids? Some of the liquid would go into the city sewer but most of it would be shipped out once a week which may be on the same truck that we use to deliver. It is not an excessive volume. We are limited to the amount we can produce which is 20,000 gallons a year. That is a craft distiller's license requirement. Gordon Dragt noted that the application indicates that the only waste going into the sewer is domestic waste. He does not believe that to be entirely true. He asked what happens to the dispensed wash. Mr. Koep noted that the engineer will speak about that. Grodon Dragt stated that dispensed wash would be hazardous waste going into the sewer system. Mr. Koep stated that a portion of it does go into the sewer system. It is grain, sediment and water. As to water consumption. Mr. Koep stated that whether you pull water from the city system or a well, there are systems you can put in place to limit the water consumption. The biggest one is keeping your fermentation tanks at the proper temperature. It is like the systems that run beer lines from the basement to the taps. Those systems will be put in place. We are talking to companies who set up distilleries for a living. We have not hired one because we have to wait to see if we will be approved. As to the parking, there are a lot of parking areas within five minutes of here and we will look to go to business owners to use their excess parking and we will have people shuttled in. As to such things as smell, noise, etc., the master distiller will testify to those types of items.

Attorney Goodell asked Mr. Koep to explain his relationship to the application. Mr. Koep stated that this would be independent contract, piecing equipment and would be part of the business throughout. He lives in the community and would have a vested interest beyond consulting with blood, sweat and tears. He would be running the day to day operations and working in conjunction with the master distiller. Responding to Planner McKenzie, Mr. Koep stated that it will be just a distillery. We are not looking to have a restaurant or a brew pub there. It would just be a distillery with a small tasting room and we will distribute our products to licensed distributors within those states. Planner McKenzie noted that we know there will be a demand for the events space on the weekends. Is that tasting room not going to operating if there is something else going on in the events center? Mr. Koep noted that there are two separate spaces. Planner McKenzie stated that she understands that and she is going to be asking how the parking activity for each space will work. You will have the tasting going on and the events center being used. It could get complicated. Mr. Koep noted that there are two distilleries operating in NJ and he believes there will be another one opening up. Busted Barrell is one of them and he has spoken to Kate from Busted Barrel and she has a tasting room and says she has 7 to 10 visitors per day. They are a small operation. He does not see that the tasting room will not have that much effect on the events center. If the distillery closes at 5:00 pm and the events center opens at 5:00 pm, he does not see it spilling over to the other side. The larger events will be on Saturdays and Sundays.

Planner McKenzie asked if there will be a traffic expert presenting testimony. Attorney Danzo stated that they have an engineer who can address some of the traffic questions. Planner McKenzie stated that the Board can decide if they will need a traffic expert.

Master Distiller Herman Mihalich was sworn in by Attorney Goodell. Mr. Mihalich noted that he is the distiller at Mt. Laurel Spirits in Pennsylvania and he will provide the context on how these things work. He has been operating since 2011 in Bristol Borough and they are located in a mixed used light industrial site. We occupy 6,000 square feet in that building which is a multi-use complex. There is also a person making waffle cones, an engineering firm, a dance studio and another engineering company in that complex. We are producing rye whisky from rye grain from Bucks County. He does not have a perspective on how Frenchtown's distillery will operate but he will describe how they operate. We bring grain in from local farms and the grain comes on a flat bed truck with 4 to 6 1 ton bags. We take them off the truck with a fork lift. We have an onsite gas fired boiler. We grind the grain, cook the grain and allow it to ferment for a week. We do two distillations. The spent grain goes back to the farm and the waste goes into the sewer which is primarily wash water. We wash the equipment using a powder detergent material called PBW which is environmentally safe. It is used like a dishwasher powder and is pumped through a sprayer inside the fermenter and that dirty water is disposed of in the sewer system. In Bristol Borough, wastewater was never an issue for them. We use 375 gallon plastic totes to dispose of the grains. They are taken off site and will go back on the truck that brings the grain.

Mr. Mihalich stated that fermentation and distilling creating smells, mostly pleasant ones. He added that they are 45 feet from a residential zone and concerns were raised in their zoning meeting in 2011. Since that time, we put their concerns at ease and since they started operations, they have not had any complaints from the neighbors. The distillery in Frenchtown will be half or of similar quantity to his operation. Deliveries are done during the day during the week. Responding to Chairman Eckel, Mr. Mihalick noted that there are smells from fermentation and they are contained.

Mr. Mihalich added that we also do tourism tasting on weekends between 1:00-5:00 pm on Saturdays. We will normally have 10 people. We are careful about people tasting particularly if we have a special party attend, such as a bachelor party. We tell them this is your first stop, not your last stop. We have not had unruliness. People that are attracted to this are more sophisticated and are looking for an experience on how rye is made.

Responding to Gordon Dragt as to whether farmers are being lined up, Mr. Mihalich noted that the farmer who brings the rye, takes back the remains. They lift the cubes with a forklift onto the truck. Grains come in dry and going out, it has a moisture content. The farmer uses it for feed and if you cannot use it as feed, you can compost it. These are natural products of fermentation. You have alcohol and the alcohol content in a fermented mash is about 9%. The goal of the distillery is to remove as much of that as possible. You are left with a white spilling which is fermented and it also contains fatty acids and heavy alcohol. He is not an expert on waste management but hazardous waste is heavy word. Gordon Dragt stated that he understands that the rum coloring is not something you want to put in the sewer. Chairman Eckel referring to distilling gin, whiskey and rum. Asked if it is typical for a craft distillery to distill those? Mr. Mihalick noted that he only does rye but other distilleries will do them particularly vodka because vodka you can serve right away and gin is just redistilled vodka when you add botanicals to it. These are common products. He is different because they are bigger than the average crafter. We are the third largest rye distillery in Pennsylvania. Responding to John DenBleyker as to the fire hazard aspect, Mr. Mihalich stated that every fire inspection is with the local fire official. We have water sprinkler protection and the great thing about alcohol is that the hydrocarbons are not soluble in water. The alcohol flashpoints go down with direct application of water. You do not need special fire protection. The flashpoint is reduced as soon

as the water hits it. Alcohol vapors sink so you need explosion proof motors, 18 inches and more. If you have a spill, the alcohol can have pressure so any of your utilities at 18 inches or below should be explosion proof. The still itself can be pressurized but it is low pressure. The steam will relieve the pressure. We have a chilling system that is not extensive. Glycol circulates through the heat exchanger and the glycol chills the water. It is a closed system and in his case, it is a closed system away from the fermenter.

Responding to Attorney Goodell, Mr. Mihalich stated that he is open to the public. They do tourism tastings on Saturdays, three times a month they do tours at 1:00 pm, 2 pm and 3 pm. and sometimes 4 to 6:00 pm, we do special tours and once in awhile, we will do special events. The main business is distribution and wholesale. We do tours of 10 to 15 people per tour with 4 tours on Saturday totaling 40 to 45 people. If there is a special tasting, there could be 25 people. Attorney Goodell asked if they do parties? Mr. Mihalich stated that we did a Christmas party and they came in a bus. Drexel University Engineer Alumni society had an affair there. We do small parties of 25 or less.

Attorney Goodell asked what do loading docks require? Mr. Mihalich responded that they do not have a loading dock. We load off the back of the trailers. He added that we are looking to expand because we are running out of room for the barrels. We are aging a lot of barrel, 53 gallon barrels over 3 years, so they are over 200 barrels now. It is a big building which is a Victorian textile mill with reinforced concrete. We are in approximately 6,000 square feet. There is an area for employee parking and some parking for the others but on weekends, the employee parking is empty so there is parking in that area.

Engineer Clerico asked about ventilation and exhaust fans. Mr. Mihalich noted that there are natural passives on the roof for ventilation and we can open doors on both sides. We do not have an issue with ventilation. There are no large exhaust fans. We are thinking about putting one in at the tasting room because it becomes stuffy. Chairman Eckel stated that she was thinking about the potential need for industrial grade ventilation which can become loud. Mr. Mihalich responded that it would not be necessary. Chairman Eckel ask about the stacks of barrels being heavy and if there are special engineering requirements in an old building to have the floors stable enough to hold the barrels? Mr. Mihalich responded that they are on reinforced concrete. He cannot speak to this location. He added that the previous occupant was a machine shop with heavy machines. The building dates back to the late 1800s. We stack barrels 3 by 2 high on metal racks. Engineer Clerico asked how close do you have to be to the building to know you are distilling something there? Mr. Mihalich responded that he does not know. It depends on the winds.

Attorney Goodell asked what kind of training expertise do you need to be a master distillery? Mr. Mihalich noted that he has a master's degree in chemical engineering. He spent time in a program at Michigan State and did training there and tested recipes there. You cannot distill alcohol at home. We shipped grain to Michigan State to help develop a recipe. The training prepared us well. We get a lot of great support from equipment suppliers. The sales rep is located in the Philadelphia area and he will stop by once and awhile. He is able to sort things out. You get a license based on experience.

Engineer Clerico asked what the water consumption is used for? Mr. Mihalich noted that the water is used for cooling, cleaning and making the mash. It is the biggest consumption in their location. He is setting up a more sophisticated system that runs on its own for the fermenters. That will reduce water usage. Currently, we use hot water that comes off the condenser is heated

to over 160 degrees Fahrenheit which drives out the chlorine. We capture it in a hot water tank and then use it to make the mash. The mineral content of the water around here is very good for making mash. For diluting or bottling, we have a reverse osmosis filter. Chairman Eckel asked how much water do you use for a single barrel of rye, making the rye, rinsing, etc. and how much wastewater do you produce? Mr. Mihalich commented that he is not prepared to answer that question. He added that there is approximately 100 liters of hot water in the bottom of the tank. You pump it up, add the BPW and it rinses like a dishwasher.

Chairman Eckel asked that the experts stay if the public has questions. Mr. Mihalick stated that he can stay for a half hour.

Chairman Eckel asked if the public had any questions for the master distiller since he will be leaving in a half hour.

Liz Johnson of 19 Second Street commented you are not located inside a borough and you are on the end of an industrial site. We live in town where people walk. That is different. She asked the master distiller how they pay for sewer. Mr. Mihalick responded that they pay by water consumption.

Joan Kochis of Ridge Road asked the master distiller if he is in an industrial site? Mr. Mihalich responded that it is a mixed use site with a dance studio, waffle maker, an engineering firm and the Delaware River Keepers are all located on that site. It is a light industrial mixed use site.

Having no other questions for the master distiller, Chairman Eckel stated that the Board will move to the next expert.

Architect Ralph Fey and Associate, Carrie Frattali were sworn in by Attorney Goodell. Architect Fey noted that he is the principle of Ralph Curtis Fey Architects. Architect Fey noted that he is a licensed architect in NY, PA and NJ. He has had his own practice for 20 years and prior to that was the director and designer of QVC and prior to that was the director and designer of Killinger. Associate Carrie Frattali noted that she is the design architect at Ralph Fey's office and graduated from Marywood University in Scranton, PA.

Architect Fey noted that he will give an overview and provided the Board with copies of the exhibits. Attorney Danzo asked the Chairman to give the public time to look at the pictures after the testimony. Chairman Eckel responded that subsequent to the testimony, the Board will take a 5 minute break to allow the public to view the exhibits. Attorney Goodell responded that you do not want to engage in conversation during that time or invite conversation because it will not be on the record.

Architect Fey noted that the first 4 photographs are of the building as it is today. These are the images driving down Front Street of the block building that is 16 feet tall and 130 feet long. These individual photos are of the painted block building, parking area, loading dock and offices and were marked as Exhibits A-1 - A-4. Marked as Exhibit A-5 is the map of the property, A-6 is the first floor plan of the distillery (exterior), A-7 is first floor plan (interior) and Exhibits A-8 – A-15 are pictures of exterior and interior designs and the barrel storage and distillery equipment. Architect Fey noted that Exhibits A-1 and A-2 are images of the loading dock, parking area and a painted block building. Exhibit A-3 is a view from along the towpath. Exhibits A-3 and A-4 are photos of the wood structure with a hipped roof containing the offices. In Exhibit A-4, the upper piece of the warehouse building is the portion that we are proposing to

remove to provide more off street parking. We looked at the block building as opportunity to highlight a more industrial era but not do it with painted block but use material that you expect to see when you think of industrial and rehabilitation and that is with brick, handmade brick, handmade black trim and on some portions corrugated metal. Exhibits A-8 – A11 are other repurpose type warehouse buildings that embrace large openings of glass, brick in a rhythm, and the use of an overhang out of metal. We are using all the materials one would expect to see in the industrial era with weather proofing, sun shading, dimension and rhythm. We were pleased that this was acknowledged in your review that these are some of the elements that we have and we will address some of the elements that we were ask to address in the review. These are some of our early sketches. You can see the lower portion of the building and then you see the 18 foot high building with the rhythm of windows and doors. They are taken their cue off the very first doorway. The doors are 12 foot wide and 14 foot tall in glass. These are inspirational drawings. The scale version of that elevation as you are driving down Front Street will no longer present you with a loading dock but you will be presented with a garden space and a terrace. You will no longer have a wood building because it will be replaced with trellis and arbor garden type elements and a building which is a back drop to that. We have retained the roof scape using a hipped roof which relates to the roof lines of the residential properties along the street and the river. We have retained the image of the industrial building along Lott Street. With the separate doorways, you can view and see the distribution area. On the elevation of Kerr Street, we added piers as shown on Exhibit A-9 to help break up the rhythm. We added windows high up and put in a doorway with glass so you will not see through. They will be pulling in the grain. The vehicles will be entering off of Kerr Street. We will be taking off the small piece of the building shown in red on Exhibit A-7. The building is not along the property line there so this gives us an opportunity to add landscaping, buffering or screening. We are proposing vertical plantings along there. Along the towpath, the building mass gets smaller as you walk the path. Any view is toward the river.

Referring to Exhibit A-7, Architect Fey noted that the area in tan contains the distillery and the components of the distillery. The grey area is the warming kitchen, the blue area off of Lott Street is the pre-function area which takes you to the events center or you can utilize the garden area to connect the two spaces. The idea is to have a view toward the river.

Referring to the Architectural Report of February 16th from Architect Pickell, Carrie Frattali responded to Article 1 of the section entitled “facades” noting that the piers located on the east side are also positive elements of the building. Perhaps this element and rhythm can be extended around the north and south sides as well. Architect Fey stated that the east elevation has doors and windows in it as well as piers and we have turned the corner to the first bay as you head into the parking lot. The material in between the bay will be a stucco material. Referring to Article 2, Carrie Frattali stated that it asked about some of the material we are using. We already touched on that with the brick, metal details and the clear glass. Article 3, says that the south side could be improved by use of a pattern of piers. We discussed this tonight. Also, referring to the landscape architect’s recommendation for green walls, Carrie Frattali noted that this is also something that we paid attention to and we are open to the idea of green walls. As to Article 4, awning and canopy, says that they should be made of canvas or modern materials. Carrie Frattali stated that we are proposing metal overhangs. It asked us to project them to 3 or 4 feet. We are open to going 5 or 6 feet. As to Article 5, first floor facades intended for retail use must have large, clear storefront glass areas. The glass should be clear. Carrie Frattali noted that the glass will be clear. Article 7 states that the hipped roof on the new events space is consistent with the current structure however that the pitched roof is so low that it may appear flat from the ground, a steeper roof pitch may be better. Architect Fey responded that we are open to that

recommendation. With respect to pedestrian traffic and site lighting, Architect Fey stated that there is building lighting on the plan. We are clearly showing surface mounted lighting on the piers and down lighting to light the pathway of the street under each of the canopies. There will be some type of signage with lighting. That will come later. We are also showing lighting over each of the entrances.

Chairman Eckel stated that the Board will recess for 5 minutes to allow the public to view the exhibits. She noted that whatever is said during that time will not be captured for the record.

Chairman Eckel called the meeting back to order and asked the Board if they had any questions. Gordon Dragt asked about dumpsters. Architect Fey noted that the engineer will show the dumpsters on his drawing. It will be a dry dumpster for the packing materials, etc. Gordon Dragt commented that the ordinances in regard to buffers is clear but he does not see that addressed. Architect Fey noted that a buffer requires certain widths, heights, and a certain material. He describes plant material which is meant to be screening. There is no room to achieve the level of buffer described in the ordinance. Gordon Dragt asked if the applicant will be asking for a variance for that. Architect Fey noted that the building is close and there was little chance for a buffer. When it was subdivided, the buffer was not looked at. Gordon Dragt noted that you have space for a buffer but you have the parking in the buffer area. Architect Fey stated that we are removing part of the building and putting parking there. Responding to John DenBleyker, Architect Fey stated that the engineer can address the landscaping questions and concerns.

John DenBleyker noted that this is a quiet street and there is a house very close right next door. Sound is a concern. You kept the windows out of the south wall. You have a nice big window on the dance floor because you have a river view. Do you have concern that sound will come out of those windows and disturb the neighbor? Architect Fey responded that they can use argon and triple pane glass. He has done radio stations, etc. of which some are in residential areas and some are not. It is a combination of how loud will the sound be inside, and how much separation can we have. Sound is a line of site. The goal is to acknowledge the line of site issue of sound and head it in one direction. He has concerns that is why there is no glass on the one side and is angle to deflect the sound. We can continue to address that with argon and triple glass. John DenBleyker asked if the garden wall could be extended past the window or something to keep sound down? It is parallel with the street. He is concerned with sound and it should be considered. It is a quiet street with beautiful gardens in those backyards. Planner McKenzie asked if extra insulation in the walls on that side are being proposed? Architect Fey noted that the wall is sound proofed. It will be a block wall and will be insulated with 5/8 rock. We are using all the techniques at our disposal. We are building the wall out of block. It will stop high frequencies. We are adding more density of insulation and layers of sheet rock. There is a 4 to 5 foot distance. It will be built very similar to a fire rated wall. Planner McKenzie noted that the problem with loud music is the boom and vibration. That is something that we might be concerned about. She does not know if there will be a limitation on the volume and decibel levels. The Board may want to explore that. Architect Fey responded that we are more familiar on how to manage sound then the generation of sound. He can talk about how to deaden sound. Planner McKenzie noted that someone may want to address that concern.

Engineer Clerico asked about the ability to open the windows facing the river. Architect Fey noted that the windows are fixed and the only operable components are the doors facing the courtyard. There will be no music outdoors. Engineer Clerico asked what was driving the size of the terrace which is larger than the pre-function room? The exhibit shows that the terrace is

2,100 square feet and the pre-function room is 1,600 square feet. Architect Fey noted that the terrace is larger than the pre-function space but smaller than the events space. Engineer Clerico asked if the terrace will be used as part of the pre-function space or as part of the events space? Architect Fey responded that he sees it as contributing to both spaces. He does not see it as closing the doors and not allowing co-mingling. Chairman Eckel asked if the doors will stay open so that the pre-function and the events space are contiguous? And, is it designed to be held open so that the pre-function space, the events space and the terrace space is one large function area? Architect Fey noted that the Board is ahead of where we are in the design process. We are in the schematic design phase. We do not know that yet. Chairman Eckel commented that if you have a band in the events center and the door is open to the terrace and the doors are open to the pre-function room to the terrace on a beautiful night with the fire pit going and the river there, some sound might come out into the terrace space and people may dance in the terrace space. We are trying to figure out what the space will be used for? Architect Fey stated that it is designed for people to inhabit and move from space to space. The doors could be opened. Planner McKenzie noted that the events space according to the testimony would be open from 5:00 to 10:00 pm. Madeline Cretella confirmed those hours and noted that there will be no music after 9:30 pm or 10:00 pm. She has worked in the restaurant industry. The pre-function space is the cocktail hours space and when you get into the dinner space where you eat, you would have a DJ there. On summer nights, there are bugs and mosquitoes so the doors will not be left open. People will go out to have a cigarette or roast marshmallows at the fire pit and the doors are usually kept closed.

Engineer Clerico noted that the building is in flood plain. The project engineer can speak to this but from looking at the plans, you are raising the elevation. Can you explain that? Architect Fey noted that the building is in the flood plain. The blue area, the kitchen and bathrooms, represent the areas of the floor that will be raised to meet the NJDEP requirements. The area not being raised because we want our heavy equipment to sit on the existing concrete floor is the tan area. We are doing flood proof construction. It is already a block building with a concrete floor, so the requirements for us will be not to add anything perishable, etc. and the doors will have storm gates. The reason we are raising some of the floors is because we do not want to flood proof the entire building. We will raise most of it out of the flood plain.

Chairman Eckel asked Jonas Koep when getting deliveries of grain, is the grain stored for a period of time? Jonas Koep responded that it does go through quickly. We do not store massive amounts of grain. Any moisture would create mold. To his knowledge, it goes through quickly.

Landscape Architect Brian Bosenburg thanked the applicant for all the work they have done on the application and noted that the proposal is an enhancement. You are asking for 3 "D" variances which is a higher level of proof than normal for this size building. He noted that Gordon Dragt discussed earlier the lack of buffering and treatments and, in the review letters, it was mentioned. The use of green walls helps softened the wall. He was speaking about the south façade. He understands that you are removing a portion of the building and putting in a parking lot but when you go behind that we are stilling looking at a building façade and adding cars. There is little or no room for buffering although shrubs were identified to be placed there. That façade could benefit the neighbors by adding some green there so we are not looking at a building. Architect Fey responded that they use vertical planting on their buildings. We particular like it on the façade and we are hoping to use a combination of vertical buffering both in the fence material and the building. He is open to that and looking for guidance on how much is right. Landscape Architect Bosenburg agrees that we do not want to do the whole thing because it goes back to your columns and the rhythm. He thinks expressing the columns on the

south façade and setting green panels in there can be done on the exhibit. Architect Fey responded that the shaded areas could represent the vertical plantings and we could replicate the piers and go through a series of verticals. He is open to suggestions. Landscape Architect Bosenburg noted that there are many systems that he has designed that we can do that are fully sustainable, self watering, and requires almost no soil and work in harsh environments. He thinks the south façade and a little on the north façade could be done with that and a little on the Front Street façade because you have a lot of glass there.

Landscape Architect Bosenburg commented that the Ordinance speaks to street trees and we are getting none of this from the application. There needs to be a balance. It is a wonderful use of repurposing the building and he supports that. The Board needs to determine if the building is too big because you are asking for 3 “D” variances. He will leave that to Planner McKenzie. What you are proposing is beautiful but there needs to be a balance and sensitivity to that.

Referring to Exhibit A-7, Landscape Architect Bosenburg asked Architect Fey to explain the terrace space which he likes with the connection, the view and the fire pit, and how it will work from an architect’s perspective to help the Board understand the flow, etc. Architect Fey noted that one feature on the site that we are putting on and there is another feature which is the river. We want to take advantage of the views and the beauty of the river. When we drive down the road now, we see a notch in the building, a negative element, because it is a loading dock. We saw it as a correlation of attracting your view and looking toward the water as a functional space to an outdoor space that you flow through to stepping down into an uncovered green landscape space with seating and you can flow out to a terrace covered with an arbor. The idea that we enter a building and stay in the building the whole time was not what we wanted and we want to utilize the view. Landscape Architect Bosenburg noted that you have a wonderful garden space with a fire pit. There needs to be a barrier or a definition between the party space, the fire pit, and the D&R canal. They are two separate uses. People may stroll there. We will need more information about that. Architect Fey noted that we need our landscape architect to address it. We need suggestions because we may be putting elements in and it may not be in the right spot. We will need more information. Landscape Architect Bosenburg commented that this professional needs to be engaged sooner than later. You have a long way to go. He recommended that the professionals get together in order to get to the next stage. We can work for a solution. We have strong feelings about the negative and positive aspects of the project. Some things work and some things are problematic.

Referring to the small ten foot window on the south side, John Denblyker asked if that ten foot window could become a sound proof wall? Architect Fey noted that it could be a sound proof window. How quiet can we make that wall? We can work that out. John DenBleyker noted that you would be on the dance floor to see out that window because of the angle of view. His only concern is the impact on Front Street and the negative criteria. How do you keep the bass of the music from going down Front Street and effecting their lives?

Engineer Clerico noted that the master distiller spoke about a tasting room. Is that a room? He thought that area was distinct from the events space. Jonas Koep noted that we have it as a table area with an overall volume. It does not have to be a specific room. It could be inside the pre-function room and you would not have a view of it from the events room. They are two separate spaces or the tasting room could just be a bar in any location within the distillery that you set up for tastings.

Landscape Architect Bosenberg asked about the ground plane and noted that in front of the building there is asphalt. Architect Fey responded that we responded to the critique in the report and you will see we added a texture across three. The texture would be the first layer of change from hardscape to the street. Because there is no curb, it needs to be defined. And, then add another material up against the building. We could also remove material and add plantings. Landscape Architect Bosenburg responded that a follow up to that is the discussion of circulation from the pedestrian promenade into the garden and how that will work. It is not defined. Chairman Eckel noted that there is not a clear idea of how people will get into the events space. Architect Fey stated that people will enter through the front door through valet parking. We will not have everyone pulling around. Planner McKenzie recommended that when you come back, we need some understanding of who you might contract with in terms of street parking and valet parking. That will be important. We will need a lot of detail. There is public parking along the river but that is for people coming in to go bike riding and walk around town. We are not sure we will want that space being counted on. It would be advisable to have some discussion of how the valet service would work and if people come in on buses and vans, how it would operate and how the drop off will work and where will the cars go. Chairman Eckel noted that one of the questioned that was raised in the report was the turn radius. We need that addressed as well. It is a tight street. Gordon Dragt noted that Kerr Street is mostly potholes and if you want to have people exit onto Hawk Street, there is a sinkhole there. It is not a street for activity unless you improve it. Also, if buses come in, where do the buses park? Architect Fey responded that it will probably not be busses or shuttles. It may be reconditioned trolley cars or smaller. Chairman Eckel noted that you will need to provide an explanation of the entire process. Responding to Engineer Clerico as to fire suppression, Architect Fey noted that the building will be sprinklered.

Having no other questions from the Board at this time, Chairman Eckel proposed that the applicant's professional and Board's professionals get together to get these questions answered. The Board will continue this public hearing at the regular meeting on March 23rd at 7:30 pm. We have not finished the public hearing process. There will be further opportunity for the public to comment. Planner McKenzie stated that she will prepare the list of emails for all the professionals and send it to Attorney Goodell who will forward future emails to all the professionals.

Noting the time, Chairman Eckel asked if there were any pressing questions or comments from the public.

Tom Senn of 18 Trenton Avenue asked if any consideration was given for a 9:00 am to 5:00 pm business hours only for tastings.

Liz Johnson of 19 Second Street asked about the consideration of putting parking in the back toward the building.

Having no other comments, Chairman Eckel closed the public hearing for this evening and noted that the public hearing will be continued to the March 23rd meeting at 7:30 pm.

**VARIANCE AND SITE PLAN APPLICATION – BLOCK 59 LOT 4, ARTYARD, INC.,
62A TRENTON AVENUE (PUBLIC HEARING)**

Mayor Brad Myhre stepped down on this application.

Attorney Richard Mongelli, attorney representing ArtYard, Inc., thanked the Board for holding a special meeting for completeness on this application and for giving us an hour tonight.

Attorney Mongelli provided a hard copy for each Board member of the presentation they will provide tonight. Attorney Hirsch noted that we can mark the presentation as an exhibit. Attorney Hirsch stated that she has reviewed the affidavit and the affidavit of service and everything is in order. Marked as Exhibit A-1 is the legal notice published in the Hunterdon Democrat and the February 10th letter from Attorney Mongelli with all the notices and related materials. Marked as Exhibit A-2 is the copy of the power point presentation that will be presented this evening.

Attorney Mongelli noted that they are leaving 15 copies of the plans and documents addressing the comments of the completeness review in Engineer Clerico's memo. Chairman Eckel asked the Board members to pick up their copies after the meeting.

Attorney Mongelli noted that he is joined tonight by Architect Michael Burns and Courtney Haviland from Michael Burns Architect and Geraldine Dougherty and Jill McDonald, principles of ArtYard, Inc. Jill McDonald will tell about ArtYard, what is the inspiration and what it is all about. Courtney Haviland will provide you with the present state of the property and where it is going, the future vision. Michael Burns is the Architect and Planner and he will talk about the parking concept, the redevelopment area and how it fits in the town's vision and he will also discuss street scape and lighting.

Attorney Hirsch sworn in Architect Michael Burns, Courtney Haviland, Geraldine Dougherty and Jill McDonald.

Jill McDonald, principle of ArtYard, Inc., noted that she has sketch out their general vision. Some of the visuals you will see tonight are from past events that she organized and some are future visions. We are here applying for a variance for an art center with a performance space. We settled on the name ArtYard because it was simple and down to earth and it conveys the importance of art and the place in making of the art. She put the name inside a square with the idea of a town square. We all have our homes and places of work but she personally feels she needs a third place where she can meet her community, be exposed to interesting ideas, inspire others and reinvigorate her own creativity and vision. This logo was designed by Elsa Mora. Ms. McDonald provided the mission statement that ArtYard is an incubator for creative expression, a builder of social capital that bridges divides, and a catalyst for collaborations that reveal the transformational power of art. Jill McDonald noted that she is the daughter of a sculpture and art administrator. Her parents were the first to provide an alternative art center in Chicago. She grew up there after school waiting for her parents. In the summer, she spent her time in Providence, Mass. in the Fine Arts Work Center. Elsa Mora who could not be here this evening is the artistic director, and founder of the website "artisaway". She is a recipient of numerous awards and has a show coming up. Geraldine Dougherty is the operations director. She is someone everyone wants on their Board. Everyone Board has someone who carries the majority of the load and that is Geraldine Dougherty. She introduced Geraldine Dougherty to her husband and he brought her over to Applegate where she was the secret sauce. Stephen McDonald, Jill's husband, is on the Board of Directors. He was the founder and former CEO of Applegate Farms organic and natural meats. Without his vision and hard work, we would not be here to make this vision happen.

Jill McDonald noted that their vision for ArtYard is a multi-media art center and performance space. Its 238 seat theatre will be home to performances by musicians, dancers, theatre companies, poets, writers and film series. She provided images from their barn from past events. Ms. McDonald noted that she worked in Hollywood for 10 years and worked with producers. She worked with Bill Horberg who was a producer and studio tech, who helped produce Cold Mountain, etc. He would love to bring independence film makers here to show the films and bring them on stage. He is also a jazz musician. Other theater based events may also include family nights. She would love to have the space utilized by the town when things are not scheduled. Events take a great deal of planning and she would like to develop an original story telling series of artists' lives. ArtYard will seek out artists whose work is original and illuminating. Performers from Philly and NYC Fringe Festivals and other places will be encouraged to visit Frenchtown to workshops and expand their projects. The emphasis is on original programming. She wants to bring things here she wishes were here. It may be a collaboration. There is a lot of talent and emerging artists that do not have a place to perform. If they do not have a big name, there are very little options. She hopes they could come here to give them time and space to develop. One idea is paper art. Elsa Mora was a painter and sculpture first and she took up paper art about 10 years ago and became one of the foremost practitioners in the world. She is invited every other year to the paper biennial in China. It always bothered her that there is no such event in the US and wants to bring it here. That will be her first project here.

Ms. McDonald added that there will be gallery space for shows by guest curators and residential fellowships for guest artists, literary and visual, who teach week long courses to the public and are paired in evening lectures which are free and open to public. There will be an annual art exhibition. She would also love to have a library of natural objects. She would also like to have program of giant puppet building organized around an annual ArtYard hosted festival such as "Plenty". Plenty was a celebration of local farming and an awareness about food insecurity and food waste, celebrating the plenty and shining a light on the lack of plenty. We recruited a number of neighbors to go to farms and rescue surplus vegetables and deliver it to network of Countries. There are a number of places to get vegetables. She would like to create a work space for sculpturing, etc. which will be equipped with the necessary tools for work in pottery, sculpture, painting, textile, etc. and she hopes to have an ArtYard store. Lovin' Oven will be encouraged to stay. Art yard will encourage collaborations between disparate groups such as choreographers and firemen or poets and local elementary and high school students where art programs have been eliminated. This influx of creativity will offer artists a chance to refresh their visions but will also nourish the town's businesses, restaurants and hotels. Before there was ArtYard, there was a 17,000 square foot barn on Jill and Stephen's property in Pipersville. Over the last fifteen years, we have used it in a variety of ways, in events that involved dance, theatre, music, literary readings, and communal feasts. There were readings by authors Joyce Carol Oates, Michael Cunningham, Chang Rae Lee, Elizabeth Gilbert, Rick Moody and the poet Paul Muldoon. There was a day of the dead celebration with a commissioned dance performance by Philadelphia choreographer Brian Sanders' JUNK. We built six giant skeletons that danced under black lights. There was a production of an original play, The Hummingbird's Tour by Margaret Dulaney, a drawing workshop with Paul Bowen, a Provincetown sculptor and painter, a performance by Haitian Gospel Choir and a collection of outsider paintings of musicians rescued from the ruins of the Gobbler Jazz bar in Point Pleasant.

Courtney Haviland, Architect for Michael Burns Architects, noted that she is licensed in the State of Pennsylvania. The property in its existing condition is on Trenton Avenue/Route 29 with north being at the top of the page so the central business area is at the top of the page. The

site is 62A Trenton Avenue which is known as Block 59 lot 4 where Lovin Oven and Two Buttons are. It is in the R5 low impact zoning district and it is adjacent to the R4A zone, shown in red. The yellow to the south is the R2 zone. The property is a lot of approximately 75,482 square feet which translate to 1.73 acres. The existing use is a mixed use with Lovin Oven toward the Trenton Avenue side of the property and behind that heading toward the canal is the additional retail space, both of which were approved based on variances back in 2009. At the center of the paper is the existing site plan which shows the existing structure in red which is the only structure on the site. It is a one story building, 15,000 square feet. The existing parking lot which is the lighter gray area was previously approved for 77 parking spaces. As it exists today, there are 75 parking spaces laid out. The entrance and exist is located in the southeast corner of the property from Trenton Avenue and there is an additional connection to the D&R footpath in the southwest corner of the property coming off the gravel parking lot. There is an existing trash enclosure to the north of the building and an existing 6 foot all wood fence that runs along the perimeter of the adjacent property to the north as well as an area of a 6 foot tall fence to the south. There is an existing propane tank toward the Trenton Avenue side with existing buffering, etc. as part of the approval.

As to the existing zoning data, Courtney Haviland noted that this site has a few existing non-conforming bulk conditions which are not be aggravated. There is an existing minimum front yard setback of 50 feet required and this building is setback 48.86 feet which we are not aggravating. The minimum side yard required is 25 feet and the existing building on the northern property edge is setback 9.75 feet. The existing condition is not being aggravated. The maximum impervious coverage requirement is 70% and the existing impervious coverage is non-conforming at 70.88 % and existing building is clad in a metal panel which by ordinance is not permitted in this zone but is an existing condition. The crushed stone parking lot shown as the lighter gray area is not a permitted material but is existing. The proposed site plan is similar. We are not proposing much at this time. We are proposing a mixed use which will changed from the existing restaurant and retail spaces to still a mixed use of restaurant, gallery, studio, classrooms and theatre. It does require a use variance based on the zoning district we are in. We are planning on maintaining the existing footprint, the existing paved and stoned parking area and the ingress and egress will remain the same. We plan on maintaining the connection to the footpath to allow additional access to the site. The fences and trash enclosure will remain. We are proposing some new streetscape enhancements which include a four foot wide sidewalk along Trenton Avenue and four additional street lights to be more of a pedestrian scale of lighting plus four additional trees which will be gingkos. We are looking to continue the existing non conformities and we are seeking a variance for those new uses. The restaurant was previously approved and we are looking to continue that existing approved use. The gallery, classroom, studio, theatre and black box are not permitted uses in this R5 low impact zone and we are seeking a use variance for all of them. We are seeking variances for the bulk standards for front yard and sideyard on the north edge of the property which are existing non conformities which we are not changing and the maximum impervious coverage was an existing nonconformity but we are increasing it through the additional sidewalk. As to the exterior building material of metal panel, we will leave it unchanged. The crushed stone parking lot will remain. We are seeking a variance for parking for large performances. When we have a sold out theatre, the parking required becomes 117 spaces. Through testimony we will show we can accommodate 120 cars satisfying the parking requirements.

Courtney Haviland also noted that there is a detailed plan showing the improvements along the street scape with the four foot wide sidewalk. This is located toward the end of the property to the north and we have shown an extension of the sidewalk onto the adjacent property to the

north. We will leave that to the Board to decide. In green, we have highlighted the four new ginkgo trees we are proposing which are spaced approximately 20 feet off center. The existing sign will have to be relocated and pulled further from the street to allow for the concrete sidewalk. As to the site lighting, we are not dealing with any changes to the building lighting. The main interest is four new street lights which we are proposing along Trenton Avenue. We are proposing one new fixture on either side of the driveway and two additional lights spaced 40 feet on center along Trenton Avenue to provide a line of light along the property line and sidewalk to be pedestrian friendly.

Courtney Haviland noted referring to the existing floor plan, the use shown in yellow will remain which is where Lovin' Oven is. The area to the back of Lovin' Oven are shared spaces including men and women's toilet rooms, utility space, janitor's closet and things of that nature. To the left of that is the existing 13,000 square feet of retail space in red. In the proposed plan, it is not broken down with walls yet. We started to allocate spaces for uses such as the gallery, museum, nature lab. The gallery is approximately 900 square feet, the museum will be approximately 750 square feet and the nature lab will be approximately 1,800 square feet and the classroom and studio spaces are also shown in blue above these other spaces. The green area is designated as semi-public space which will serve as the new entry lobby for performances. We are proposing new toilet areas in the lobby so no one has to traverse the building to the existing facilities. The area in red is the proposed theatre area and the smaller red zone is the black box. The theatre will be 4,000 square feet which we are estimating to have 238 seats and the black box area is an additional 935 square feet. It could be used as a smaller performance space or the back stage area for the theatre. Chairman Eckel commented that she does not see a door to the outside for the lobby area. Courtney Haviland responded that there is currently an overhead garage door there. We have not worked out the details of where the exact entrance will be.

Attorney Hirsch noted that if you look at the original resolution for Two Buttons, you will see what the Board declared with respect to the existing non-conforming condition and since that is not being exacerbated, there is no need for a "C" variance to be consistent with the prior approval. For the impervious coverage, you will need to provide proofs on that.

Attorney Mongelli called Architect Michael Burns to testify and asked him to provide information on his education. Architect Michael Burns noted that he was educated at Drexel University in Philadelphia in the Drexel University School of Architect. He is a Licensed Architect and Planner in the State of New Jersey and he is also a license architect in the States of NY, PA, Maryland, Delaware, Missouri, Maine and Florida. He holds a NCAR certificate which is a National Accrediation which allows for licensing in other states. He has testified in other communities over 100 times in about 26 other municipalities in the State. The Board accepted Architect Burns as an expert witness in architecture and planning.

Referring to the door to the theatre space, Architect Burns, noted that the plan is to hopefully get through the use variance and preliminary site plan and once we have that approval, we will design the building and doorways and come back to the Board to address the other details and issues.

As to the parking, Architect Burns stated that this is a site plan that represents the existing parking condition and the existing footprint. The parking calculations are on the upper right hand corner of the sheet. We took each individual use type and broke that down to its required parking and then applied the days of the week that those uses would be active and likewise, the hours of the day. It is broken down for the restaurant, theatre, blackbox, gallery/museum space

and studios. When you total that, it would require 154 parking spaces. These uses would not be in operation all at the same time. We developed some scenarios that look at the average daily use of the building on any given day throughout the week. The parking demand requirement is 75 parking spaces and as Courtney Haviland provided earlier, the existing parking lot was previously approved for 77 spaces but only has 75 spaces. We took the scenario of a small performance, the restaurant and black box and the museum being used at the same time and that generates a 54 parking space demand. We have enough parking spaces to accommodate that. The difficulty is the scenario that would happen five or six times over the year, when there is a large performance and the theatre and restaurant are operating at the same time, the parking demand would be 117 spaces. We only have 75 parking spaces on site so we have to look at parking strategies to deal with that parking. The next slide shows a parking diagram for valet parking. Architect Burns stated that he originally submitted a valet parking plan with 97 parking spaces. Since that time, we have contacted World Class Parking which is a valet parking service. They presently do valet parking at the New Jersey Aquarium, Citizens Bank Park, the Hyatt Regency in Princeton, NJ and the Golden Pheasant. World Class Parking visited the site and we have a copy of the letter they submitted. They gave us a diagrammatic idea on how to valet park. They anticipated that they could get 80 cars on the site in the rear portion and the existing 36 parking spaces in the front will be self-parking which would accommodate the parking for the restaurant. That essentially gives us 120 parking spaces on the site. We estimate the largest parking demand with the theatre and restaurant in operation to be 117. Attorney Hirsch asked if the ordinance standards are being used for the parking demand? Architect Burns responded that we are using the ordinance standards. Attorney Hirsch asked if these parking calculations are laid out on a drawing. Architect Burns responded that he will provide that. Attorney Hirsch noted that it would be important to the Board to see that and understand how you did the calculations. Architect Burns stated that he believes we have accommodated the peak parking demand on site without having to deal with shuttling off site parking.

Architect Burns added that at the same time, we tried to develop a strategy for the pedestrian connectivity. This is where he would usually go through the benefits of an arts facility for the community but when he went through the 2009 Master Plan revision and downtown revitalization plan, he found that the Board has already done all that. There was not a need to spend time on that. The downtown revitalization plan already establishes an arts and community center although it was on a different site. It is a high priority for the community and the committee concluded that it would enhance the town, support the existing restaurants and retail and encourage economic growth. The Board already recognized the benefits and voted unanimously to support it. Architect Burns noted that we have a list of other things that were identified by your documents that would be beneficial to the town specifically to provide diversity of uses and balance of activities that would allow for enrichment in the community and also a showcase for public art and encourage both private and public efforts. The master plan indicates that this site should be rezoned. The property immediately to the north of this site is in the R4A zone.

Architect Burns stated that we have developed a strategy for the pedestrian connectivity. The report suggests that the sidewalk be extended from this property north into the Borough and it indicates that there should be street trees and street lighting. We started to think how to develop the property. Our proposal for the front of the building along the street matches the diagram in your village report and these were all the issues identified in various reports on how to provide connectivity from the Two Buttons site to the downtown. So, as our proposal suggests, this starts to function as a southern gateway into Frenchtown and provides street scape to continue to the Borough and starts the pedestrian connectivity. There are two common traveling distances

that you can apply to these types of situations. How far are people willing to walk to do certain things? One is 750 foot radius. That is typically how far people are willing to walk from where they park their car to the entrance of the place they want to be. The second one is a 1,500 square foot radius which is a five minute walking distance which is a typical distance that establishes a village or neighborhood or small borough identifying the area people are willing to walk to get to various places. The 750 foot radius would take us to the site that you were discussing earlier and to the public parking which then connects to the towpath which would take you to our site. It sets up an opportunity to come back down the path or down Trenton Avenue to the downtown. We are not suggesting that people will park in town and walk to our site. We are suggesting that people can park on our site and have a direct access back to town. We have enough parking to accommodate our site and we are also setting it up to have pedestrian connectivity. There are also pictures of the street line and the ginkgo trees. The property to the north does not have a sidewalk and it would be wonderful if the sidewalk could be extended to the adjacent property to the north. We realize that there are issues with that. If we can obtain an easement from the adjoining property owner, we would certainly construct the sidewalk if that is something that the Board wants. At the very least, we will construct one on our property. Architect Burns showed the pictures of the street scape at night that sets a visual gateway telling people you are starting to enter the Borough of Frenchtown.

Attorney Mongelli noted that when we come back to the next meeting, we will provide all the proofs that connect everything to meet the balancing test and we will give you more than enough evidence to support that.

Chairman Eckel noted that the public hearing on this application will be continued to the March 9th special meeting and the notice continues.

Mayor Myhre returned to the meeting.

VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

VOUCHER LIST 2/24/16

Archer & Greiner	Professional Services for General Representation through 1/31/16	\$ 720.00
Elizabeth McKenzie	Professional Services for General Representation through 1/31/16	\$ 87.50

ESCROW ACCOUNT – BLOCK 3 LOT 1 – Frenchtown 7

Albert Cruz	Professional Services for Frenchtown 7 through 1/31/16	\$ 105.00
Archer & Greiner	Professional Services for Frenchtown 7 through 1/3/16	\$ 1,220.00

ESCROW ACCOUNT – BLOCK 59 LOT 4 – Sprocket Arts

Fed Ex	Mailing Services for Sprocket Arts 2/8/16	\$ 33.27
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ESCROW ACCOUNT – BLOCK 57 LOT 1 – Cretella

Elizabeth McKenzie	Professional Services for Cretella through 1/31/16	\$ 656.25
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Van Cleef Engineering	Professional Services for Cretella through 1/31/16	\$ 3,436.25
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Pickell Architecture	Professional Services for Cretella through 2/16/16	\$ 797.50
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ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael

Albert Cruz	Professional Services for Michael through 1/31/15	\$ 90.00
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ESCROW ACCOUNT – BLOCK 52 LOT 9 – Oasis Realty

Elizabeth McKenzie	Professional Services for Oasis through 1/31/16	\$43.75
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On motion by Jack Weeks, seconded by Brad Myhre, and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS

Mayor Myhre noted that the Borough Council has a meeting next Wednesday and he will hold a town hall meeting on March 6th.

ADJOURNMENT

Jack Weeks moved adjournment at 8:02 pm, and Gordon Dragt seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary