

Chairman, Mr. Fanelli called the meeting to order and stated that the meeting was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Murray, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Stroemel, Ms. Sytnik

Absent: Mayor Mignogna

Also present were Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

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APPROVAL OF MINUTES

Mr. Rashatwar motioned to approve the minutes dated August 10, 2016; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Vandegrift, Mr. Murray, Ms. Stroemel and Mr. Nicini who abstained.

MEMORIALIZATION OF RESOLUTIONS

Samaritan Healthcare & Hospice, Inc.
Block 228; Lot 7
PC – 16-008

Patient First Corporation
Block 199.06; Lot 39
PC – 16-007

NEW BUSINESS

HADDONBROOK/PLANLAND LLC
BLOCK 206; LOT 12
PC 16-010

Appearing before the board were Mr. Michael Ford, attorney and Mr. Ralph Ford, applicant.

Mr. Ward stated the applicant is seeking a one year extension of its major subdivision approval. The applicant received amended subdivision approval in 2013. He testified the applicant fell under unfortunate circumstances. Such as economy, site issues, specifically possible contamination and the design and construction of the sanitary sewer system and upgrades to the Buzby Landfill. The approval was for the construction of 21 high end residential homes. The extension requested would be retroactive to July 1, 2016 which is when the Permit Extension Act expired. The prior approvals required the installation of vapor intrusion barriers.

Mr. Ford who is a representative of the applicant confirmed the issues that have resulted in the delays as represented by Mr. Ward. Mr. Ford testified that the applicant has to conduct additional environmental testing which will determine whether they will move forward with the construction of the subdivision. Mr. Ford also states that there has been recent discussion between the applicant and the Township regarding the sanitary sewer system and pump station upgrades. The applicant is waiting for the Township's evaluation to determine the nature of the upgrades or a payment in lieu for an off site contribution for the upgrades.

Members of the Board voiced their concerns on the delay and found that the developer's inability to fully evaluate the environmental conditions is a public health and safety issue warranting the extension.

The application was opened to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. Rashatwar.

Mr. Fanelli motioned to grant approval to extend the applicant's final major subdivision approval for a period of one (1) year commencing July 1, 2016 and expiring June 30, 2017 subject to the following conditions/stipulations:

1. The applicant shall comply with all previous approvals.
2. This approval shall in no way affect the model home and the one year extension does not apply to the model home.

Seconded by Mr. Nicini. Motion carried by the following roll call vote:

AYES: Mr. Murray, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Stroemel, Ms. Sytnik.

NAYS: None

There being no further business before the Board, the Chairman adjourned the meeting.

Wendy Flite, Secretary