

**Township of Egg Harbor  
Zoning Board**

**May 5, 2014**

**Solicitor:** Stanley Bergman, Esq., present  
**Engineer:** Matthew F. Doran, P.E., present  
**Planner:** Edward Walberg, P.P. (Joseph Johnson, P.P., present)  
**Zoning Officer:** Patty Chatigny, Zoning Officer, present

A regular meeting of the Zoning Board of Adjustment of Egg Harbor Township was held on the above-date, 7:00 p.m., prevailing time, Egg Harbor Township Hall, Egg Harbor Township, New Jersey. The Chairman opened the meeting by reading the statement in compliance with the Open Public Meetings Act

**Roll call taken as follows:**

John C. Amodeo, Class IV, present	John Haines, Class IV, Chairperson, present
Leonard Dagit, Jr., Class IV, 2 <sup>nd</sup> V-Chair., present	Norma Lombardi, Class IV, present
Anthony DiDonato, Alt. #I, delayed flight from FLA	Chrissy Martin, Class IV, present
Beth Epstein, Class IV, present	Andrew Parker, Alt. #II, unexcused
Chuck Gunther, Alt. #III, III	Paul Savini, Class IV, Vice-Chairperson, present

**May the record reflect:** Christine Martin, Class IV Member, whom was unavailable for the January Re-organization Meeting, was administered her Oath of Office by Board Solicitor Bergman based upon her re-appointment.

**PUBLIC HEARING:**

- |  |                              |
|--|------------------------------|
| 1. <b><u>SPPF 15-06</u></b>              | <b>Final Major Site Plan</b> |
| <b><u>(V 19-05)</u></b>                  | <b>1502/6</b>                |
| <b>Franklin Realty Development Corp.</b> | Delilah Road                 |
| <b>“Harbor Landing”</b>                  | Waiver of Time – Not Granted |

Zone: RG-5, 27.87 acre site, water/sewer, applicant is seeking final major site plan approval for the construction of four (4); three (3) story buildings with 27 units within each for a total of 204 garden apartments. Applicant has eliminated parking under building and the pond feature originally granted within preliminary approval of April, 2007. Applicant is proposing parking to the front and rear of buildings and recreational clubhouse. Pinelands c/f (inconsistent): #1987-1304.003, dated 2/26/07.

**Checklist Waiver(s) – Final Site Plan:**

- |                     |                                |
|---------------------|--------------------------------|
| 1. <b>Item #2:</b>  | <b>Scale 1”=50’</b>            |
| 2. <b>Item #9:</b>  | <b>Updated survey</b>          |
| 3. <b>Item #21:</b> | <b>Fiscal Impact Statement</b> |

**Design Waiver(s):**

- |                      |  |
|----------------------|--|
| 1. <b>§94-44:</b>    | <b>Basin side slopes 4:1 required 3:1 proposed</b>   |
| 2. <b>§94-44(3):</b> | <b>Plans should show pathway of positive overflow</b>  |
| 3. <b>§94-44:</b>    | <b>Basin is required to be constructed with a positive outlet system that should be Designed to function without manual, electrical or mechanical controls</b> |
| 4. <b>§94-44:</b>    | <b>Basin accessway in small section of rear proposed at 10’ ft. in lieu of 15’ ft. required.</b>   |

Jack Plackter, Esq., introduced himself as attorney for the applicant Franklin Realty Development Corporation. Attorney Plackter advised the application presented this evening is for final major site plan approval. He indicated it involves block 1502 lot 6 located along Delilah Road. Attorney Plackter

advised it is the site of the old driving range. Attorney Plackter advised preliminary approval was granted on April 2, 2007 and the applicant is now seeking final approval this evening.

Attorney Plackter indicated Mr. Peter Gebhart, the head of Franklin Reality Development is present. He also noted there are also witness/professionals that may testify if necessary. He indicated these individuals are the project architect Christopher Luce, the site engineer, Kevin Dixon, the landscape architect and project planner, Jay Adamson.

**May the record reflect:** Board Solicitor Bergman had duly sworn all individuals previously referenced. He advised each one may place their name and information on the record if they are called.

Kevin Dixon, P.E., New Jersey Licensed Engineer, Galloway Township, New Jersey. Engineer Dixon advised he reviewed the resolution of preliminary approval granted in 2007 along with the professional reports of the board engineer and planner, as well as, the Township site plan and subdivision ordinance. He indicated that based upon this review the applicant has complied with all preliminary conditions of the approval and is now seeking final approval.

Engineer Dixon advised based upon the preliminary approval there were a number of conditions referenced within its decision and resolution. He indicated he would like to go through these conditions and address how the applicant has complied with them. He indicated these items have been reviewed by the Board engineer and planner and reports were issued concerning the final plan. Engineer Dixon indicated the applicant has reviewed these reports and have found they are acceptable in conjunction with the additional information requested by both.

Engineer Dixon indicated he would first like to provide a brief summary of the project to bring everyone up to speed from preliminary to final. He indicated the project started out as 208 units and was surrounded by a central recreational water feature. He indicated the applicant has now replaced the water feature with a more active open space recreation area. Engineer Dixon advised there were 24 and 28 unit buildings, however, the applicant is now proposing 24 and 27 unit buildings for a total of four (4) of each type of building. He indicated this results in a reduction from a 208 unit project to a 204 unit.

Engineer Dixon advised the current proposal has a very similar footprint to that of the original preliminary approval was granted. He indicated the preliminary approval contained a provision on design where by a certain amount of the parking was around the perimeter of the project, as well as, underneath the first floor of the buildings. Engineer Dixon stated as a result of the parking the building was elevated therefore variance relief was received for a building height of 50' ft.

Engineer Dixon advised based upon the approval and comments from the board professional's and the Egg Harbor Township Fire Department at that time there was a desire to see a secondary access and one that was more secure. He indicated to accommodate this the applicant has moved parking from under the building to the other side of building so that now there will be two (2) parking areas on both the front and rear sides of the building. Engineer Dixon also noted that by not providing parking under the building it drops the height of the building from the original 50' ft. to 40' ft.

Engineer Dixon explained that by making the changes as requested it now provides a loop around the perimeter of the site so there is always an alternate means of access can be found. He indicated if there is ever a problem in the parking area access can be gained since there are no dead ends. Engineer Dixon

advised there is a divided entrance with a gated appearance and gate house, which gives a secondary means of access in or out of the site.

Engineer Dixon advised the recreation facilities will be discussed by the Planner in greater detail, however, he advise with the secondary means of access at the gated divide, and the removal of the very large water feature now turning into an open space recreational element will also combine as a storm water management facility. Engineer Dixon advised he has designed this area with a gentle slope to the back so that during dry periods the whole upper area will work in conjunction with the proposed club house, pool area, and pedestrian access facility which circles the whole recreation element so that it works together as amenities for the site and are more active to the population of the people that will be here.

Engineer Dixon stated there were reports we needed to comply with concerning the preliminary in order to submit the final and that has been done. He indicated the final reports were issued and the applicant is fine with all comments and concerns referenced within those reports.

Engineer Dixon advised the applicant is seeking some submission waivers and design waivers. He indicated otherwise the applicant is conforming except where variance relief may have been granted previously. He indicated no variances are proposed based upon the changes he had described. Engineer Dixon indicated the changes he described what have been made. He indicated they are the building footprint is essentially the same, the parking layout is overall is similar to previous plan, the storm water management and the open space/recreational elements and impervious coverage has been improved by removing the water feature.

Engineer Dixon advised the impervious coverage has been improved. He indicated as a result of removing the AstroTurf from the old driving range and golf center the impervious coverage has been reduced by six (6) acres.

Engineer Dixon advised the applicant is seeking a waiver from submittal of the community impact statement. He indicated this was waived during the preliminary approval and is not required for final approval. Engineer Dixon stated the applicant is also seeking a waiver from providing an environmental impact stated. He advised the applicant has a pinelands review, a Certificate of Filing, and they have been provided a large amount of information, which included a threatened and endangered species review on an Astro Turf driving range. He indicated one was performed and nothing was found.

Engineer Dixon stated the site was a former pit and it is below grade. He indicated as a requirement of approval the applicant must show path of positive outflow. Engineer Dixon stated he is encouraged based on the soils the site does drain very well. He indicated there is no standing water and this is with the Astro Turf. Engineer Dixon advised the drainage situation will not change. He indicated based upon the decrease of impervious coverage he anticipates a good performance from the basin. He indicated during the construction of the basin they will be very careful to make sure it meets the standards and will perform the same way once completed.

Board Member Dagit asked if this why the water feature was given up. Engineer Dixon stated it was one of the reasons. He indicated the water feature was to be lined and it was considered impervious coverage. He indicated the primary reason was to take a passive feature and covert into a more active feature such as dog runs and walking areas. Board Member Dagit advised without the water feature there is a better capacity for the 100 year storm. He indicated he is familiar with the site and he is

pleased to see the water feature eliminated. Engineer Dixon stated with it gone it increases the surface area for the storm water to drain which is a plus.

Engineer Dixon advised the applicant is seeking a waiver from providing a cultural resource survey. He indicated currently it is a driving range and they do not anticipate a cultural resource to exist. He indicated that before it was the driving range it was an old pit.

Engineer Dixon advised a design waiver is requested for recreation, however, Planner Adamson will discuss this. He indicated with request to the basin slope a waiver is being requested. He indicated there are some areas where they are graded to a 3 to 1 slope. He indicated the applicant believes these are adequate but can be adjusted if needed. Engineer Dixon indicated in the area where the pedestrian access is adjacent to the basin in the area of the swales from the sides a 3 to 1 slope is normal for an area that is not inundated with water. He stated he does not see safety issues.

Engineer Dixon advised there is a waiver of a 15' ft. accessway around the basin. He indicated there is a pedestrian path around the basin that will have a treated surface so there will be access around the entire basin but not 15' ft. Engineer Dixon explained the applicant is also seeking a waiver from providing an air quality assessment. He indicated the site does not have an area of high air quality concentration, however, should the Board require the applicant will provide.

Engineer Dixon indicated with respect to the final approval he has went through the conditions of the decision and resolution with the board explaining how they have been met the preliminary approval and the comments for the final approval outlined within the reports of the board professional's will be addressed.

Attorney Plackter asked how the recreation facilities proposed compare with the preliminary approval. Engineer Dixon advised they are similar. He indicated there is still a pool and club house that is surrounded by picnic areas and grills. He indicated there is also still a chip and put area proposed off to the panhandle area of the site. He indicated there are tennis courts up front which will be lighted. He indicated the applicant endeavored to make them the same.

Attorney Plackter asked Engineer Dixon that based upon the testimony he has provided and the reports of the professionals does he believe the applicant is entitled to final approval. Engineer Dixon stated he does. He indicated the applicant has also addressed the Fire Departments concern with the ladder truck. He indicated they plotted and provided a traffic impact study including the turning radii for a 51' ft. ladder truck. Engineer Dixon advised they were asked to plot for a 48' ft. ladder truck so there is adequate area for circulation.

Attorney Plackter stated Engineer Dixon has been referring to a plan and for the record he would like it marked. Engineer Dixon advised he has been referring to **Exhibit A1**: rendered master landscape plan prepared by Jay Adamson entitled "Harbor Landings" drawing L1 dated 5/5/14. Board Member Lombardi advised in 2007 this was to be age restricted. It is not now. Engineer Dixon advised this is correct.

Jay Adamson, P.P. and Landscaped Architect advised he has worked for the previous developer and he is now working for the applicant. Attorney Plackter asked Planner Adamson to go over what was previously approved and what the applicant is now proposing.

Planner Adamson referred to **Exhibit A2: Chart Analysis/Summary of recreation systems for Harbor Landing**, stated this chart takes the section of the Township Code 92-28D and references what is required and what the applicant has proposed for the marketing of this development with the recreation facilities.

Planner Adamson explained the site is located along Delilah Road not far from English Creek Avenue and the Atlantic City Expressway is to the rear. He indicated Delilah Road will be the main point of ingress/egress with a split access and a gate house that will not have a functioning gate at this point. Planner Adamson stated when you come into site there will be decorative pavers and a serpentine masonry wall that will be matching and complimentary to the club house, as well as, masonry materials used for the rental buildings.

Planner Adamson stated there is a flag memorial plaza that is part of circle to access the club house and pool deck. He indicated everything is lined up symmetrical so that when you approach the site because of the grades you will have a monumental feel when you pull in with the club house in the back.

Planner Adamson stated there is over 2,200' ft. of pathway 6' ft. wide for jogging, walking, riding your bike. There is active recreation. He indicated there are two (2) barbeque pavilions that will provide handicap access which will have pergola's over top. He indicated because of the proposed one (1) to two (2) bedroom units there is an anticipation of pets so the applicant has proposed two (2) dog runs.

Planner Adamson stated there is a lighted gazebo, a volleyball court and a bocce ball court. He indicated the open area can be used for soccer, football, baseball, softball because it has a 2% grade and could facilitate that type of recreation. Planner Adamson advised there will be two (2) hard surface tennis courts that will be lit and there will be a chip and put facility. He indicated there is a green area proposed that will have a songbird meadow mix plantings for color and sound.

Planner Adamson stated the six (6) acre lake has now become an eight (8) acre green area such as a park that the units will look out over. He advised the club house will be about 3,500 sq. ft. with a fitness center inside. Planner Adamson stated when you review the Township Ordinance there seems to be more multi-purpose fields required. He indicated it seems emphasize more children for this type of facility. Planner Adamson indicated the proposed community is not that type, therefore, he what the applicant is suggesting is the best fit the population anticipated.

Attorney Plackter asked Planner Adamson how these recreational facilities compare to those approved during the preliminary. Planner Adamson stated the larger play areas did not fit in because of the proposed lake which would be used for canoeing it was more of a passive nature. The population now anticipated for this facility a more active recreation role will be taken.

Board Member Lombardi stated no longer over 55. Attorney Plackter stated this is correct. He indicated market rate housing is permitted in this zone. He indicated age restricted communities do not work in this area. He indicated this developed is designed however where you will have older adults and younger people due to the bedroom mix. He indicated there are one (1) and two (2) bedrooms designed for this site. Attorney Plackter stated there are no three (3) bedroom units proposed.

Attorney Plackter the facility is designed for active adults and younger people. He indicated they do not anticipate this will be a family development. He indicated will be high end luxury community that will be controlled. He advised it is considered a lifestyle community and more and more people are looking for

these type of communities. Again, Attorney Plackter stated there is not a demand for age restriction and this is a good use and the community will be high end. He indicated they performed a census for this facility and it can be submitted but this site will only generate seven to eight (8) school aged children. He indicated project is not designed for children.

Board Member Lombardi asked if there is going to be a second ingress/egress on site. Engineer Dixon advised the second ingress/egress has been addressed by the division of the entrance way. He indicated if there is ever an issue there will be the other lane to serve as the alternate access in either direction. Board Member Lombardi asked if there is any type of secondary access for trash or recycling trucks it appears they will all be coming from the divided entrance way. Engineer Dixon the trash enclosures have been designed in accordance with how this management company has operated similar successful facilities where they do not impede the look or the utilitarian value of site.

Board Member Lombardi asked what if a car is on fire at the entrance. Engineer Dixon advised there is a deceleration lane for right turns in and a left turn lane coming in from Delilah Road. He indicated the dimensions must be worked out with the County. Board Member Lombardi stated there are currently two (2) means at the site. Engineer Dixon stated one was used as a left turn coming in. He indicated with the driving range it had a linear feature for the parking associated with the club house where the proposed will have a circular loop for circulation.

Board Member Lombardi asked if there is a parking area for the chip and put. Engineer Dixon stated there is parking nearby and the applicant exceeds the parking requirement.

Board Member Savini stated he has same concerns as Board Member Lombardi concerning entrance drive. He indicated with the traffic pattern no longer being under the buildings and on either side of them it will be loud with trash trucks coming in at 6:00 a.m. or 7:00 a.m. in the morning it does not make sense.

Peter Gebhart, principal of Franklin Realty Development Corporation, stated with regard to the ingress/egress, he advised they hire a national management company, Lincoln Property Company, out of Texas to manage all their properties. He indicated they manage 140,000 units. He advised they are extremely control ordinated; security conscientious company. He indicated they do both financial and criminal background checks on all residents.

Mr. Gebhart stated there are not a great deal of trucks coming in and out of site. He indicated there will be two (2) maintenance people on site around the clock. He advised if someone has a problem they would initially call the maintenance personnel. He advised they do not have 3<sup>rd</sup> party contractors coming in unless they are specialized and they have to register directly to the club house where there will be on site leasing and management during normal business hours. He indicated trash pick-up will not be every day they are scheduled. He indicated there are separate dumpster enclosures that have both trash and recycling. He advised no one is coming in at 5:30 in the morning to pick-up trash.

Mr. Gebhart stated the national average currently is for one (1) and two (2) bedroom apartments it is 1 ½ spaces per thousand, therefore, he does not expect more than 300 cars to be present. He advised based on the Township Ordinance they have provided 450 spaces so there will be plenty of available spaces to utilize if someone wants to get to the chip and put and tennis courts. He indicated even if someone wants to rent club house for parties. Mr. Gebhart stated when you have two (2) means of ingress/egress you are inviting security concerns. He advised the entrance area is lined up with the club

house and management office so they can keep an eye on the main entrance. Board Member Dagit stated there are many communities within Egg Harbor Township that are accessed by a single-entrance including his own.

Board Member Amodeo asked the developer will not be using the municipal trash pick-up. You will be using a dedicated trash company. Mr. Gebhart he indicated they have constructed in many different communities and a majority there are independent haulers. Can speak with the Township. Board Member Lombardi stated our Township does pick-up and you can ask them to pick-up at 2:30 in the afternoon. Board Member Lombardi asked if these units will be individually sold. Mr. Gebhart stated the units are luxury rentals and the club house is only used by the residents. It will not be rented out to general public.

Mr. Gebhart stated these units are apartments and they are not for sale. He indicated Franklin Reality will own the whole parcel. Board Member Dagit designed the trash enclosures to hold dumpsters. Not typical residential can. Engineer Dixon advised this is correct. Board Member Dagit stated he does not believe the Township has a truck to pick-up the dumpsters they will be placing on site. Engineer Dixon advised this is correct.

Board Member Lombardi asked if there is any place for the storage of bikes and beach chairs. Mr. Gebhart referred to **Exhibit A3**: Elevation of building. Mr. Gebhart stated there are breezeways on the first floor where bike racks can be placed. He indicated since the breeze ways are undercover the bikes can be sheltered from the elements. He indicated on the patios there are storage for beach chairs and small items. Board Member Lombardi stated there appears to be a fireplace in every unit. Mr. Gebhart stated yes. He indicated they will be gas.

Board Member Savini asked what the rental charge range for the smaller units. Mr. Gebhart advised they have not total decided, however, they will be \$1,150.00 for the one (1) bedroom. He indicated based on the market studies they are concentrating on one (1) bedroom and one (1) bedroom with den which is about 57%. He advised the remaining 43% will is two (2) bedroom. The market study is people are moving toward one. He advised he sees empty nesters and young professionals (couples) double income no kids. He advised at one time people rented out of need, however, their market is for those who are renting by choice. He advised many of the rents will exceed some people's mortgages with a price range of \$1,100.00 - \$1,600.00 per unit, per month.

Board Member Martin asked if there will be any month to month leases. Mr. Gebhart stated no they will be yearly. Attorney Plackter stated Mr. Gebhart is strict concerning background checks on the tenants. He asked if this could be explained. Mr. Gebhart stated they cannot override Lincoln Property. He advised they will do a criminal background check on tenants and there will be financial background checks which is similar as bank underwriting a mortgage. He advised they are very strict. Mr. Gebhart stated there are also rules for occupancy. He indicated a bunch of young kids could come in and rent a two (2) bedroom and then move eight (8) people in it. He advised there are regulations. Mr. Gebhart stated he believes construction will begin soon but there would be a 30 month build out.

Board Engineer Doran advised he has five (5) or six (6) minor comments within his report that the applicant had agreed to address. He advised based upon the borings that were performed on site the soil is good. He advised any overflow from the basin would have to climb a large grassed area to create any issues. He advised he has no problems with the waivers requested. Board Member Lombardi asked if Board Engineer Doran had an opinion concerning side slopes. Board Engineer Doran stated the 3 to 1

has been the same for years. He indicated the slopes are walkable, however, they are actually in areas that cannot be accessed.

Board Planner Johnston asked if the Pineland Development Credits (PDC's) have been purchased for this parcel. Attorney Plackter advised the applicant has spoken to PDC owners and are in the process of negotiation for purchase. He indicated when the driving range was originally constructed the developer spent 2 Million Dollars on the purchase of PDC's. Attorney Plackter advised for this proposed development the applicant will need to redeem 61 or 62 PDC's. He advised, however, that the applicant did not want to purchase until they receive final approval. Board Planner Johnston stated the time on the purchase actual leads to the start of the physical development. Attorney Plackter stated the applicant has identified the sellers and will go into agreement for purchase if the approval is received tonight.

Board Planner Johnston stated the proposed buildings are different architecturally than what was proposed with the preliminary. He also noted the applicant is proposing board on board trash Enclosures. He advised he is not sure if the Board feels it is comparable to the overall design. Board Member Savini asked Board Planner Johnston what he would like to see. Board Planner Johnston stated he believes white vinyl would be more attractive.

Christopher Luce, project architect, advised on the buildings themselves there is a simulated wood product which is great for maintenance. He indicated that dumpsters take a beating. Architect Luce stated trash is thrown and tossed about. He advised vinyl breaks, therefore, wood has been proposed. Zoning Officer Chatigny stated the gates must remain shut on the enclosures. She advised maintenance must make sure they are shut. Zoning Officer Chatigny advised she receives phone calls on these type of enclosures all the time concerning their upkeep.

Zoning Officer Chatigny asked if the applicant will allow any sized dog. Roger Willcox, Vice-President, Franklin Realty, advised they will not regulate by size but will by breed. He advised there is a list that Lincoln Property will have as to what breeds they will allow. Board Member Lombardi asked if cats will be allowed. Mr. Willcox stated they will be.

**Motion Dagit/Savini to open public portion. Vote 7 Yes**

**May the record reflect no one came forward**

**Motion Dagit/Savini to close public portion. Vote 7 Yes**

Board Member Epstein stated there will be people with children that have the two (2) bedrooms. She also stated recently she spoke with someone who is renting a condo in another town who has indicated they have a lot subsidized housing because the government is paying up to \$1,100.00 per household and two (2) children can go in a bedroom. Attorney Plackter stated not to disparage any community but many times you will find developments with condominiums where the originally owner moved out and sold. This then sold as an investor unit and they do not care about who goes in.

Attorney Plackter stated Mr. Gebhart's company is dedicated to making this a luxury rental community. He advised you are not going to see Section 8 certificates going into this development. Attorney Plackter stated could they be wrong concerning the low number of children they anticipate yes, but one (1) to two (2) bedroom luxury units do not generate a large amount of school children.

Board Attorney Bergman stated the Board has heard the testimony of the Board Professional's and the applicant's professional's. He advised the applicant is seeking final major site plan approval, which will be conditioned upon the reports of the Board Professional's with design waivers listed on the agenda. He indicated there have been no legally substantial changes from the preliminary to the final. He indicated the things that were changed have been discussed by the applicant tonight.

**Board Opinions:**

**N. Lombardi:** advised the site is beautiful and great location. She indicated the applicant did discuss air quality and Atlantic City Expressway does abut, however, she does not feel there will be any air quality issues. She stated this site will be controlled by the applicant as the landlord and they may hand pick the tenants. Board Member Lombardi stated the applicant should provide a list as to what pets are and are not allowed. She does not expect but it could happen that someone may come with Section 8 voucher, however, the applicant will deal with this. Lovely and well located.

**B. Epstein:** not to sound pessimistic but five (5) or ten (10) years in the future you sell the property will it go condo with the new owner will there be restrictions. A lot of things start out one (1) way and when the economy changes and things happen. Mr. Gebhart stated based on the size of the units they would not be set up for condominiums.

**L. Dagit:** like to compliment applicant on design change from what was preliminary approved. He indicated he was not part of the original approval but will support this development because of several changes. He stated this would include the reduction in the density, reduction in the height from 50' ft. to 40' ft. which lowers the impact on air and space, insightful to eliminate the water feature and support having the green space. He indicated this space actually reduces the amount of impervious coverage and have a more use for that space.

Board Member Dagit do not have an issue with the second entrance. It does have a divided area. He indicated the elimination of the parking under the buildings is successful since the applicant is still able to provide an excess of spaces. He indicated as a member of the economic development commission wants to see people getting back to work.

**J. Amodeo:** stated this is a great area that does need to be redeveloped and he does wish project a success. He advised he does have a concern based what Board Member Epstein said. He stated for ten (10) years he lived in Somerset in a garden apartment that was like this. It was called Franklin Greens. Board Member Amodeo stated he believes the applicant is under estimating the amount of families they will have. He indicated that for \$1,100.00 a month it may surprise them.

Board Member Lombardi stated she would use for a summer rental.

**C. Martin:** she advised in real estate there is a need right now for high quality rentals. She stated the applicant should consider month to month or three (3) months for those that are moving. She indicated there are many people that need some place to rent because

they have sold their home and there is a down time before they can move into their new. Board Member Martin indicated she does not see many children coming from facility even if they did change to condominiums in the future.

**P. Savini:** stated he likes this concept better than what it was. The proposed is a vast improvement going in right direction. He indicated the challenge is the management piece of it. Definite need for this type of rental community.

**Chairman Haines:** advised the Board has spoken. The applicant has addressed both positive and negative criteria. He indicated he will also support project.

**Motion Dagit/Savini to grant requested checklist waiver(s). Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**Motion Dagit/Savini to grant requested design waiver(s). Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**Motion Dagit/Savini to grant conditional final major site plan approval. Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**SUMMARY MATTER(S):**

Discussion of matters pertaining to the Board.

**A. General public discussion:**

**Motion Dagit/Amodeo to open general public discussion. Vote 7 Yes.**

**May the record reflect no one came forward**

**Motion Dagit/Amodeo to close general public discussion. Vote 7 Yes**

Board Secretary Wilbert advised due to a scheduling conflict with the Planning Board. She has moved the Regular Meeting of the Zoning Board scheduled for Monday, June 2, 2014 to Monday, June 9, 2014, 7:00 p.m. prevailing time.

**Motion Dagit/Savini to conduct a regular rescheduled Zoning Board Meeting on Monday, June 9, 2014, 7:00 p.m. prevailing time. Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**ADMINISTRATIVE MATTERS:**

**MOTION Amodeo/Lombardi TO ADJOURN TO EXECUTIVE SESSION** to discuss administrative/personnel/litigation matters pertaining to the Board, falling within the exception of the Sunshine Law for the Hope and Comfort Matter. **Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**MOTION Dagit/Amodeo RECONVENE THE PUBLIC MEETING. Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

**MOTION Epstein/Savini TO ADJOURN AT 8:15 p.m. VOTE: Vote 7 Yes:** Amodeo, Dagit, Epstein, Lombardi, Martin, Savini, Haines

Respectfully submitted by,

Theresa Wilbert, Secretary

