The meeting was called to order by Chairman Robert Nash and the opening statement was read by the Administrative Officer.

The Board Attorney gave the oath of office to the following members: Paul Dorato, as a Class I Member, (Mayor’s Designee), Chief Andrew Kudrick as a Class II Member, Deputy Mayor Evelyn O'Donnell as a Class III Member, Nicholas Huszar as a Class IV Member (Environmental Liaison) Robert Nash as a Class IV Member, Robert Nicastro as a Class IV Member and David Everett as Alternate 2 Member.

ROLL CALL: Showed the following members were present: Paul Dorato, Nicholas Huszar, Chief Andrew Kudrick, Robert Nicastro, Paul Schneider, Brian Tannenhaus, Robert Seaman, David Everett, Deputy Mayor O'Donnell and Chairman Robert Nash. Thomas Boyle was absent.

Also in attendance was the Board Secretary, Eileen Rubano

PLEDGE OF ALLEGIANCE:

Mrs. O’Donnell made a motion for the Board to go into Executive Session to discuss personnel. The motion was seconded by Mr. Tannenhaus and carried with all members voting for the motion. After the Secretary read the Executive Session Resolution into the record the Board recessed into Executive Session.

REORGANIZATION:

Chairman Nash asked for a nomination for Chairman for 2019. Mr. Tannenhaus moved the nomination of Robert Nash for Chairman which motion was seconded by Chief Kudrick and carried with all members voting for the motion.

Chairman Nash asked for nominations for Vice-Chairman. Chief Kudrick moved the nomination of Brian Tannenhaus for Vice Chairman which motion was seconded by Mr. Nicastro and carried with all members voting for the motion.

Chairman Nash asked for nominations for Secretary. Mr. Tannenhaus moved the nomination of Eileen Rubano for Secretary which motion was seconded by Chief Kudrick and carried with all members voting for the motion.

Chairman Nash asked for nominations for Consulting Attorney. Mr. Tannenhaus moved the nomination of Ronald Cucchiaro from the firm of Weiner Law Group, LLP for Consulting Attorney which motion was seconded by Mr. Nicastro and carried with all members voting for the motion.

Chairman Nash asked for nominations for Consulting Engineer. Mr. Tannenhaus moved the nomination of Laura Neumann from the firm of CME Associates for Consulting Engineer which motion was seconded by Chief Kudrick and carried with all members voting for the motion.

Chairman Nash asked for nominations for Consulting Planner. Mr. Tannenhaus moved the nomination of Peter Van Den Kooy from the firm of CME Associates for Consulting Planner which motion was seconded by Mr. Nicastro and carried with all members voting for the motion.
Chairman Nash asked for nominations for Consulting Tree Expert. Mr. Tannenhaus moved the nomination of Shari Spero from the firm of CME Associates for Consulting Certified Tree Expert which motion was seconded by Chief Kudrick and carried with all members voting for the motion.

Chairman Nash asked for nominations for Administrative Officer. Mr. Tannenhaus moved the nomination of Eileen Rubano as Administrative Officer which motion was seconded by Chief Kudrick and carried with all members voting for the motion.

Chairman Nash asked for nominations for Recording Secretary. Mr. Tannenhaus moved the nomination of Eileen Rubano as Recording Secretary which motion was seconded by Mr. Seaman and carried with all members voting for the motion.

Chairman Nash asked for a motion regarding the 2019 Meeting Dates. Mr. Tannenhaus moved the adoption and memorialization of the resolution for the 2019 meeting dates with the dates of May 9 substituted for May 2, 2019 and only one meeting in November on November 7, 2019. Motion was seconded by Mr. Nicastro and carried with all members voting for the motion. The Board Secretary said she would amend the resolution to reflect the changes.

Board Attorney Cucchiaro announced that the Board did not have to pick an official newspaper as the MLUL outlines that the governing body and not the municipal agency determines and selects the official newspaper.

Chairman Nash announced that Nicholas Huszar was the Environmental Commission Liaison to the Planning Board.

Chairman Nash also announced the following Sub-Committee appointments:

- **Site Review Committee:**
  - Chairman: Robert Seaman
  - Member: Chief Andrew Kudrick
  - Member: Paul Dorato

- **Master Plan Review Committee:**
  - Chairman: Brian Tannenhaus
  - Member: Nicholas Huszar
  - Member: David Everett

The Reorganization meeting concluded and the regular portion of the Planning Board meeting commenced.

**REGULAR MEETING:**

**APPROVAL OF MINUTES:** There were no minutes to approve at this meeting.

**VOUCHERS:** None

**CORRESPONDENCE:** There was no correspondence.
RESOLUTIONS: Mr. Cucchiaro informed the Board that they were still working on the resolution for SP-1042, 999 Route 33 LLC and it would be ready for the next meeting.

SUBMISSION WAIVERS BEFORE THE BOARD:

a. Case No. SP-1052 / Monmouth Commerce Center, LLC

Meryl Gonchar, Attorney for the Applicant, appeared and informed the Board that they were seeking several waivers, nothing major, and they were not asking to be relieved, just didn’t submit them due to a timing issue.

Ms. Neumann, Board Engineer, testified that the waivers being requested were listed on page 6, items 3 and 4 of her December 14, 2018 review letter. Ms. Neumann took no exception to the granting of the waivers for all items, with the exception of the 2000 Foot Downstream Analysis. She stated that it has been the Board’s policy to get this information so we know the impacts of the development.

Ms. Gonchar stated that they have prepared the report so it is available and will be submitted.

Mr. Nicastro made a motion to approve the submission waivers for Monmouth Commerce Center, LLC with the exception of the Downstream Analysis. Motion was seconded by Chief Kudrick and carried with all eligible members voting for the motion.

APPLICATIONS BEFORE THE BOARD:

a. Case No. SD-2847-A2 / Haystack Glen (Formerly GS Realty)

Warren Fink, Attorney for the Applicant, appeared and said they were requesting two one-year extensions on their approvals. He stated that the Board granted a one year extension on January 5, 2017 and a second one-year extension on December 21, 2017. They have not perfected the subdivision as there is one issue outstanding. In May 2018 he sent a letter to the Mayor, along with deeds, asking if they could dedicate the 53 acres of open space and the detention basin to the Township and they have not heard back from the Council.

Board Attorney Cucchiaro explained that there is a threshold issue and the MLUL provides for up to three (3) one year extensions. He also said that Mr. Fink is correct, the Board needs to look at due diligence in satisfaction of the conditions of the approval. He informed the Board Members that the Township does not have to accept the open space and they would have vested rights with the extension if there was a zone change. The approval does not expire so they can still pursue the subdivision. If the Township rezoned the property they would have no protection without the extension. If the Council does not want the open space and basin the applicant may have to come back for an amended approval or abandon the project. If the applicant starts construction and then the property was rezoned, they would not be affected as the subdivision map would have been filed prior to the start of construction. In the case of an amended approval, the time would start over.

Anatol Siemienczuk, Developer, was duly sworn and testified that since the letter to the Mayor was
sent out he has been waiting for a response. In the last two months he has made phone calls to the Township Attorney, Joseph Clark and he was told that the case would be heard by the Council at the January meeting and a decision made at that time. Mr. Siemienczuk said he has a few options but he was waiting for the Council to review and then he would finalize his decision. He also testified that most of the engineering is done, the application review has been done and the deeds are prepared so this is the last part that needs to be completed.

Deputy Mayor O’Donnell suggested that he call Mr. Clark again to make sure it gets on the next January meeting agenda since they just had their reorganization meeting.

Mr. Nicastro asked why they were asking for one year and not six months when they should have an answer by the end of January and Mr. Fink said he did not know about the January meeting until today.

Mr. Siemienczuk said everything depends on the decision of the Council and if they don’t want the open space and basin then he needs to decide what to do.

Mr. Schneider made a motion to grant the one year extension of time. Motion was seconded by Chief Kudrick and carried with all eligible members voting for the motion.

MASTER PLAN STATUS REPORT: Mr. Tannenhaus said they haven’t had a meeting so he didn’t have anything to report. He also informed Deputy Mayor O’Donnell that they need direction from the Council on the next element they should be looking at.

Since there was no other business, Mr. Nicastro made a motion to adjourn. Motion was seconded by Mr. Huszar and carried.

Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Eileen Rubano
Recording Secretary

NOTE: A CD or DVD of this meeting is available on request.