

**FRANKFORD TOWNSHIP LAND USE BOARD  
FEBRUARY 18, 2004 – 7:30 P.M.  
MINUTES OF REGULAR MEETING**

**CALL TO ORDER:**

The meeting was called to order by Jay Romania, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

**ATTENDANCE:**

Those Present were: Mr. Ayers, Mr. Risdon, Mr. Zappile, Mrs. Kristensen, Mr. Martin, Mr. Nadolny, Mr. Romania, Mr. Gstattenbauer, and Mrs. Caldwell. Also present was Mr. Clark and Mr. Pellow.

Those absent: Mr. Hahn and Mr. Hatler.

**PUBLIC:**

A Motion was made by Mr. Martin and seconded by Mr. Nadolny to open this meeting to the public. All were in favor. The Motion was carried.

Mr. Ferruggia appeared before the board for an extension on his Preliminary Site Plan approval for his antique center. The original approval was given on February 28, 2001 and memorialized on March 28, 2001 under application number LUB 01-01, Block 11, Lot 13.09 (13.14). The approval is going to expire on March 28, 2004.

A Motion was made by Mr. Martin and seconded by Mr. Nadolny to extend the Preliminary Site Plan approval for two years. Roll Call:

YES:           9       Ayers, Risdon, Zappile, Mrs. Kristensen, Martin, Nadolny,  
Romania, Gstattenbauer, Caldwell

NO:            0

ABSTAIN:     0

The Motion was carried.

Mrs. Manya Albertson appeared before the board to convey an intended use of 122 Route 206. She is planning on opening an English Tack Shop. She wanted the board to confirm with her that this intended use is approved. Mrs. Albertson further indicated that she already spoke to the Zoning Officer, William Patterson, and he has given her an approval on February 17, 2004. She stated that she will be using the main building, first and second floor. There is an office behind this building that she will

not be using and there is an extra shed or garage that she will not be using.

It was suggested by the board that the board secretary give Mrs. Albertson a copy of the prior resolution on this property. Mr. Clark indicated that Mrs. Albertson would be bound by the conditions in the Resolutions. He further indicated that if there are any problems with the items in the resolution, she should come back to this board.

A Motion was made by Mr. Martin and seconded by Mr. Zappile to close this matter to the public. All were in favor. The Motion was carried.

#### **NEW APPLICATIONS:**

#### **Joseph Pallay III – LUB 04 - 03 -Block 10, Lot 3.13, 30 Linn Smith Road – Technical Major Subdivision & “C” Variance:**

Appearing on behalf of the applicant was his attorney, James D. Opfer, Jr., Joseph D. Greenaway, his engineer and Mr. Joseph Pallay, III, the applicant. Mr. Greenaway and Mr. Pallay were sworn in by the board attorney.

Mr. Clark questioned Mrs. Kristensen if she was within 200 feet of the applicant. Mrs. Kristensen indicated that she is not listed on the 200 foot list. Mr. Pellow indicated that Mrs. Kristensen is 212 feet away from the applicant's property.

Mr. Pellow reviewed his report:

1. The plans consist of one (1) sheet dated January 20, 2004, as prepared by Joseph D. Greenaway.
2. County review is needed. Mr. Opfer indicated that the County reviewed the application on February 17<sup>th</sup>.
3. The following items from the Frankford Township Checklist have not been submitted or waivers have been requested:

ITEM 28: Existing structures within 200 feet (200') and distance to property line. All distances not shown to adjoining structures within 200 feet of the property. Mr. Opfer indicated that they will be shown.

ITEM 29: They need a letter from Tax Assessor assigning proper lot numbers. The board secretary indicated that she obtained a copy of this letter from Mr. Dykson and gave same to Mr. Pellow.

ITEM 32: Certified property owners list to appear on the plan. Mr. Opfer indicated that this will be shown.

ITEM 42: Building envelopes. This will be discussed after completeness.

ITEM 63: Cluster development option data. A waiver was requested from applicant. Mr. Pellow indicated that this was acceptable.

ITEM 64: Environmental Impact Statement. Need water supply information for this lot based on adjoining well data to determine if there is sufficient water to supply a proposed house for Lot 3.14. Mr. Opfer indicated that his client provided him with a well record from Dunn & Dunn for 30 Linn Smith for 30 gallons per minute, 250 feet deep. Mr. Opfer submitted a copy of this report as applicant's Exhibit A-1.

ITEM 65: Landscape plan with types, quantity, size and location of plantings. Scientific and common names. All major subdivision requires street trees. Mr. Greenaway indicated that if the board deems appropriate, they are proposing trees along the proposed property line between 3.13 and the proposed 3.14 might be preferable. Mr. Pellow indicated that they could be 50' on centers between the two lots. Mr. Pellow indicated that he will look at the location of the trees so they do not interfere with the line of sight.

ITEM 66: Lighting plans, etc. The applicant's are asking for waivers. Mr. Pellow indicated that this is acceptable.

ITEM 67: Drainage plan including runoff calculations for fifty (50) year storm frequency and a map showing drainage area. Mr. Pellow indicated that Dick Clark is to comment if the new storm water management regulations apply. Post-development and pre-development runoff to be the same. Will seepage pits be needed. Mr. Clark indicated that the new regulations apply. The applicant is to show that there is no pre and post

runoff is supposed to be the same. If it isn't, the applicant can do a seepage pit and provide calculations to Mr. Pellow. Mr. Greenaway indicated that they are prepared to do this.

ITEM 71: Written confirmation from Tax Assessor that the proposed lot numbers are acceptable. This information was submitted.

A Motion was made by Mr. Risdon and seconded by Mr. Martin to deem this application complete. All were in favor, except Mrs. Kristensen who opposed. The Motion was carried.

Mr. Pellow continued reviewing his report.

Paragraph 4 stated the applicant is proposing to subdivide a 3.007 acre lot from the entire tract, leaving a remainder lot with the house of 3.651 acres.

Paragraph 5 stated the proposed 3.14 requires the following variances:

a. Lot Frontage: 200 feet required; 166.74 feet proposed. The applicant is short is 33.26 feet.

b. Lot Width: 175 feet is required; the Applicant is proposing to move the front setback 325 feet from the right-of-way of Linn Smith Road to obtain this 175 feet. At the 175 foot front yard setback, the lot width would be 160 feet more or less. Dick Clark to comment if this is legal to do without a variance. By moving the setback 325 feet from Linn Smith Road, the house on Lot 3.14 will be looking into the rear of the houses on Lots 3.01 and 3.13. Mr. Clark indicated that is a variance. Mr. Pellow indicated that the township ordinance says the setback is 75 feet from the right-of-way. The applicant is moving the house back so it will conform. They can not conform under the ordinance. Mr. Clark agreed, this is a variance.

Paragraph 6 stated that lot 3.13 meets area and dimensional requirements for the former 2-acre zoning. This is the lot with the existing house.

Paragraph 7 stated that constraint calculations are needed for both lots, which was required under the former 2-acre zoning. They were not submitted.

Paragraph 8 stated that the building envelope from the 75 foot front yard setback to the angle point in the common property line between Lots 3.14 and 3.13 is approximately 35 feet. When the 6.65 acre lot was subdivided as Application 01-26, testimony was given that this 6-acre parcel would be a farm tract. There never was sufficient frontage for two lots, and it was subdivided under the former 2-acre ordinance.

Paragraph 9 stated that a contribution of \$2,500 to be deposited in the Frankford Township Road Trust Fund prior to deeds being signed if this application is approved.

This completed Mr. Pellow's Report.

Mr. Clark read into the record the portion of the resolution referred to in Mr. Pellow's report, paragraph 8. "Appearing were Darilyn Ericson, realtor, and John Perry of Delaware Valley Associates. The applicant is proposing to subdivide a 28.377 acre tract resulting in the proposed new Lot 3.12 containing 2 acres, new Lot 3.13 containing 6.658 acres and remainder Lot 3.05 containing 19.616 acres. There are wetlands on the property but so far removed from the proposed development that a wetlands delineation in this case is not warranted and is waived. The lots conform and meet the area requirements of the AR Zone. The driveway sight distances and soil logs are satisfactory. The remaining 19 acre tract is farmland assessed and is intended to remain as a farm and the 6 acre parcel will be a farm tract also." Mr. Clark indicated that it was not a deed requirement that these tracts remain a farm, but this must have been a representation by the applicant at that time.

Mr. Opfer indicated that this parcel is now farmland assessed. With regard to the variances requested, there are two. The first being the road frontage from 200 feet to 166.74. The second variance is the lot width. The applicant has proposed moving the front building envelope back to meet the 175. As Mr. Pellow indicated this would

provide a situation were this house would be looking to the back of Mr. Pallay's home. The applicant is proposing that trees be planted along the lot line to shield the view. Or the alternative seeking a variance to move the house further up so it is more in line with the scheme of the other homes and Mr. Pallay's existing home. Mr. Opfer further stated that with regard to the proposed lot, the lot will be substantially larger than existing lots in the area. The parcel is large enough to accommodate a residence that will be compatible with the homes in the neighborhood. The homes in the neighborhood are two story colonials. The request the applicant has of the board is a request for the front yard variance and the proposed location of the front of the home, the building envelope.

A discussion was held with regard to the paragraph of the prior resolution with regard to keeping this property farmland. Mr. Martin indicated that he does not feel this resolution should affect Mr. Pallay. This resolution was made on behalf of Linden & Marie Smith. Mrs. Kristensen indicated that that was Mr. and Mrs. Smith's intent to keep this tract of land farmland.

Mr. Clark questioned Mr. Opfer as to his testimony with regard to the hardship or the special reason why the C1 criteria should be granted. Mr. Pallay indicated that his present lot is 6.8 acres which is presently farmland assessed by cutting hay. His house also is located on this parcel of land. He is proposing to subdivide the property to create a new lot. Mr. Pallay indicated that on the proposed map, it shows that his house would have 200 feet of road frontage and the proposed new lot would have 166 feet of road frontage. His present lot is larger than all the lots in the neighborhood and if the board approves the proposed subdivision, the new lots will still be larger than most lots in the neighborhood. Mr. Greenaway testified that the neighboring properties average between 2 and 2 ½ acre lots, some of the lots are 1 acre.

Mr. Opfer indicated that the soil logs that were done certainly support a septic system on the new proposed parcel. The proposed septic system would be in the ground, conventional. Mr. Opfer further stated that the restriction of keeping this property farmland assessed was only in the Resolution as a condition, not in the deed.

Mr. Clark questioned Mr. Opfer if there is a case for a hardship. The applicant has to either show hardship or this plan is a beneficial plan, not for just this property owner, but for the neighborhood and that the benefits outweigh the detriments.

A discussion was held with regard to moving the lot line and make the proposed lot wider. Mr. Opfer indicated that there is a 60 foot side line requirement in this zone and from the existing proposed lot line, their house is 78 feet, so this line could be moved 18 feet over. However, you would have a 182 and 184 road frontage. This would be compatible to moving the house further up.

A Motion was made by Mr. Martin and seconded by Mr. Nadolny to open this matter to the public. All were in favor. The Motion was carried.

Joan Wittrien appeared before the board and was sworn in by the board attorney. Ms. Wittrien is a surrounding property own and lives on lot 3.02. Her concern was ground water run off. All of the applicant's land drains directly onto to her land. With another house and the property having no hay acreage or vegetation, they are concerned that there will be more run off. She was also concerned about the pesticides to maintain the lawn. Mr. Opfer indicated that the applicant will place drains around the house and the applicant will have to show that there will be no additional run off as a result of any proposed development of the property. Mrs. Wittrien indicated that she looked at the proposed map submitted and there was no ground water assessment on the map.

Dawn Pfeil appeared before the board and was sworn in by the board attorney. She is the lot adjacent to the proposed subdivision. Her concern is with the drainage of this property. The topography where her house is relatively flat. She noted that since the 3 homes have gone up adjacent to here on Linn Smith Road, she has had a pooling of water at the entrance of her driveway. Her other concern was the position of her well (which is not positioned correctly) relative to where the test were done for the septic. Mrs. File marked a copy of the Minor Subdivision Plat with the location of her well. The map was marked as Exhibit "P-1". Mr. Opfer indicated to Mrs. File that this subdivision would not add to any existing drainage problems that she may be experiencing. Mrs. File also had concerns with regard the setback variance requested. She is concerned with the house being in her backyard. Her preference would be to move the home forward and have it more in line with the other homes in the area.

A Motion was made by Mr. Martin and seconded by Mrs. Kristensen to close this matter to the public. All were in favor. The Motion was carried.

Mr. Clark summarized the application. This is an application for a technical major subdivision, which means in this case that they are coming in to do further subdivision work within a 3 year period. It can be processed as a minor. The applicant is requesting two variances, one for lot frontage and one for lot width. He does not believe that the applicant is proposing hardship which is the typical "C" type variance that the board is requested to pass upon. Due to factors relating to the lot, itself, and not the people, they are not able to comply with setbacks. The reason it is not a hardship is because they are proposing to create a new lot to build a house on. He believes they have to look at the "C2" criteria and see whether or not they substantially outweigh the detriments of granting the variance. The detriments are lot width and frontage. It is up to the applicant to demonstrate which of those conditions, if any, apply. Such as, provide adequate light, air, and open space; promote establishment of appropriate population densities, etc. This takes testimony, not for the board to determine. The other conditions of completeness, if the board decides to grant the relief, the issue of buffering to the residents on both sides. With regard to the prior resolution, there is not a condition there that is somehow being violated indirectly here. The board should not consider that. The whole concept with the prior resolution, it was such a large piece of property, it never would have the frontage, they created a conforming minor subdivision and did not have to deal with this issue. This

does not mean it must continue to be farming.

A Motion was made by Mr. Risdon to approve this subdivision as described by the plans dated January 20, 2004. There was not a second to Mr. Risdon's Motion.

A Motion was made by Mr. Martin and seconded by Mr. Nadolny to deny this application for a Technical Major Subdivision and "C" Variance. Roll Call:

YES:           8       Ayers, Risdon, Kristensen, Martin, Nadolny, Romania, Gstattenbauer, Caldwell

NO:            0

ABSTAIN:     1       Zappile

The Motion was carried.

**George & Ann Schoch – LUB 04-05 – Block 27, Lot 7, 86 Plains Road – Minor Subdivision:**

Mrs. Kristensen stepped down from this application.

Appearing on behalf of the applicants were their engineer, Daniel E. Kent and the applicant, George Schoch. George Schoch and Daniel E. Kent were sworn in.

Mr. Pellow reviewed his report as to completeness:

Paragraph "1" The plan used for review is entitled "Tax Lot 7, block 27, Zone AR, 86 Plains Road" for George Schoch and Ann Schoch, containing one sheet as prepared by Delaware Valley Associates, inc. dated January 19, 2004.

Paragraph "2" The application is complete subject to the following waivers that have been requested:

ITEM 14: Copy Of NJDOT/NJDEP applications. There are no wetlands on the remainder lot or the proposed lot, but there are on an adjoining property, and the Applicant has established a 150 foot buffer which will be conveyed as a conservation easement over remainder Lot 7; therefore, the waiver is acceptable.

ITEM 15: Copy of Sussex County Health Department application. The Application does not intend to build at this time, and the Health Department permit is not needed until a building permit has been applied for. The soil tests are satisfactory for the installation of a septic system and the waiver is acceptable.

ITEM 70: NJDEP Letter of Interpretation regarding the presence/absence of wetlands on property and within 150'. There are no wetlands on the remainder lot or the



The Motion was carried.

**Tricer Management Limited – LUB 04-06 – Block 19, Lot 10, Newton Avenue –  
Minor Subdivision:**

Appearing on behalf of the applicant was their engineer, Daniel Kent, and Nicholas Cerbo, a partner of Tricer Management. Mr. Kent and Mr. Cerbo were sworn in by the board attorney.

Mr. Pellow reviewed his report as to completeness:

Item “1”: County approval is needed. Mr. Kent indicated that he met with the County Sub Review Committee. The County wants a bridge maintenance easement to the north of the two proposed lots. It is an existing bridge over the Paulenskill. In addition to deeding the additional right-of-way to the County 519, they are also going to give them a maintenance easement. There is no written report submitted by the County at this time.

Item “2”: The application is complete, as all of the items for the Frankford Township Checklist for a minor subdivision have been submitted.

A Motion was made by Mr. Risdon and seconded by Mr. Martin to deem this application complete. All were in favor. The Motion was carried.

Mr. Pellow continued reviewing his report:

Item “3” The map for review is entitled “Subdivision Plat for Tricer Management Ltd. Partnership”, dated December 19, 2003, as prepared by Delaware Valley Associates, and contains four sheets. Sheet 1 is the cover sheet/key map, sheet 2 is the entire tract map showing all four lots, Sheet 3 is the subdivision detail for Tax Lot 10, Block 19, and Sheet 4 is the subdivision detail for Tax Lot 6, Block 21.

Item “4” The applicant is proposing to subdivide two lots from Lot 10, Block 19. Proposed Lot 10.01 contains 4.393 acres, and proposed Lot 10.02 contains 6.644 acres, leaving a remainder of 73.154 acres. Both proposed lots and remainder meet area and dimensional requirements for the AR zone under the former two acre ordinance.

Item “5” Constraint calculations are satisfactory, and the one-half acre of contiguous, nonconstrained area meets Township requirements.

Item “6” An L.O.I is needed and has been submitted to the D.E.P. The plans show a 150 foot buffer. This can be a condition of approval.

Item “7” The County has approved the location of the common driveway access, and driveway easements will be needed.

Item “8” The wetlands and wetland buffers to be conveyed as a conservation easement and run with the land. They have been depicted on the plan.

Item “9” The County may have comments relative to the two cross drains underneath County Route 519 that outlet onto proposed Lot 10.02. Mr. Kent indicated that the County has not made comment on that yet.

Item “10” The soil logs are satisfactory for the construction of a sewage disposal system.

Item “11” On the front sheet, Item #2 states Tax Lot 19, Block 10, and it should be Tax Lot 10, Block 19. Mr. Kent indicated he would change this.

Item “12” These lots are being created as two exceptions from Farmland Preservation property.

Mr. Pellow also stated that a Road Trust Fund fee of \$2,500 per lot must be submitted prior to signing the deeds.

Mr. Kent indicated that this property has been accepted into Farmland Preservation. He further stated that if the subdivision is approved, they will be ready to close on it right away.

A Motion was made by Mr. Martin and seconded by Mrs. Kristensen to open this matter to the public. All were in favor. The Motion was carried.

There was no public participation

A Motion was made by Mr. Martin and seconded by Mr. Risdon to close this matter to the public. All were favor. The Motion was carried.

Mr. Clark summarized this application. This is a minor two lot subdivision as a result of Farmland Preservation. The application does not need any variances. If approved, it would subject to the condition of conservation easement and also the County approval, Road Trust Fund and COAH obligations.

A Motion was made by Mr. Zappile and seconded by Mr. Nadolny to approve this minor subdivision. Roll Call:

YES: 9 Ayers, Risdon, Zappile, Kristensen, Martin, Nadolny, Romania, Gstattenbauer and Calwell

NO: 0

ABSTAIN: 0

The Motion was carried.

**Tricer Management Limited – LUB 04-07 – Block 21, Lot 6, Morris Avenue –  
Minor Subdivision:**

Appearing on behalf of the applicant was their engineer, Daniel Kent, and Nicholas Cerbo, a partner of Tricer Management. Mr. Clark indicated that both witnesses have previously been sworn in and are still under oath.

Mr. Pellow reviewed his report as to completeness:

Item “1”: County review is needed. Mr. Kent indicated that this has been submitted to the County, however, it is not on a County Road.

Item “2”: The application is complete as all the items from the Frankford Township Checklist for a minor subdivision have been submitted.

A Motion was made by Mr. Risdon and seconded by Mr. Martin to deem this application complete. All were in favor. The Motion was carried.

Mr. Pellow continued reviewing his report:

Item “3” The map used for review is entitled “Subdivision Plat for Tricer Management Ltd. Partnership”, dated December 19, 2003, as prepared by Delaware Valley Associates, and contains four sheets. Sheet 1 is the cover sheet/key map, Sheet 2 is the entire tract map showing all four lots, Sheet 3 is the subdivision detail for Tax Lot 10, Block 19, and Sheet 4 is the subdivision detail for Tax Lot 6, Block 21.

Item “4”: The applicant is proposing to subdivide two lots from Lot 6, Block 21. Proposed Tax Lot 6.03 contains 2.541 acres, and proposed Tax Lot 6.04 contains 4.198 acres, leaving a remainder of 141.236 acres. Both lots meet area and dimensional requirements for the AR zone under the former two-acre ordinance. Mr. Pellow indicated that 141.236 acres will be left to Farmland Preservation.

Item “5”: Constraint calculations are satisfactory, and both lots have the one-half acre of contiguous nonconstrained area within the building envelopes that have been shown on the plan.

Item “6”: Wetlands and wetland buffers are present on this site, and an L.O.I. has been submitted to the D.E.P. The applicant has assumed a 150 foot wide buffer for the area adjoining the brook and a 50 foot wide buffer adjoining the isolated wetland near Morris Avenue.

Item “7”: A common driveway has been proposed, and driveway easements will be needed.

Item “8”: Sight distance to the north and south will be satisfactory as long as trees and brush are cleared. This should be done prior to a Certificate of Occupancy being issued for either of these lots.

Item “9”: The driveway will be paved 20 feet wide up to the point where it branches into each lot.

Item “10”: The setback for proposed Lot 6.04 has been moved back to approximately 165 feet which is satisfactory, as it moves the building envelope away from the wetland buffer.

Item “11”: There are two cross drains under Morris Avenue: one outletting onto proposed Lot. 6.04 and one outletting onto proposed Lot 6.03, and drainage easements will be needed to discharge on these lots.

Item “12”: The Applicant is proposing to convey 0.382 acres of Morris Avenue to the Township, and this is satisfactory.

**Tricer Management Limited – LUB 04-07 – Block 21, Lot 6, Morris Avenue – Minor Subdivision cont.:**

Item “13”: These lots are being created as two exceptions from Farmland Preservation property.

Item “14”: The remaining 141.236 acres will be left in Farmland Preservation.

Mr. Pellow noted that a \$2,500 Road Trust Fund Fee will be needed for each lot.

Mr. Romania questioned why there was a common driveway. Mr. Pellow indicated because of the site distance. Mr. Kent agreed.

Mr. Ayers questioned if the applicant could move the building envelope back on the new lot to be equal with the existing lot. Mr. Kent indicated that the applicant agrees to this change.

A Motion was made by Mr. Nadolny and seconded by Mr. Martin to open this matter to the public. All were favor. The Motion was carried.

There was no public participation.

A Motion was made by Mr. Martin and seconded by Mr. Risdon to close this matter to the public. All were favor. The Motion was carried.

Mr. Clark summarized this application. This a minor two lot subdivision that conforms subject to conservation easements for wetlands as described before. The balance of the property, the remainder is going into Farmland Preservation. The applicant would have the COAH and Road Trust Funds contributions, the easements

for drainage and the road dedication, the common driveway easements and the cross easements as described in Mr. Pellow's letter. No variances are required. The setback on Lot 6.03 will be brought back to be even with the other new created lot.

A Motion was made by Mr. Risdon and seconded by Mr. Nadolny to approve the minor subdivision with the conditions and changes stated in Mr. Clark's summary.

Roll Call:

YES: 9 Ayers, Risdon, Zappile, Kristensen, Martin, Nadolny, Romania  
Gstattenbauer and Caldwell

NO: 0

ABSTAIN: 0

The Motion was carried.

Mrs. Kristensen thanked the applicant for putting over 200 acres of their property into Farmland Preservation.

#### **BOARD BUSINESS:**

##### **Adoption of Open Space & Recreation Plan to the Master Plan:**

Mr. Pellow indicated that in September 2003 the Open Space & Recreation Plan was adopted, however, it never got put into the Master Plan. He further stated that last week the township applied for a grant from Greenacres to purchase land and this part of the Master Plan must be adopted.

Mr. Clark stated that when this Open Space & Recreation Plan is adopted into the master plan, the new 5-Acre Zoning Ordinance should also be adopted to amend the Master Plan. The 5-Acre Zoning that was approved was not entirely consistent with the Master Plan. The cluster lot sizes were also not in the Master Plan. He indicated, therefore, the master plan should be amended to add these changes to it. This will have to be done with public notice and notice to the surrounding townships. This is to make the master plan consistent with the ordinance.

A Motion was made by Mr. Ayers and seconded by Mr. Martin to amend the Master Plan to include the 5 Acre Zoning, the 55 Acre Farmland Preservation Tract that was Tanis' and the Open Space & Recreation Plan. Roll Call:

YES: 9 Ayers, Risdon, Zappile, Kristensen, Martin, Nadolny, Romania  
Gstattenbauer and Caldwell

NO: 0

ABSTAIN: 0

The Motion was carried.

##### **Ross's Corner Development:**

Mrs. Kristensen noted that Committeeman McDowell obtained a quote from an engineer to do a Traffic Impact Study on Ross Corner for \$16,500. A discussion was held and the board took no action. The board asked the secretary to keep this quote in the file for review by the public if needed.

**Correspondence:**

The correspondence was reviewed. No formal action was taken.

**ADJOURN:**

A Motion was made by Mr. Risdon and seconded by Mrs. Kristensen to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ  
Land Use Administrator