

**Minutes of the South Toms River Land Use Board  
June 20, 2023**

**A meeting of the South Toms River Land Use Board was held at South Toms River  
Borough Hall on Tuesday June 20, 2023 and called to order at 7:00 pm**

Salute to the Flag followed by a Moment of Silence.

This meeting of the South times River Land Use Board was called pursuant to the provisions of the open public meeting law. Notice of this meeting was published in the Asbury Park Press on February 15th 2023 in addition a copy of this notice was posted in the bulletin board in the municipal building and filed in the office of the bureau Clerk.

Roll Call

Mr. Whalen, Here. Mr. Rolzhausen, Here. Ms. Graham, Here. Mayor Cradle, Here. Mr. Jubert, Absent. Ms. DiDonato, Absent. Mr. Calhoun, Absent. Mr. Gleason, Here.

Swearing in of new member.

Our new member is Mr. George Rutzler.

George Rutzler is sworn in.

For directions George Rutzler is sworn in present and we have a quorum.

Mr. Gleason.

Waive the reading and approved the minutes of March 20th 2023

Motion to approve minutes.

Mr. Rolzhausen First motion. Cradle Second

Mr. Whalen, yes. Mr. Rolzhausen, yes. Ms. Grahams, yes. Mayor Cradle, yes. William Gleason, yes. George Rutzler, Abstain.

Mr. Gleason.

New business

M&T at STR Urban renewal LLC regarding the lofts

Well while we wait for them do you want to change the Agenda and go to approved bills?

Mr. Whalen.

We have one bill from Rumpf Law.

A motion we pay the bills

Mr. Rolzhausen First motion we pay the bills. Mayor Cradle second.

Mr. Whalen, yes. Mr. Rolzhausen, yes. Ms. Grams, yes Mayor Cradle, yes.

Mr. Rutzler, yes. Mr. Gleason, yes.

Mr. Gleason

Dover Road subdivision letter. 407 Dover Road fifth engineering review.

Summary of 407 Dover Road from the engineer.

Engineer Millis Looney.

They submitted information as requested at the meeting and also in the resolution of approval for the most part they've got most of it taken care of there's just a few items in the letter that need to be addressed one of them is for the resolution of approval Street trees are required along Dover Road and evergreen trees are required along the back property line ever evergreen trees are shown however the street trees are not shown please add the street trees and planting details for both shade trees and evergreen trees and item two that they still need to provide proof of approvals from Ocean County planning board and Viola water company once they submit that then they will have resolutions approval.

Mr. Rolzhausen.

They don't have to come back?

Engineer Millis Looney.

No they just had to show what they were doing right.

Mr. Gleason.

M&T at STR Urban renewal LLC regarding the lofts

Doug Wilson on behalf of M&T

We were asked to come in today in conjunction with a cease and desist order and there's an application to make a minor site plan amendments to facing plan and utilities. How would is the Chair prefer to proceed.

Mr. Whalen.

What is your position with the company?

Mr. Doug Wilson

Council I am the attorney for M&T.

We had gotten a cease and desist from Deborah Rumpf is she here.

Attorney Rumpf

Right here.

Mr. Wilson.

Would you like to hear from one of the owners to what was done in conjunction with the cease and desist order and what was done to remedy that.

Mr. Whalen.

For those who may not know. Why don't we hear why that was issued?.

Attorney Rumpf

It was issue because there was a deviation of the of the plans that were submitted to the extent that the approval could not be continued so the cease and desist order was issued to stop the project until they appeared before the Board for approval for either any changes that they were going to make or to Resort back to the original plan.

Mr. Whalen.

This was going from two water lines to one.

Attorney Rumpf

Correct.

Mr. Wilson

We are prepared to address those issues and present to the board the fix which I think has been reviewed by the appropriate professionals on behalf of the town.

Attorney Rumpf Swore in Mr. Allenbach.

What is your name sir

Ronald Allenbach

It's Ronald Allenbach a-u-l-e-n-b-a-c-h

Mr. Wilson

So Ron you're familiar with the cease and desist order and the plan issues that were pointed out by

Ms. Rumph.

Mr. Allenbach.

I am

Mr. Wilson

Can you tell the board what your position is with M&T.

Mr. Allenbach.

I'm the director of engineering and planning and here a fact witness for the developer itself. I've been before this this board in town on many occasions for this project and others so basically what happened was when we designed the original plans we showed our prototypical two water line hits to each building through the process of working with the water company and the fire officials it was determined that we were allowed to do only one hit and separate it inside the building we went and got the approval of the water company as well as the Fire official the fire inspector and when it was brought to the attention of the township obviously has been indicated it was a deviation from the site plan which is why we're here tonight we're here tonight to talk about two things one is the change in the water along into each building and then also talk about a phasing plan because what we'd like to do is and if we have the first building's up obviously went vertical we'd like to occupy that building in order to do that we had two options you need to build out the entire site instead of all the utilities storm water everything function as one cohesive unit 4 phase it where we were able to go in and just build certain aspects of it to make sure that we have again working with your professionals making sure that the system itself for these first three buildings can stand on its own so water Loops valves shutoffs and everything would be installed as part of the phasing plan the storm water the big Basin located also the side is already in there's a lot of storm water already in but again working with the Borough engineer to talk about what exactly has to be put in to phase this project in order to operate and occupy the first three buildings that's really what we're here talking about tonight is the single water line and then the phasing plants have been submitted to your engineer there is a review letter we did respond to that I believe there's a couple open items that we need to testify to if I haven't answered them already but again supports pleasure if you want me to go through that letter or if you just want to ask any questions of myself.

Mr. Wilson

Let's identify the letter for the record so the board knows what one you are referring to.

Mr. Allenbach.

Sure this is a review letter from Van Cleef engineering dated June 5th 2023 since that time just put sort of boards aware we have resubmitted on June 8th to respond to Mills comments in there and I believe that there's six open comments the first four have been answered in the way of revised plans being but again I don't want to speak from Millis and the other two require testimony talking about various aspects of the phasing plan itself again as I indicated on paragraph C on page two items one through four were already addressed on revised plans number five talks about the water lines going from two lines to one line which I believe I touched on already and then number six talks about detailed testimony as indicated in front of you tonight we have the revised utility plan that was submitted as part of this application and again as it indicates it's shown a single water line coming off of the mains that goes into our Breezeway entrance way here and then inside there it's split off into a separate domestic and fire line and that's prototypical for all the builders.

Ms. Rumph.

This was submitted to the Board.

Mr. Allenbach.

The other plans that I have here are the detail phasing plans to show you exactly what is part of phase 1.

Mr. Whalen.

Before we move on. On the water line so what changed make you go from two lines to one.

Mr. Allenbach.

The building code allows you to only have the one line based on your fire flow and your pressure so we were able to reduce and go to a single line rather than have redundancy on having two lines into every building so by code you're allowed to have the one line of each building.

Bring him up to explain. Let Bryan do that.

Engineer Millis Looney.

Perhaps maybe you could explain with the one line how that's going to work if you have a fire if you have domestic.

Mr. Trematore

I'll tell you exactly.

Ms. Rumph.

So would you raise your right hand. Do you solemnly swear that the testimony you're about to give is the truth. Yes

Your name sir.

Mr. Trematore.

Brian b-r-i-a-n Trematore T r e m-a-t-o-r-e

Mr. Wilson

Bryan you are the T of M and T

Mr. Trematore.

Yes.

Mr. Wilson.

And your background is you've been plumbing and contracting business for how many years.

Mr. Trematore.

39 years

Mr. Wilson.

Familiar with the codes

Mr. Trematore.

I am also a DCA inspector as well. I don't practice inspecting because when jobs going on but I also carry a DCA license for building inspector plumbing inspector construction official sub code official. I'm licensed as well.

Mr. Wilson.

Okay so explain to the board what was there.

Mr. Trematore.

What happened was eventually with the water company here typically is you have your meters in each building it needs meters separated and for some reason for this project now for the water company we have two taps coming off of Chamberlain one of railroad and we have what they call Hot boxes and there's a meter and each one of those are the back flows even on fire hydrants or metering so if we turn the water around for a hydrant we're paying it though which we talked about so the entire site is meters so there's no meters inside so when you look at this system what's there Under the Staircase it really didn't fit so again when you do calculations to flow calculations you do a static and residual test from a hydrant test which I'm sure we know is about okay and you do calculations so what happens with the calculations you run a full test and that test is when all your domestic water is on at the same time which right now you can say is it impossible nothing's ever impossible that 30 Apartments it was at the same time you still want to calculations everything's on and as per entity nfp13r you run six heads you don't run a whole building because if there's a fire six heads is one important but the fire department covers it hook up the fire truck can find it so not any building in the entire state of New Jersey every head goes off at the same time if there's not a fire in that part in the building so when you run your calculations the water that's available it's fully supportive fully large enough pressure wise to do that exactly we had an approval from Brian who was the fire sub code official or inspector at Toms River and he goes Brian you're absolutely right but to appease the town were great neighbors we partners for a long time we don't sell our buildings I changed a detail on the drawing I put an electric solenoid valve on the two inch domestic water okay it's tied out to the fire alarm panel if there's a fire for any reason or even alarm okay until it's satisfied the domestic water shut off so you actually have better order now than even if you had two lines if you had two lines you own it to a building and it was the domestic water it doesn't shut off it still runs so your source is rated swine coming into a building so now we're actually sorting that water off so you're getting full flow to your fire which in even with two lines you didn't get so it is it is an enhanced system again we do need to do it by code you guys have been great to us for seven eight years and we're doing it.

Mayor Cradle

What Mr. Trematore was just explained to us. We have a meeting and Brian was there the Fire Chief was there Joe Jubert were there and they understood the technicalities of what he's speaking about the solenoid and everything and they all agreed that it would suffice what we needed over there and all three of them don't it was a good alternative to what was there. Thank you Mr. Whalen.

Is this change going to be applied to the first building that is already up.

Mr. Trematore.

No those lines are already in I was not going to rip it out so building C1 which is built that's the only building so two lines was already tacked into the main you have two lines there we'll configure to make it work Under the Stairs we have to make the closet a little bigger but that's the only building that'll have two lines. We have to encroach Under the Stairs right okay when you look at the clearances for backflow prevention servicing is three feet and unless you do something vertically it really doesn't work it's in now you're going by a code of Plumbing that doesn't give you serviceability so on the clearance does it work yes it works but inspector says give me a ruler measure it and it's 34 inches now I need a waiver from the plumbing inspector so to catch 22.

Mr. Wilson.

Is it safe?

Mr. Trematore.

It's safer now we're going to because now your domestic water is being shut off

Mr. Whalen.

I agree with mayor that the experts all said it's good I'm just confused how you got to that point you have Architects you pay to design a building and something doesn't fit made that difference.

Mr. Trematore.

If you've got about 50 hours and a lot of hard stomach to drink over something that doesn't work I can talk to you and write 10 books. I do this all day long okay so don't get me started young millenniums that drawing cat that do cut and paste anytime you works on the screen we get to a field that doesn't work.

Mr. Whalen.

I was a fabrication supervisor.

Mr. Trematore.

Then you know what I'm talking about.

Thank you sir but know what happens those my son called me today you're a dinosaur because you're old and you're like paper yeah.

Mr. Rolzhausen.

Each building is going to be separate so like it's not going to shut the whole complex off it's just going to shut off that building.

Mr. Trematore.

Correct so right now as you have C1 until two four inch lines I'm still going to put a solenoid valve there even though it's still two four inch lines oil Buildings have one line Taps off and actually set that drawing into everybody has that drawing once everybody that was at the meeting to bring out that detail so again a fire alarm system goes off God forbid shuts the solenoid valve automatically shuts off the domestic water up to the building you have 100% water going to that building for the Fire.

Mr. Rolzhausen.

And you have different sprinkler lines like you said it's burning on the one floor it may not be in the whole building's not going to go off it's just going to be where the fire is.

Mr. Trematore.

Correct so what happens on the 13r okay it's designed for a full 13r system which is fully compliant so again there is a fire in the room, a bed. Whatever that one head goes off the link when it releases and it goes off so you're not going to ever have the whole building with heads going off that means the entire buildings in golf but the way the building is built you have one hour two hour stairs and again if you can't get out of the building in two hours it's a long time you know typically you're four to six minutes. Yeah which is historical data from the fire department that's out there you know you're not two hours is we're all in trouble if you're still in the building in two hours.

Mr. Rolzhausen.

And my other question is does it with the where the water is it does it just shut and it's just for curiosity does it just shut off the water to the area that's burning for the domestic order the whole building whole building.

Mr. Trematore.

So what happens is I have a detail if you want to see some iPad I mean I'll share with everybody you come out there's at left to inside your fire right hand side your water solenoid valve so the fire alarm goes off it kills the water to the building because it doesn't know where it's at you just knows shut the water off so the entire building on domestic can shut off on a fire alarm status.

Mr. Rolzhausen.

And is there one fire panel or is there one fire panel in each building?

Mr. Trematore.

One for each building each building.

Mr. Rolzhausen.

Works off just off separate.

Mr. Trematore.

Correct you're going to be able to see if c1's got that on fire and it's an alarm it's not affecting C1 through C12 okay

Thank you everybody thanks sir.

Mr. Rolzhausen.

For the record I actually talked to the fire department also like Oscar at separate times and they were 100% of this is actually a smarter way of doing.

Mr. Allenbach.

Now discuss the phasing as I indicated the first three buildings located along Chamberlain are what we're putting into phase 1 obviously at the detention Basin. As I indicated before has been important because obviously that handles the storm water from phase one itself. Phase 2 is located off to the north we have Jersey barriers proposed to block off any traffic from going back there. When we met on the field out in the field on site maybe two weeks ago one thing we talked about was emergency access to come off of Railroad Avenue here some Breakaway chains. We initially talked about doing this area here that's hatched as construction access only. It is brought to our attention that the town the borough would prefer if this emergency access to Railroad Avenue was put in as part of phase 1. I believe we spoke to the owners and we're agreeing to this area here that we have emergency access only is to extend it up into and install this temporary Road out to Railroad Avenue and began with a breakaway chain. Thinking those plans will be submitted to the engineering to borough further approval but it was our understanding that was a request from the borough was to make sure that that access on the railroad because of the emergency vehicles are coming down first they can get into the site without going around the bend and getting a little bit further down and so that's really the only change in phasing plans. There are three phasing plans that were submitted they vary slightly only because you have the site plan which really deals with just the geometry of this buildings which are on phase 1 you have a drainage phasing plan which is slightly different again as indicated before certain infrastructure has to be made to make sure this could stand on its own. In the event that phase 2 gets delayed whether it's a month or maybe six months or whatever this has to be able to function and that's the purpose of having your engineer review they say if this sits for a little while it can function on its own the storms sewers that are going to work utilities are going to work. And then the third sheet which is part of the phasing that was submitted again is the sewer and water to utility drawing to show that the sewer extends down here because that's what we're tying into the existing main. The water line again there's a loop we've added additional valves so we can separating the water for just this phase 1 area itself and you have you know the phase 3 utilities itself again over here in the which hear Marked Purple this phase 1 because that's part of the sanitary sewer that has to go in at the beginning of the job to convey the sewage down to. We we're taking out these 2 90 degree bends and putting in a 45 just for better flow for the sanitary sewer and again that's basically the phasing plans in a nutshell as to what we're looking to do is separate that first area into phase 1.

Mr. Rolzhausen.

I got one concern basically phase 3 the Wawa road that runs from Chamberlain to Railroad that's not getting open until the end of phase 3.

Mr. Gleason.

I know there is there a chain there. Is that the break anyway chain?

Mr. Rolzhausen.

But like for traffic because right now you're going to one of the biggest things that the residents have concerned with was all the traffic coming out onto Chamberlain that's where we asked that we made an entrance only in from Chamberlain right so now what we're doing is taking everybody coming out from Chamberlain.

Is there any way that road can be continued to Railroad in phase 1?

Mr. Trematore.

I would I would jump up here again I think right now for phase 4 right now our phase 1 out of the five buildings in there but right now as I know we've met it at the site with the with the mayor there we're concerned about a few things with safety Tony Coses is my project Superintendent he's here. There's a lot of kids weekends and nights going through on motorcycles so we're trying to do is get building C1 done we spoke about this at the meeting so I would agree to get me C1 done it's only 30 units but anything after C1 will connect to Railroad Avenue there is a lot of work to do over there there's only 30 units.

Mr. Rolzhausen.

So Bryan if I'm catching you. The one building that's up now that's the 30 units?

Mr. Trematore.

Correct.

Mr. Rolzhausen.

So after that's done you'll open up that road.

Mr. Trematore.

That I'll agree to that.

All right we talked about the circulation when the fire chief was there about two means of egress and a breakaway chain will Ronnie to bring the fire truck into the firehouse so I would agree to what is completely do phase 1 here we have some Jersey barriers going on for the second people trying to keep the kids on quads and dirt bikes also rip it through this property so again is get this done so after C1 and then past that before we get a CO for the balance of the buildings we'll open that up.

Mr. Rolzhausen.

Okay fair enough that's real Fair thank you because that's going to be the first question that residents are going to say why did they allow this and I live on in that section it's bad getting out of there so I know how people try to cut through Wawa now so I and that was one of the positives of having that road because people can go out that way and go to the light. So and I know with there's a lot of Road improvements that's going to help too do you know when that's going to actually start the road improvements?

Mr. Trematore.

There are two things here too. If I went to jump in but the mayor was nice enough to give me the plans for a DOT 30 83 to 80 exchange I noticed there's a lot of conversation and drawings back and forth between the county as well as the guys from Dot and I know that the reviewing would have a meeting because the road approval set we were doing was minimus compared to dot be ripping every now and changing it so we're going to find out how we're going to work together jointly not to put something in or to tear it back out again so that's in the works thank you mayor for setting some meetings up here and that is in the works.

Mr. Rolzhausen.

That makes sense thank you.

Mr. Wilson.

Any other questions here.

Engineer Millis Looney.

I just have one question we were out on site you're obviously bringing a lot of fill in and some of the structures are sticking out of the ground by quite a few feet so for phase 1 to get to the retention Basin are you going to bring those structures up to up the grade I mean or up to grade around the structures.

Mr. Allenbach.

So the intention was to have this construction Access Center which gets us over to the basin Access Center itself at least some of the very structures are over this area here okay.

Engineer Millis Looney.

All the ones that are going to the infiltration Basin now for phase 1 are up to they're up to grade.

Mr. Allenbach.

Correct okay well some of them some are just a couple of manhole structures over in this area here that are raised they're not part of phase 1 they ultimately go to here eventually but the access over here so the intention Jersey barriers who need to get to the Basin you'll be able to get off of this construction access to get down the access road into the basin itself.

Engineer Millis Looney.

Okay

Mr. Rolzhausen.

Curiosity when's the next building going to get started once this one's finished is that the plan.

Mr. Trematore.

Right now again right now is where to put the foundations in for C2 C3 so we can landscape all this we can finish it back here you know with this swell we talked about the water ratio so the percentage even though this is phase 1 of the plan are sequences obviously this is frame right now this would be the second and third how it is and then these two right here so these two foundations will be going in so when you're coming down Chamberlain you're going to see all this done landscaped the signs of being for the job so anybody here looking down you're not going to be looking into construction sites or fields and health so this is one two three so these are gone. Okay so this Foundation probably starting I know the permits are in everybody's here it was a mistake with a check amount like 50 something thousand to fifty one whatever it is but that's going to Toms River we had to add the reason we had to add this water meter building shed and you want to call it the side of building two. For their meter setup from the water company as well as the back flow so if you look at the entire site this is the only building with that shed so the water comes in or the Chamberlain comes up into this big room and that's specifically for the water company that's your One Tap your second tap is right here it's going to be in the retail building but for now we're going to pore a slab until the nice little you know type of a shed over it it'll suffice the water company that's going right there. So here and here is your two main entries of water.

Mr. Wilson.

He just asked you when.

Mr. Trematore.

So again can you we're hoping that estimate he just guess it went wow that's going on so Foundation start once I get the permit so I know the permit was resolved with the amount in Toms River so sometime probably within two weeks would be seen after being dug and then this will follow right after probably 30 days later. So it is over here.

Mr. Rolzhausen.

I know it was never discussed what kind of retail was going there do you have any retail that you have in mind yet.

Mr. Trematore.

If we have a crystal ball I tell you.

Mr. Rolzhausen.

Okay nobody's jumping to move in there yet. Most retail ways to see rooftops yeah so the more roof tops you give them it's easier to for me too so.

Mr. Rolzhausen.

I know we talked about a Marriott style hotel and that's still.

Mr. Trematore.

We've been talking to a few different people but obviously there's no recovering from coved it sounds crazy in the hotel sector sign some neighbors are much shorter than others but again as yes there's talks with with some major chains. So it took him better than it did a year ago. Okay it changed a lot so if it isn't right here and again we're hoping we are talking to the mayor today and to the engineer we want to know what we need it's very important that we needed to get a TCO. At the meeting talked about this and that's what I brought this up to everybody. I know that every town has a different checklist for a TCO so I like to see that sooner and later so we can make sure we check every box that we need for a TCO. I know the first things was like safety on a circulation with fire truck and wheel so again you can check that box though because it was agreed to but any else you may need please let us know because we are fully prepared to go for a TGO for the end of October. And that's our goal to get people in there stop some of the kids and he gets a life into a job it just looks better way of seeing so that's okay.

Mr. Rolzhausen.

So you can figure around October you'll probably see a lot of landscaping along Chamberlain?

Mr. Trematore.

Yeah for sure yeah before the winter our goal is to dress this whole thing up get this done so everybody welcome to Chamberlain when driving to Chamberlain and well dressed up right .

Mr. Whalen.

Will your on-site security start when the buildings occupied.

Mr. Trematore.

Absolutely we actually have guys who are now Tony Luke's coach and other guys are very close to us I see when you see kids running around and you know motorcycles and stuff it's hard we can put some signs up the end of Jersey barriers the fencing and stuff so it's just not you know for security of people walking around or driving in just to hopefully stop or minimize okay some of these kids that are you know going through their place and using it for a track.

Mr. Wilson.

Now that would conclude our proofs for our request for the amended minor site plan I guess you put thank you protocol you could open to the public such as it is.

Mr. Whalen.

Open to the public.

No questions.

Mr. Whalen.

I have a question on a different matter I understand it was a house that got flooded out brought off from your property has that been corrected.

Mr. Allenbach.

We're in the process again we met the engineer in the federal officials out there talk about the installation of this well which will Brian talk about here and get the water redirected around this. So we created temporary you know ditches and stuff to get the order to make sure it gets to this Basin so it doesn't happen again and we're in a process now just verifying the plans. The survey originally showed a pipe coming across Chamberlain in this location here that pipe doesn't exist so we had to relocate everything down to this head wall here but again we're installing this now I'm working directly with Van Cleef's office we had to do some additional survey work Upstream to make sure we're capturing everything that's coming into the into the sites and make sure this is designed adequately but we put some temporary mitigation measures in place now that so that doesn't happen again.

Mr. Whalen.

If I think you start the other phase with the other buildings back there. If you're going to have a ground that can to soak up the water anymore so there's been more running down.

Mr. Allenbach.

Well right now it sites in the best shape it can be to absorb the water because it's not paved yet right so up to your point yeah we want to get it done now to mediate it before and exactly find out exactly what we're capturing up from upstream and making sure that whatever we design here in the Swale all the way around captures exactly what we're taking because this is just really a bypass it's taking everything that's happening upstream and coming onto this site it's not taking any of our water our water being directed to our base and this is typically a bypass that use the Sheep flow just across the site previously we're redirecting it but we want to make sure and talk to Mills about this making sure we're capturing everything so we're doing some additional survey work Upstream make sure we have all the inlets everything's coming in the entire drainage area so that when we design this it picks up that additional water.

Mr. Whalen.

Good thank you you're welcome.

Mr. Rutzler.

I just got one question how far off the property line from Easy Street is that Pipe going from on the back side because that back side where you're saying they swell here is down that way yes.

Mr. Allenbach.

But it's not a pipe it's just a swell that comes down here it's probably 60 70 feet off the property line and then it gets a little closer because in the parking lot here when it gets in this area here it's probably 45 40 feet off the property line and then it goes back out just with this little bumper after they backed out be about 100 feet and it makes the turn to go along the retaining wall there.

Mr. Rutzler.

Just making sure nobody else and especially in that bend Corner because that's where he's talking about where that water drains underneath it's been in the blue house so all that's going to be corrected and ran out backwards

Mr. Rolzhausen.

Now I noticed they didn't run around the bend there on Chamberlain they cleared the trees all the way up to there and there's some raggedy trees there is that planning on coming out.

Yes okay we're going to clean all of this Brian indicated We're not going to be able to Landscaping in now because the weather so come fall when it's planting season again that'll be cleaned up in that entire area of Chamberlain and be dressed up.

And there's one house there that first house I know she actually was concerned at a meeting is there anything going to be to like maybe a landscape if you give her a little privacy from the units.

Yeah we could take a look there I think what we could probably do is make you know when you do these surveys and stuff the tree line is always deceiving yeah sometimes it's the canopy sometimes it's under but a lot of times it's easier to meet the engineer out there in the field once things are cleared and do your infill you know you might take some trees or bushes every earmarked for someplace else on site you put it over there that might conserve a better purpose over this area here because we're showing you know Tree Line air it looks like there's substantial landscape and you go out there and there's a couple strikes of trees or something and you can see right through it so usually we do is once we clear it you meet the engineer in the field and we supplement the Landscaping to do some infill at that point but we'd be happy to do that.

Mr. Rolzhausen.

I appreciate that too.

Mr. Gleason.

Are you sending us this new drawing?

This was submitted.

Mr. Gleason.

Nope.

I received them yeah we see these are the ones that were submitted on June 8th yeah Correct yes.

Mr. Gleason.

That doesn't have any good lines where the road is does it?

Mr. Allenbach.

The next page does.

Mr. Gleason.

So it says it opens the road up there?

Mr. Allenbach.

No I'm sorry to your point when I when I testified earlier about including this we will be submitting revised plans based on what we testify to tonight. I'm sorry I misunderstood yes based on what we talked about tonight with including this access.

Mr. Gleason.

And the road that goes down that connects the two together.



Mr. Allenbach.

As Brian indicated prior to CEOs for buildings two and three so we'll make sure we put that on the plan to include the notes that says that.

Mr. Rolzhausen.

It's coming in the resolution too right.

Mr. Whalen

Any further talks to our professionals?

Attorney Rumpf

Just to caution if the board was to approve this they would also want to include that the cancellation and removal of the cease and desist order.

Mr. Wilson.

Yes that would have been my request thank you.

Attorney Rumpf

If the board was to grant favorably on this request you also want to include that motion removal or cancellation of the cease and desist that way it can go forward.

Mr. Whalen.

Motion to approve the changes minor site plan Amendment and to lift the cease and desist order.

Motion Mr. Rolzhausen, Second Mr. Rutzler

Mr. Whalen, Yes. Mr. Rolzhausen, Yes. Ms. Graham, Yes. Mayor Cradle, Yes. Mr. Rutzler, Yes

Mr. Gleason, Yes.

Mr. Whalen.

Just a reminder going forward we all have to stand out in the first resolution any changes you make that you to come before the board.

Chairman's report.

Okay we had a quick meeting with the mayor of members of council sorry the master plan is due last year.

What we discussed are the funds are short let's be honest with everybody I've never done a master plan

I didn't really know how to do a master plan I understand the engineer does most of that work directly.

Engineer Millis Looney.

We have people that planners that would do it.

Mr. Whalen.

Right yeah so what we were saying I'll be beneficial for us to repeat what's already there there's some new mandates the state I understand that we have to include charging stations for all vehicles now.

I'm sure you know all this. Stormwater plan and a Hazardous Mitigation plan has been included.

Mayor Cradle

And the gentleman that was with Jeremy. Joe.

Engineer Millis Looney.

Jeremy Edinger

Mayor Cradle

There's another gentleman with him on the who specializes in doing Master plan the plan I'm sorry I don't know and he was helping us out and we brought the information back to you they it was Jeremy and I cannot remember gentleman's name I want to say Joe something I don't remember if we can get that information to you exactly but him Sandy Ross myself Jeremy and this other gentleman I think his name is Joe. We met they informed us things that they did we'll get that I'll get that information and contact information you can speak with him to a land use board. Okay and as chairman just said there's a and this is what they suggested we take the last master plan and make the additions that are necessary use that as a template and make the changes that are necessary the new things they've added since we had the last master plan I think it was 2013

Mr. Whalen.

It's the last one actually was 12 I got it right here 2012.

And just use that as a starting point rather than go through the whole thing because it would be would not be cost effective to go through the whole thing so take that and just work off of that and add in those things that needed together and I'll get you his information okay and as I believe

Mayor Cradle

Sandy said we could actually update a little bit each year yeah right they're going forward yes if we want to add things as we move forward we can update it.

Mr. Gleason

Phasing in the master plan.

Mr. Rolzhausen.

Yeah and if anybody decided to read the whole master plan and see something that they feel could be taken out that can be done now too at minimum.

Mr. Whalen.

Two of the things we thought should be added the new one is deal with the sale of cannabis and cultivation and anything to do with cannabis that's new to the town and also warehousing.

That's what we've discussed here at the other day last week.

Remember what we said about how close it could be to a school?

Attorney Rumpf.

We did.

The store, how close did it say.

Attorney Rumpf.

I think it was like 1000 feet.

Mr. Rolzhausen.

That's what the state guidelines are and we didn't we didn't change it from that.

Attorney Rumpf.

I thought we did we put it in the school so we did 1000 feet

Mr. Rolzhausen.

Could you check that?

I think Debbie and Melissa you guys did an excellent job on the 17th thing right on top of it you're right on top of it thanks.

Mr. Gleason

Public comment and we have Public.

There's no Public comment.

Mr. Gleason

Adjournment.

First Mr. Mayor Cradle Second Mr. Rolzhausen

All in favor of adjournment Unanimous Eye

Any opposed hearing none

We are adjourned 8:03 pm

LUB Chairman



Mr. David Whalen

LUB Secretary



Mr. William Gleason