

Frenchtown Planning Board
Regular Meeting
October 23, 2019
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.

OATH OF OFFICE – Maggie Cooke, Class IV member

The Oath of Office was administered to Maggie Cooke (Class IV). Maggie Cooke accepted her Oath of Office.

ROLL CALL

Present:	Absent:
Cooke	Sullivan
DenBleyker	
Dougherty (Arrived at 8:40 pm)	
Dragt	
Eckel	
Herb	
Musolino	
Myhre	
Reino	

APPROVAL OF MINUTES

Regular Meeting – September 25, 2019

Jeanne Herb moved to accept the minutes of the September 25, 2019 regular meeting as amended (correcting the spelling of David DeFrance in last paragraph of Correspondence/Announcements). Gordon Dragt seconded the motion. The minutes of the Regular meeting of September 25, 2019 were approved as amended by favorable roll call vote with John DenBleyker abstaining.

PUBLIC COMMENTS

Chairman Randi 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 comments, Chairman Eckel closed the public comment session.

SITE PLAN AND SUBDIVISION APPLICATION – BLOCK 3 LOTS 1 & 2 AND BOCK 10 LOT 1 – COUNTRY CLASSICS AT FRENCHTOWN, LLC. - COMPLETION REVIEW AND POSSIBLE PUBLIC HEARING

Attorney Kirstin Harper introduced Scott VanCleaf, Vice President of Country Classics. Scott VanCleaf stated that he is the Vice President and Todd VanCleaf is the President of Country Classics. Attorney Hirsch stated that the normal procedure is that witness do not speak until they are sworn in for the public hearing.

Chairman Eckel stated that the application will be reviewed for completeness. Engineer Burr, Borough Engineer, will give a summary of his completeness review, dated October 18, 2019.

Engineer Burr stated that he has reviewed the application for completeness and stated that starting at page 3 of his memo, he lists the items not addressed in the application. On page five, he lists the items that the applicant indicated are not applicable and the applicant did not supply these items. On page 6, Engineer Burr noted that he lists in the third bullet point, 4 items that need to be submitted and are deemed incomplete. These are Items F, certification of sewer fees paid, , O, property in question has not been part of a prior Land Use Application, Q, certification of taxes paid, and Y, written statement identifying request for waiver of any checklist requirements. These items have since been submitted. In the first bullet point, there are a number of items that the Board could grant temporary waivers for.

Attorney Hirsch explained the types of waivers:

1. A temporary waiver is a waiver where the board is willing to move forward and reserves the right to ask for documentation to be submitted at any point.
2. A full waiver is a waiver where the board does not need the item, the item is irrelevant and there is no reason to request it.
3. A conditional waiver is a waiver where the board does not need the item for the public hearing and is provided as a condition of approval such as an approval from an outside agency. If the Board feels it needs an item, the Board may ask for it but the Board starts the public hearing without it.

Returning to the checklist review commencing on page 3, Engineer Burr noted the following:

Item F, Certification of sewer fees paid, has been satisfied.

Items, I, J & K, will serve letters, have been requested from the water company, fire company, and public utilities including JCP&L and Elizabethtown gas. He recommended that a conditional waiver be provided for these items.

Item N, deeds with metes and bounds for easements and dedication of right of ways, has not been provided. The applicant asked for a temporary waiver. He recommended that a conditional waiver be provided for this item.

Item O, certification from owner that property has not been part of prior Land Use Application or provide lists with dates of all prior applications, has been provided since his review.

Item P1 & 2, completed applications to Hunterdon County Planning Board and Soil Conservation District, has not been provided. He recommended a conditional waiver for these items.

Item Q – certification of taxes paid, has been provided.

Item S, written verification of proposed tax lot numbers as obtained from the tax assessor, has not been provided. He recommended a conditional waiver for this item.

Item 5, certification of owner noted on the plans, has not been provided. It will require a written statement of consent or the owners signature on the plan. Attorney Harper noted that an email

was sent a few minutes ago with the written consent of the owner of Block 3 lot 2. Engineer Burr recommended a conditional waiver of this item as a copy could not be provided.

Item 7, Hunterdon County signature block required on the plans, has not been provided. He recommended a conditional waiver.

Item 9, kay map drawn at a scale of not less than 400' showing the development and surrounding properties within a 1,000' radius including zoning boundaries and traffic circulation elements from the Master Plan, has not been provided per the requirement. He recommended a temporary waiver on this item.

Item 23, plan drawings of all existing and proposed gas services, has not been provided on the plan. He recommended a temporary waiver on this item.

Item 24, plan drawings for all electric service with proposed underground services, has not been provided. He recommended a temporary waiver on this item.

Item 46, signed and sealed sets and digital copy of as-built plans and profiles of all roads, utilities and stormwater facilities, has not been provided. He recommended that a temporary waiver on this item.

Engineer Burr reviewed the items that the applicant indicated were not applicable:

Item D – memo addressing conformance with Frenchtown Village Center Plan, is not applicable.
Item M- four copies of all deeds with metes and bounds descriptions for propose lots including remaining land, should be considered for full waiver.

Item P.3-completed application to Hunterdon County Department of Health, is not applicable. Normally, it applies to septic and well.

Item R-- soil permeability tests and soil logs conducted, is not applicable.

Item W – wetlands report prepared by professional wetlands consultant, is not applicable. A letter of interpretation has been provided.

Item Y - written statement submitted by Applicant identifying request for waiver of any checklist requirements, has been provided.

Item 11 – plan showing existing and proposed streets, is not applicable. There is enough information on the plans for review.

Item 17 – Location of existing wells and septic systems on site and within 100' of the property, is not applicable. There are none.

Item 25 – Location of all attempted percolation and soil log data, is not applicable.

Item 41 – Calculation location, identifications of proposed open spaces, parks and other recreational areas is not applicable.

Item 42- land reserved or dedicated to public use, is not applicable.

Subsequent to a brief Board discussion on the checklist items, the Board asked the Engineer to list the items for conditional waivers, temporary waivers and full waivers as well as the items that are not applicable.

Engineer Burr noted that the Board should grant conditional waivers on the following items: I, J, K, N, P.1, P.2, S, 5, 7, and 46.

Engineer Burr noted that the Board should grant temporary waivers on the following items; 9, 23 & 23.

Engineer Burr noted that the Board should grant a full waiver on Item M.

Engineer Burr noted that the Board should deem the following items as not applicable; D, P.3, R, W, 11, 17, 25, 41 and 42.

Attorney Harper, representing the applicant, noted that the revised plan will be an exhibit as part of the public hearing and will be provided within 10 days prior to the next meeting to the Board and Board professionals.

On motion by John DenBleyker, seconded by Brad Myhre, and carried by unanimous favorable roll call vote, the Planning Board deemed the site plan/subdivision application on Block 3 lot 1 & 2 and Block 10 lot 1 completed with waivers as discussed and listed above.

Chairman Eckel noted that the application has been deemed complete and the application can proceed to public hearing once the Board Attorney confirms that the public hearing has been properly noticed. Attorney Hirsch noted that she has reviewed the affidavit of service and publication and they are in order. The Board has jurisdiction to proceed.

Chairman Eckel opened the public hearing on the application. Attorney Hirsch stated that all witnesses testifying this evening must be sworn in. Scott VanCleaf, Todd VanCleaf and LSRP Brian Fennelly were sworn in by Attorney Hirsch.

Attorney Harper, representing the applicant, noted that Scott VanCleaf will provide testimony first. Scott VanCleaf, Vice President of Country Classics and partner with Todd VanCleaf, President of Country Classics, noted that they have been in business for 31 years. They are from Hillsborough, NJ and have recently finished a project in Hillsborough. They started building single family homes and grew to building condominiums, retail and office buildings. They do big and small project and are a small company. Todd VanCleaf handles the construction and Scott VanCleaf handles the sales and office. They have built 1,500 homes in their careers and are committed to excellence. They have positive feedback on their projects and hope that residents living in this project will feel the same way. There is a lot of work involved in getting to the Planning Board. Brian Fennelly of Fennelly Environmental Associates will talk about the environmental clean up of the site. They will have their architect, engineer and traffic engineer at the next meeting. They are looking forward to this project and being part of the community.

Brian Fennelly of Fennelly Environmental Associates noted that he is the environmental consultant and LSRP for the project. He has been working for 2 years on the investigation of the site and will report what he has done and is doing currently. Brian Fennelly noted that he has a Bachelors Degree in Environmental Science from Syracuse University and a MS in Civil/Environmental Engineering from the University of New Hampshire. He is a New Jersey Licensed remediation specialist and has 26 years of experience in the environmental field. The Board excepted Brian Fennelly as a professional expert.

Mr. Fennelly noted that he will review the environmental status of soil contamination and the clean up on the property. The contamination was discovered on the site in 2017. Once the VanCleefs became the owner of the site, the contamination was reported to the NJDEP. The remediation was started for the site in February 2018. There are technical and administration

requirements from the State. A preliminary assessment was completed by Fennelly Environmental Associates in June of 2018. The findings showed 24 areas of concern and further investigation was recommended. That site investigation was completed in 2019. Documents were submitted on the site investigation report. In the site investigation report, contamination was identified at 17 area of the site with metal, TCE, PAH and petroleum hydro carbons. Proceeding with the remedial investigation activities, a remediation report for soil was prepared in 2019. Country Classics moved forward with excavation and removal of soils. Twenty two hundred tons of soil were removed from the site. Of the 17 areas of concern, remediation has been completed at 11 areas. Contamination remains at 6 areas. The plan is to address those 6 areas using capping for the metal and PAH. It is associated with fill material present throughout the site. The report was submitted to the NJDEP in May of 2019. Responding to the Board, Mr. Fennelly noted that the fill material covers most of the site. It is extremely cost prohibitive to remove that.

Mr. Fennelly also noted that in the investigation, groundwater contamination was found with lead, arsenic and TCE. Sixteen groundwater wells were installed and the last sample taken this past July showed that the groundwater quality has improved. The groundwater investigation is on going. Additional testing will continue in the next few months. It will be monitored for years and because it is a long term monitoring situation, Country Classics is proceeding in two tracts, soil and groundwater. Country Classics is responsible and there is an obligation to continue until that contamination is addressed. If there is still contamination at the site, a remediation action permit for groundwater will be in place. The DEP will dictate the monitoring that has to happen. Periodic sampling of wells and what has to be tested for is required. A Remediation Action Permit is applied for every two years and submitted to the state. Once it is submitted to the State, it becomes a public record.

Attorney Hirsch asked if the applicant is willing to file with the Frenchtown borough clerk what is submitted to the NJDEP? Brian Fennelly responded that this request came up during a Council meeting and they have no problem sharing with the Borough. Brad Myhre noted that the reports are on the website and it will be a provision of the redevelopment agreement and the applicant will comply.

Responding to Mike Reino as to the capping process, Brian Fennelly stated that this development is an ideal situation for capping. Capping with pavement, concrete, building slabs, driveways, landscaping and lawn areas are engineering controls. And, using capping in situations as an engineering control will get recorded and notice is given that there is contamination. There will be restricted soil that has to be protected. A notice lists the restrictions, what can be done and steps to go through to disturb the cap. Jeanne Herb stated that notice to renters is not required. Attorney Harper noted that this is being discussed with the Borough Attorney that notices will be included in the leases that will direct tenants to the restrictions in the Deed.

Responding to Chairman Eckel as to groundwater run off monitoring for contamination, Brian Fennelly stated that he is not doing runoff sampling. He has been looking for signs of erosion when visiting the site and does not see erosion problems. Attorney Harper noted that the Engineer will provide more testimony on stormwater. Brian Fennelly stated that they are looking to cap contamination of metals and PAH. Both classes are stable. They just stay there. Country Classics did not put them there. They were put there years ago. They are still there and tight to the soil so it is testimony to them being stable and they are not leaching out. TCE was found in the groundwater and is mobile and that is the reason why a lot of soil was removed from the site. Test wells are in place. Three wells were installed in 2017 and a few more were

installed. During the demolition and grading, 3 wells were destroyed so additional wells were installed in July 2019 for a total of 16 wells. The contamination levels in the groundwater have been going down in two of the areas and one area is clean in the most recent results received. Responding to John DenBleyker, Brian Fennelly noted that the TCE breaks down. Since the removal of the source material, the concentrations have gone down and the plume has gone down. It is a natural degradation process that takes its course. The DEP allows the monitoring of natural attenuation. After collecting data and doing the analysis, if the concentrations are going down, he believes the natural attenuation approach will work and will not take a long time. The concentrations are not high. John Dougherty asked that if the concentration levels do not go down, will Country Classics try an active remediation such as air stripping. Brian Fennelly noted that air stripping is an expensive approach and it is hard to predict what will happen. Chemicals can be injected to break down the TCE. The areas of contamination are small and isolated. He would be surprised if they had to do active remediation. Responding to John DenBleyker asking if there is a plan in place once people move in if anything has to be done with the wells. Brian Fennelly stated that they will keep as many wells as possible. The building plan was used in July when additional wells were put in. If an active remediation is required, they would be able to do it. The paving and building slabs help if something needs to be injected. A remediation action work plan has been submitted which is submitted 60 days prior to activity. The DEP does not issue an approval. Under the LSRP program, if he does not receive anything back from the NJDEP, the remediation action can begin. That plan did not include groundwater. They are still in the remedial investigation phase for groundwater. They are focusing on the lab results to evaluate the natural attenuation of the TCE. Responding to John Dougherty, Brian Fennelly noted that they implemented a large excavation of 100 feet by 50 feet area at area of concern #3 and during the last groundwater samples in that area, it was clean. He is monitoring the natural attenuation remedy. There is a technical guidance layout for monitoring period for the natural attenuation remedy. He has implemented natural attenuation at other areas for groundwater and will have a better idea on the modeling and predicting of how long pluming will exist. He will wait to make sure they are complete with delineation until sometime next year. It will include how long the remedy may take. He will have a remediation report for groundwater before construction. It is difficult to predict because he is still collecting data and doing an investigation. He does not believe the remediation needs to happen before construction. Mr. Dougherty commented that it may be harder to implement the remedy. John Dougherty asked if Mr. Fennelly has evaluated the microbiology. Mr. Fennelly responded in the negative. Mr. Dougherty also asked about vapor intrusion and if Mr. Fennelly is anticipating recommending any steps to vapor intrusion risks. Mr. Fennelly responded that he recommended that and designed a sub-depressurization system. He can decide on an active or passive approach. Once the building is constructed, confirmation is required. It could be part of a monitoring plan and keeping the system maintained.

Responding to Jeanne Herb, Brian Fennelly stated that the remediation goes through the NJDEP. John Dougherty asked if technical guidance is provided from the NJDEP? If so, does it layout guidance and statistical analysis? Brian Fennelly noted that there is minimal analysis and added that he is not at that point. He needs 8 samples and has 4. He is looking at trends and concentration over time. He is not required to do a risk assessment or ecological evaluation as there were not issues in that section. Three of the wells are in the bedrock and are horizontal and vertical. He has seen TEC in bedrock at 30 feet. It is not too far into the bedrock. He also went to 100 feet and did not see any fractures of significance from 30 to 80 feet. Subsequent to a brief discussion on vinyl chloride, Chairman Eckel asked for a breakdown of the compounds in TCE. Brian Fennelly noted that breakdown products are well documented. He can provide them to the

Board and the implications of the breakdown compounds. There are groundwater requirements. John Dougherty noted that vinyl chloride can be persistent.

John DenBleyker asked what the deed restrictions are and does it state what can be done and what can't be done because of the cap. Brian Fennelly noted that the DEP has a template for LSRPs and it is addressed in the model documents. He will provide a copy of that.

Maggie Cooke noted that the long term impact is a great concern to the Board. How often does the DEP audit and has an LSRP been part of a remediation effort that was not conducted properly? Brian Fennelly responded that he has not had an audit problem with the DEP for what he has issued. The DEP may audit an outcome response letter. Generally, every document submitted to the DEP goes through some level of review. There are different levels of review. It might be an issue in review or in a random audit. The DEP has an auditing program and may request information for all projects, reports and response outcome letters. The DEP is still involved and has an idea of what is going on.

Attorney Harper noted that they will provide additional testimony as to what the State standards are for this site and how those standards will be met. Brian Fennelly noted that the DEP established soil and groundwater standards. The standard used is if you have an exceedance of the standards, you have contamination and must conduct the environmental remediation to residential standards. There are environmental requirements in redevelopment such as remediating to residential standards and a no further action letter. Mr. Fennelly noted that all reports have been delivered to the Borough. Mayor Myhre commented that there has been good cooperation with Mr. Fennelly and Country Classics providing reports. Mr. Fennelly noted that Country Classics has agreed to provide all reports to the Borough that are being provided to the DEP. Mayor Myhre noted that it will also be a requirement in the redevelopment agreement.

Responding to Chairman Eckel, Mr. Fennelly noted that during the investigation, he discovered contamination in the northwest corner of the site which extended into the park, the southwest corner of Old Frenchtown Field, in the wooded area west of the parking. The remediation action was excavation of 90 tons of contaminated soil. Samples were collected after removal and there is no contamination now.

Chairman Eckel noted that as the individual professionals testify, the Board will open the public hearing for questions. Attorney Hirsch noted that the floor will be open for questions to the professional and public comments will be held to the end.

Ed Jozowski of Cedar Street commented that 92 of the units in the project will be rental. Chairman Eckel noted that the public hearing will be open for comments at the end.

Ken Lindalow, owner of 1 7th Street, noted that he is south of Block 10 Lot 1. He asked how deep it was when they hit groundwater. Brian Fennelly responded that it was at 60 feet. Mr. Lindalow noted that he had remedial work done on his property and 9 wells were drilled, 2 to 7 were for groundwater. He does not see how anyone can build on a high water table. It will seep into these buildings. He worries about it contaminating his property. He asked how anyone can build on a site that is contaminated. The southern portion of Block 10 lot 1 gets shallow. Scott VanCleaf noted that the engineer will address these questions in testimony on November 13th.

Natalie Howard asked how anyone can build on a site that is contaminated. What are the health risks? Brian Fennelly responded that the DEP clearly states that this is allowable in the technical

requirement that list certain caps. They believe that if it done the right way, it is perfectly acceptable. He talked about remediation and certain levels. Residential standards have a high level of remediation. It is a different level of remediation than for businesses or industrial. Removal and capping are form of remediation. You are leaving products in place with capping. Using a permit is the mechanism that is monitored over time, making sure things are done right and protected.

Mr. Pearson of Harrison Street asked where the residual chemicals go? Is it moving or vaporizing? Brian Fennelly noted that the TCE goes through a break down process, a degradation process, and eventually, ends up a benign product. It stays in the water. Mr. Pearson asked if the water is migrating and how do we know? Brian Fennelly noted that groundwater moves at different rates. It is normal to expect it to be migrating. It flows to the west. New wells were installed just to collect data. They will continue to do that to make sure they know where it ends.

Mike Otto of 11 7th Street, stated that the TCE will dissipate to a benign product but that could take 30 years. It migrates to a path of least residence. Brian Fennelly stated that he is sure there are cases where it lingered for 30 years but that is dealing with higher concentrations and a continued source of contamination. He does not think this is the same. The levels are low at 25 parts per billion of TCE. 1 part per billion is a drop in a swimming pool. You will not see this situation in 30 years. They have not decided on a final plan. They are looking at natural attenuation. If that is not the case, they will come up with a new plan.

Having no other public question, Chairman Eckel closed the public question period.

John Dougherty commented that vapor intrusion mitigation is designed to cut off the pathway. Have you identified the receptors or pathway to the receptors? Brian Fennelly noted that they did not. They did do a well survey and the results did not identify any wells within the specified distance to sample other wells in the area. He added that they had a release and collected samples from the ditch for contamination. Chairman Eckel noted that Mr. Fennelly is referring to the fuel oil that was released. She asked Mr. Fennelly to provide a update. Mr. Fennelly noted that no one knew there was a 20,000 gallon oil tank in the ground. It was not registered with the NJDEP and it was full. They encountered it through a strange sequence of events. Rainwater displaced the oil into the catch basin to the channel. NJDEP got involved and directed an emergency response action. Country Classics hired an emergency response contractor to remove the tank and oil. There was excessive clean up work in the channel where it discharges to the river making sure nothing got into the river. DEP directed certain controls in place, booms and pads, until they could remove them. He did further soil sampling and did not find any contamination. He does not have to issue a remedial action report for the tank closure.

As to the Flash property, Block 3 lot 2, Chairman Eckel asked if there was any reason to expect contamination on that property? Brian Fennelly noted that his company was retained to do a preliminary investigation. He checked the DEP records, the history of the property and did soil sampling and did not find any contamination at that property.

Having no other questions from the Board, Chairman Eckel open the floor for additional questions.

Referring to the oil spill, Ken Lindalow noted that the tank was opened on a Thursday and heavy rains were in the forecast. The owner did nothing until Monday. Whey? Brian Fennelly noted

that when he was made aware of it he came out right away. Todd VanCleeef noted that the tank was uncovered. The rain that came was a summer thunderstorm and was not an all day rain event. There was a lot of factors in play and they took the necessary steps needed. Brian Fennelly noted that approximately 30 gallons of oil was displaced. They called in the State and the DEP gave an estimate of 30 gallons that was displaced. We cleaned it up and DEP was satisfied. DEP looked at every inch of the channel and had no other concerns.

Having no other public questions, Chairman Eckel closed the public question period.

Attorney Harper noted that they will bring back the information requested this evening. She added that the engineer will describe the project and the traffic engineer will provide testimony. She will also bring the TCE chemical breakdown as requested. Chairman Eckel asked if Brian Fennelly would be available for questions at the next meeting. Attorney Harper will let the Board know.

John Denbleyker stated that the Board would be interesting in further information from your landscape architect on how one caps green space where there is lawn and gardens. The Board has not dealt with a contaminated site. The Board will need as much information as possible to understand the process and how the cap protects. Brian Fennelly responded that the DEP has specific requirements for capping residential sites. There are technical presumptive remedies. If you are going to use that portion of the site for a playground, this is the acceptable cap type. Landscaping caps are acceptable, 18 inches of cap and new soil. It is the same type of formula for lawn areas. The requirements also tell you how often it must be monitored and inspected. He will provide the pull section of the technical regulations and the things you cannot do. Brad Myhre noted that the layout of the buildings in the exhibit used in the Council report, showing the areas of concern, would be helpful. The visual was helpful for the Council. Jeanne Herb added that it would be helpful to know where your hands are tied and a graphic of the cross sections of the caps. Chairman Eckel added that it would be helpful for Mr. Fennelly to come back for additional testimony and to respond to questions.

Chairman Eckel noted that the public hearing on this application is continued to the November 13th meeting at 7:30 pm with no further notice required. The Board will have its architect and landscape architect present at the next meeting to review their memos.

APPROVAL OF VOUCHERS

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

VOUCHER LIST 10/23//19

Maser Consulting	Professional Services for General Representation through 9/27/19	\$ 217.50
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ESCROW ACCOUNT – BLOCK 55 LOT 14 – ArtYard Site Plan

Archer & Greiner	Professional Services for Art Yard through 9/30/19	\$ 60.00
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ESCROW ACCOUNT – BLOCK 3 LOT 1 - Country Classics Redevelopment

Maser Consulting Professional Services for Country Classics \$ 206.25
through 9/27/19

Albert Cruz Professional Services for Country Classics \$ 704.00
through 9/30/19

ESCROW ACCOUNT – BLOCK 3 LOT 1 & 2 AND BLOCK 10 LOT 1 – Site plan

Archer & Greiner Professional Services for County Classics \$320.00
through 9/30/19

ESCROW ACCOUNT – BLOCK 34 LOT 1 – River Mills at Frenchtown Subdivision

Pickell Architecture, LLC Professional Services for River Mills \$150.00
through 9/30/19

On motion by Jeanne Herb, 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

Chairman Eckel reported that we have a new person interested in joining the Planning Board. Paul Tompko sat in the audience this evening and is recommended as an Alternate I for the Planning Board. He will join us next month on the Planning Board. He will participate in the application heard tonight. He heard all the testimony. Attorney Hirsch commented that usually a member will listen to the tape or read the transcripts of a meeting they missed. Since Mr. Tompko heard the testimony tonight, it will be fine for him to sit on the application.

As to the Sign Ordinance Review Committee, Chairman Eckel noted that Mike Tyksinski has agreed to be the exofficio member of the committee. The committee is meeting next week.

Chairman Eckel reported that Landscape Architect Brian Bosenburg is retiring. She is currently searching for a Landscape Architect. Mr. Mazzuco worked with Brian Bosenberg on the review memo for Country Classics.

As to the executive session we have been postponing, we will hold that for an evening when Attorney Hirsch will be here and the meeting is not going to be late.

Chairman Eckel noted that there are items coming onto the docket for the Planning Board, the Jonathon Perlstein site plan application and the Masonic Lodge zoning interpretation application. The Board will only be doing a completion review for Oasis Realty. The Board may need to pull an extra meeting. She is looking at the December 18th date. She will send out email to see who can make that date. Mayor Myhre noted that the Zoning officer issued a Violation letter to the Masonic Lodge.

Chairman Eckel stated that the Board has not yet gotten letters from the Environmental Commission or Fire Department on the Country Classics application. Mike Reino noted that in conversation with the power company, the power for the lights at Old Frenchtown Field came from the Country Classics site. The Borough will need some other lighting solution. We will have to coordinate that.

Chairman Eckel noted that the New Jersey Planning Officials announces the Board of Director candidates. In the past, the Board has had her vote for us as a group. She asked the Board members to let her know if anyone has a strong felling on an individual.

Mayor Myhre reported that the Zombie Crawl is this Saturday from Noon to 4 pm and the Halloween Parade starts at 6:30 pm.

Mayor Myhre also reported that the Borough is doing something different this year for Trick or Treat based on feedback it received from residents. The Borough will close Harrison Street from Second to Sixth Street and traffic will be directed to Milford Road. People will be stationed on Milford Road to let residents in. Trick or Treat is 6 to 8 pm.

Mayor Myhre noted that the Borough participated in the Hunterdon County Economic Development forum and the Borough received a lot of accolades. ArtYard was award business of the year.

Mayor Myhre noted that Financial Disclosures forms are past due. Anyone who has not filed will be fined.

ADJOURNMENT

Jeanne Herb moved adjournment at 9:50 pm and John Dougherty seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary