

**PENNINGTON BOROUGH
PLANNING BOARD MEETING – MINUTES
DECEMBER 12, 2012**

Winn Thompson called the meeting to order at 7:30 p.m. and compliance with the provisions of the Open Public Meetings Act was announced.

Board Members Present: Mark Blackwell, Keelan Evanini, Eileen Heinzl, Joshua Levy (arrived 7:45 p.m.), William B. Meytrott, Katherine O'Neill, James Reilly, Vice Chairman, Winn Thompson, Chairman, Nadine Stern, Alternate. Absent: Thomas Ogren, Mayor's Designee. Also Present: Cindy Coppola, Coppola & Coppola Associates, Borough Planner; Carmela Roberts, Roberts Engineering Group, LLC; Edwin W. Schmierer, Mason, Griffin & Pierson, Board Attorney; John Flemming, Zoning Officer, Mary W. Mistretta, Planning Board Secretary.

OPEN TIME FOR PUBLIC ADDRESS – None.

APPLICATIONS

Pennington Fire Company, Block 206, Lots 5 & 6, 120 Broemel Place, R-80 Zone. Application No. P12-005. Mr. Schmierer announced that Proof of Notice and Proof of Publication were in order and the Board could take jurisdiction. Mr. Blackwell and Mr. Meytrott are Fire Commissioners and recused themselves from the hearing and stepped down. Ms. Heinzl stated that as a Council representative she would not be hearing the application since they are requesting a use variance. Mr. Levy had not yet arrived, but Mr. Ridolfi stated that he was willing to proceed. Mr. Reilly stated that the applicant was requesting a waiver for lighting details and indicated that there would be no lighting changes. The Application Review Committee recommended that the Board approve the waivers being requested for item 13, lighting on the site plan review checklist and 8. B information based on soil borings. Mr. Reilly made a motion to waive the items and Ms. O'Neill seconded the motion and the Board agreed.

Robert N. Ridolfi, attorney representing the applicant, stated that they were requesting preliminary and final site plan approval and variances for an addition to the existing building. They are requesting a front yard setback of 13 feet where 40 feet is required, FAR (floor area ratio) variance and a variance for lot coverage. A new 22 sq. ft. sign is proposed that is smaller than the existing sign, but exceeds the minimum requirement of 10 sq. ft. They are also requesting variances for the memorial bell and flag pole in the front yard, since the fire company is in the R-80 residential zone and accessory structures are prohibited in the front yard. Mr. Ridolfi stated that they have reviewed Carmela Roberts' memorandum of October 25, 2012 and Cindy Coppola's memorandum dated November 15, 2012. He stated that subsequently to receiving the memorandums there was a meeting between the applicant and professionals and a lot of the issues were resolved.

Mr. Roger Demareski, Captain of the Pennington Fire Company, was sworn in by Mr. Schmierer. Mr. Demareski stated that he was head of the building committee and was authorized to speak on behalf of the applicant. Mr. Demareski gave a brief history of the fire company and stated that it has been in existence since 1891 and is an all volunteer organization with approximately 40 members. They provide fire protection and rescue services for Pennington Borough and over one third of Hopewell Township and average approximately 400 calls a year. Mr. Demareski stated that along with fire and rescue the company responds to many calls for help including elevator rescues, pumping out flooded basements, and helping when wires and trees are down. The present building was built in 1967 and is a one story brick and stucco building. It has five large apparatus bays for the equipment with a section for a small radio room and one office. In the rear of the building there is a hall that is rented for events and brings in a small revenue and also serves as a

training and meeting room. It also served as the shelter for Pennington Borough during hurricane Sandy. (Mr. Levy arrived). Mr. Demareski stated that the addition will be used for much needed administrative space and a training room that would not have to be taken down after every use. Mr. Demareski explained that the paper work and training involves much more than it did in 1967 with the addition of a hospital and apartment buildings that are being built in Hopewell Township. They also need a comfortable area for neighboring company members that cover for Pennington when they are out on extended calls.

William G. Gittings, AIA, Gittings Associates, PC Architects, was sworn in and gave the Board his qualifications which they accepted. Entered into evidence was Exhibit A-1 Picture of front of Fire House. Mr. Gittings explained that they looked into building upward, but the building is built with blocks that are not reinforced and could not withstand the additional load or meet the current building code standards. Entered into evidence was Exhibit A-2 Renovation to Pennington Fire Company, Gittings Associates, 08-08-12. Mr. Gittings stated that functionality was the key in designing the addition. In the existing station one has to go through the radio room to get to the office and outside and around to get to the back hall. Mr. Gittings testified that the plans are only proposing the minimum needs for the building.

Mr. Ridolfi requested Mr. Gittings to review the variances that the applicant is requesting. Mr. Gittings stated that the building will need a 13 ft. setback in the front yard. The addition is placed where it can provide a better circulation pattern in the building and will locate the radio room to the front of the building. A Floor Area Ratio (FAR), D variance was being requested. Mr. Gittings noted that the FAR numbers have been corrected and the existing FAR is .312 and the proposed is .360. A variance is being requested for lot coverage, which will be 31,024 sq. ft., 87.72%. Mr. Gittings explained that the appearance of the outside of the building will be improved and the landscaped area has been expanded around the building including the rear of the building. A variance is also being requested for a new sign, flag pole and memorial bell that will be in the front yard. The front façade of the building will be stucco with a stone base to soften the appearance and a canopy will be added over the bays to help break-up the scale. Mr. Gittings testified that the proposed addition and layout will function much more efficiently and is what you see in new fire houses. Mr. Thompson asked if the building was currently compliant with the handicap accessibility code. Mr. Gittings responded that the rear entry by the handicapped parking spots is handicapped accessible and someone could get in the front. There was further discussion regarding the need for more office and meeting space. There are a lot of fire company officers and they all have administrative paper work to do in one room with four desks. This is the same room where all the paper work and office machinery is kept and it is very inefficient because of the lack of space. Mr. Demareski explained that they are required to meet all the State requirements and this includes a lot of paper work and training records for PEOSHA inspections.

Mr. Thompson asked if there was any other way to expand the building since this will be an additional encroachment into the front yard area. Mr. Gittings stated that it is a long building and feels that the addition into the front area helps break up the massive appearance. It is a one of a kind building and he feels that it will be more aesthetically pleasing and will be more in scale with the nearby buildings. Mr. Demareski stated that the lobby was sized to hold a historic fire apparatus and to honor past members to preserve the unique heritage of the fire company. It will also be a focal point to help people find the entrance to the building. The Board had questions regarding the parking and entrances into the building. The lobby will be dimly lit at night and the main entrance will be visible and defined.

Ms. Cindy Coppola, Borough Planner, was sworn in and asked the applicant to address the building mounted lights and also requested the distances of the bell and flag pole from the property line. Mr. Gittings stated that the flag pole and bell would be 10 feet from the property line and would not be in the easement. He stated that the intent for the lighting was

to have recessed lights under the canopy over the bays and a light over the egress door as required by code.

Mr. Russell Smith, Vice President, Hopewell Valley Engineering, was sworn in and gave his qualifications which the Board accepted. Entered into evidence was Exhibit A-3 Sheet A-2 Renovation to Pennington Fire Company, Gittings Associates, PC, 08-08-12. Mr. Smith stated that he had done the site plan in conjunction with Gittings Associates. The addition created a minor adjustment to the parking area. Islands have been formalized and add green space and paving has been removed. The handicapped parking spaces are now striped and are in compliance with ADA requirements. The existing building is 11,224 sq. ft. and ordinance requires 28 spaces. The proposed building is 12,972 sq. ft. and 32 parking spaces are required. Mr. Smith stating that there are parking areas in the rear and both sides of the building which presently have 49 parking spaces. The proposed plan shows 47 spaces as extra space was need for the handicapped spaces. There are existing parking lot lights and utility poles and no new site lighting is being proposed.

Mr. Smith stated that the stormwater easement located on the First Aid side of the fire company building was discussed at the meeting with the Borough professionals. The easement is 10 ft. wide and the proposed addition comes within 5-6 feet of it. They have agreed to relocate the existing storm water pipe and build a new inlet. They are also increasing the easement to 15 ft. to improve accessibility. The final plans will be amended to indicate this improvement. Mr. Smith stated that in 1991 his firm represented the applicant for site plan approval for the apparatus bay and this application is a very small increase over what was previously approved and is less coverage than an application that was approved in 2001. Entered in evidence was Exhibit A-4 Preliminary Environmental Constraints Plan, Hopewell Valley Engineering, P.C., 11-15-2012. Mr. Smith stated that the plan addresses the environmental constraints caused by Lewis Brook at the rear of the property. The plan was used when they were considering a location for the addition. He stated that at one time Lewis Brook may have been considered a C-1 stream because of its connection to Stony Brook, but it is not a C-1 stream. It does have a riparian zone under NJDEP criteria. A Natural Heritage letter was requested from NJDEP to see if there were endangered species within a mile down stream and Mr. Smith calculated the width of the zone based on the letter and DEP's regulations. He stated that it was his opinion that the riparian zone is 150 ft. wide and eliminates any addition to the rear of the building. The zone is measured from the edge of Lewis Brook and is shown on the plan by a green line. The red line on the plan is an approximate flood hazard elevation based on DEP's approximation method in their regulations. Mr. Thompson asked about the possibility of getting permission to develop in the riparian zone and Mr. Smith felt that it was possible to get a permit to do work in a disturbed riparian zone. Mr. Smith stated that an endangered species was found so instead of a 50 ft. zone, a 150 ft. zone was required. Ms. O'Neill asked about the future of the radio building. Mr. Smith stated that it was his understanding that the radio building which is a Nextel building will be removed and this will bring the coverage down. There are also two existing sheds, one for the ladies auxiliary and the other holds equipment that the fire company uses on Pennington Day. Mr. Reilly asked if the applicant would have considered building the addition to the rear of the building if the environmental constraints did not exist. Mr. Demareski stated that the functionality will be much better with the addition to the front of the building. Calls are prioritized from the radio room and it is important to have the front visual to see what apparatus is back and can be sent out again, especially on larger calls or storm emergencies where the County cannot handle all the dispatches. In all the newer fire houses they visited the radio room was always located to the front of the building.

Mr. Thompson had further questions about the impervious coverage since it is already at 86%. He asked the size of the lot and if there was anything that could be done to help alleviate the runoff. Mr. Smith stated that Lot 6 was approximately 36,000 sq. ft. The existing coverage is 30,986 sq. ft. and the proposed coverage is 31,024 sq. ft. which is a very small

increase. Mr. Smith did not feel that the addition would cause more stormwater runoff and felt that the addition will not create any detriment. Landscaping and grass islands are included in the proposed plan and they will improve groundwater recharge. Mr. Levy asked about the existing stormwater patterns on the site. Mr. Smith responded that the water drains towards the back of the property and towards Broemel Place and he is not aware of any flooding. He stated that when there are heavy rains he anticipates that water would not go beyond the flood zone and there would not be any flooding on the property. The drainage that runs through the site is mostly from Broemel Place into the creek. Mr. Smith also pointed out the drainage inlets on the property and there is also drainage on the First Aid site.

Ms. Coppola reviewed several items that she raised in her memorandum of November 15, 2012 that needed to be addressed and the applicant agreed that they would be addressed on the final plan. The applicant also agreed to place signage in the westerly entrance to indicate that it is “for firefighters only”, remove the existing memorial wall and the existing free standing sign which will not be replaced. The applicant also agreed to provide plantings along the foundation in the front of the building and use a ground cover other than the Muscari, such as Pachysandra for the ground plantings. Mr. Thompson stated that the ordinance required the Shoppes of Pennington to build different elevations to improve the appearance and he stated that the proposal seems to have the same goal by trying to break up the appearance of the building. Ms. Coppola agreed and stated that the higher entry way helped to compensate for the length of the building and it improves the overall appearance of the building.

Ms. Carmela Roberts, Borough Engineer, was sworn in. Ms. Roberts asked the applicant to check the coverage figures as there is a discrepancy between the architect and engineer. Mr. Gittings explained that they had done preliminary drawings and had not changed the coverage, but they would correct it. Ms. Roberts stated that at the preliminary meeting the applicant had been asked if they would consider replacing the water service line with copper pipe and the applicant agreed to this.

Mr. Thompson asked if there was anyone in the public who had comments or questions.

Mr. Kirk Schmitt, Captain of the Pennington First Aid Squad was sworn in. Mr. Schmitt stated that the First Aid Squad was the closest neighbor to the fire company and they had no objections to the proposed plan and it will not have any negative impact on them. He stated that the First Aid reorganized their space several years ago to make study areas, comfortable places to sit and upgraded their equipment. Since that time, they have crews that hang out in the squad building six days a week and when a call comes in it is immediately answered. He stated that it has also resulted in more volunteers.

Mr. Lee Abey, President of the Pennington Fire Company, was sworn in. He stated that he supports the project and agrees with Mr. Schmitt that the improvements will increase the amount of volunteers and will provide a better space for company members that are covering for Pennington. He also thanked the Board and the people who showed up supporting the application.

James DeForte, Chief of the Pennington Fire Company, was sworn in. Chief DeForte stated that he hopes the proposed addition will help get younger volunteers. He also pointed out that if the hall is rented out when they are there for a fire or other business they actually have to go outside and around to use the bathroom to avoid disturbing the rental proceedings. Chief DeForte also pointed out that company members that come to cover for them can be there as much as three hours and sometimes up to eight-ten hours and it would be nice to provide them with a more comfortable space to wait.

Mr. Michael Chipowsky, Chairman of the Hopewell Township Fire Commissioners, was sworn in. Mr. Chipowsky stated that he was not representing the Commissioners tonight, but was speaking personally in support of the project. He stated that during the hurricane he saw first hand the need for the space to enable people to charge their phones and have a warm place to stop in. The hall was used for this, but there was no programming space for the fire department. He feels the proposed application will improve the operation of the fire company.

Mr. Mark Blackwell, was sworn in. Mr. Blackwell spoke on behalf of the Board of Fire Commissioners. He stated that the fire company really needed the extra space as the present conditions are deplorable. Mr. Blackwell stated that he felt this would be a good time for the Borough to address the land that is owned by them in the rear of the building. Currently the first aid squad and the fire company both share the parking area for training. Mr. Blackwell stated that the Borough has received a grant for a firm to look at their land in that area to see how it could be developed. If the Borough decides to sell the parcel of land that is used by the fire company for parking it would be devastating for both the first aid squad and the fire company. Mr. Blackwell suggested that this is something that the Board and Council need to consider as without the land the fire company would not be able to function with 25 parking spots.

There being no further comments, the public portion of the meeting was closed.

Ms. Coppola stated that she had a few comments in regards to the variances. She stated that neither she nor Ms. Roberts issued new memorandums after their meeting with the applicant's professionals to help keep the costs down. Ms. Coppola pointed out that there is a condition in the 1996 agreement with the Borough regarding the front yard setback. It states "any building erected on said premises shall not be nearer than 30 feet to the southerly line of Broemel Place and shall not be erected over the pipe line right-of-way." If the Board approves the application, one of the conditions should be that the fire company goes back to Borough Council to get relief from them on that condition. She stated that in regards to the FAR variance, the applicant does not have to show that the site is particularly suited for more intense development and they have shown the difficulty of putting the square footage any where else on the site and they cannot build up. Ms. Coppola also pointed out that she did not believe that there would be any substantial impairment to the Master Plan. Ms. Coppola suggested that the Board look at the front yard variance as a C-2 variance as the detriment is far outweighed by the benefits that will be given to the fire house and the community. Mr. Reilly had pointed out that the addition will be 26 ft. away from the actual cartway and it will not be eliminating all the green space.

The Board agreed that the application was well prepared and the presentation informative. They did not see any detriments that would be caused by the application and felt that it would improve the area. The Board did have reservations concerning the pipe line easement, but the applicant agreed to relocate the pipe. The Board thanked the volunteers and agreed that the project would improve the operation and efficiency of the fire company. The addition would also be a benefit as it will have a focal point and define the entrance which will be useful especially in an emergency. Mr. Thompson noted that he is a member of the subcommittee that is looking into the development of the adjacent property and he stated that they would be in touch with the fire company and the first aid squad about their needs and how best to accommodate them. He asked if the applicant would agree to let them have access to the Mr. Smith's material for the study and the applicant agreed.

Ms. O'Neill made a motion, seconded by Ms. Stern to approve the application with the conditions that were discussed. Voting yes: Evanini, Levy, O'Neill, Reilly, Thompson, Stern. Not voting: Blackwell, Heinzl, Meytrott; Absent: Ogren. The hearing ended at 9:40 p.m.

Carl Fuccello, Block 906, Lot 17, 422 South Main Street, R-80 Zone.

Mr. Thompson recused himself from the hearing, as he is within 200 feet of the property and Mr. Reilly chaired the hearing. Mr. Schmierer announced that Proof of Publication and Proof of Notice were in order and the Board could take jurisdiction. Mr. Carl Fuccello was sworn in. Ms. Roberts reported that she found significant discrepancies between the engineering and architectural plans. Revised engineering plans had been submitted, but did not address the discrepancy. Joseph Mester of Trenton Engineering apologized to the Board and explained that there was a mistake in drafting based on a survey that had been done by another firm. Mr. Reilly stated that it was important for the Board to be looking at a correct plan. Mr. Fuccello asked if the Board could carry his application to the January meeting to enable him to submit corrected plans. Mr. Blackwell made a motion, seconded by Ms. Stern to carry the application to the January 9, 2013 meeting and the Board agreed. No further noticing is required.

William von Oehsen, Block 703, Lot 25, 238 South Main Street, R-80 Zone, Application No. P12-009.

Mr. Schmierer announced that Proof of Publication and Proof of Notice were in order and the Board could take jurisdiction. The applicant is requesting variance approvals to construct a 378 sq. ft., 1-story addition (21' x 18') at the rear of the existing dwelling that will provide a new bedroom, bathroom and covered porch. Mr. Reilly stated that the applicant has requested waivers for items 8. A and B on the checklist. The Board Engineer did not recommend waiving the requirements and ARC recommends that the Board waive the items for the purpose of allowing the application to be heard since the requirements can be conditioned by the Board if the application is approved. Mr. Reilly moved to waive the items and Ms. O'Neill seconded the motion and the Board approved by voice vote.

Eric S. Goldberg, Stark & Stark, attorney for the applicant, explained the application and stated that the applicant, William von Oehsen would not be living in the house, it would be Barbara von Oehsen his mother. Mr. Goldberg stated that a D4 variance was being requested for FAR (floor area ratio). The addition will modernize the house while keeping the historic look. Mr. Goldberg stated that there are several existing nonconformities and none of them are being increased and the additional space on the first floor will bring the minimum first floor area into conformity. There are also bulk variances being requested. Barbara von Oehsen, mother of the applicant, was sworn. Ms. von Oehsen stated that she has lived in old houses most of her life and she loves this house that is located in the historic area. She explained that she cannot go up steps. She will be able to live on the first floor and her grandchildren will be able to visit and stay in the bedrooms on the second floor. Ms. von Oehsen stated that she has talked to her neighbors about the application. She stated that any improvements would be in keeping with the historic nature of the house.

Jeffrey A. Fleisher, AIA Architect, was sworn in and gave his qualifications, which the Board accepted. Mr. Fleisher described the proposed addition and stated that it will stay within the constraints of the existing building. The following are existing nonconformities: lot area is approximately 3,800 sq. ft. where a 12,000 sq. ft. lot is required; the frontage is 25 ft. where 80 ft. is required; the front yard setback is 6.8' where 40 ft. is required; side yard setback of 1.9' and 1.5' where 15 ft. is required; slope ratio of 1.0-14.67 where 1.0-1.5 is permitted; two parking space are required and there is not any room for one space. A D variance is being requested for FAR where the maximum is .265 and the proposed will be 0.42. Mr. Fleisher stated that the footprint of the building will be brought into conformity with the addition. The existing building has a crawl space and a crawl space is also proposed under the addition. The south side distance house to house is 3.7 ft. and it will remain the same with the addition. The north side is 10.4 ft. and will also remain the same after the addition, but the addition will be further in. Mr. Fleisher stated that he believed the proposal was consistent with the Master Plan and there were no detriments. An existing brick patio will be removed,

but no landscaping will be removed. The applicant intends to design a dry well in the back yard and all down spouts will go to that system. Mr. Fleisher stated that there will be a through wall air conditioner and there will not be any unit on the ground. An oil tank will be relocated into the new crawl space. Hardiplank will replace the existing vinyl siding. Ms. O'Neill asked about the function of the door on the south side of the house and the lighting. Mr. Fleisher stated that there was an alleyway between the two properties and a paved sidewalk and it was a secondary entrance. There will be a light by the rear door as needed by code and Mr. Fleisher indicated that there would not be any spot lights. Ms. O'Neill also asked about the air conditioner and Mr. Fleisher stated that it would not be located on the south side of the house and would just be for the new room. Mr. Reilly asked about the crawl space and Mr. Fleisher stated that the footing would be per code, a minimum of three feet below grade, and the crawl space would be around three feet.

Mr. Joseph Scott Brown, 236 S. Main Street was sworn in. Mr. Brown stated that he lived in the house adjacent to the north of the applicant's house. He stated that he has agreed to let the applicant use his driveway to access the rear of the house to construct the addition. Mr. Brown wrote a letter to the applicant regarding this. He stated that they would need notice when the applicant needed access as he makes heavy use of his driveway. Mr. Brown outlined other concerns that he had in giving access. Mr. Schmierer pointed out that the applicant would need a private license agreement with Mr. Brown outlining his concerns and conditions. It will be noted that the applicant will receive access through the neighbor's driveway, but the Borough will not be involved. Ms. Roberts verified the position of 236 S. Main, which is on the north side of the applicant's house and she noted that on the survey 236 was shown on the south side. She stated that there were also some other little inconsistencies with the survey including the setbacks. Ms. Roberts stated that this changes some of the variances such as the combined side yards which would now be 3.2 ft. Mr. Fleisher stated that he would correct his plans. Mr. Flemming pointed out that the lots are also angled and a little latitude should probably be given. Mr. Thompson noted that the problem was the Board was dealing with a very small area. Mr. Schmierer stated that it will be lined up with the house and the setback will remain the same. Mr. Flemming pointed out that there was a previous problem with another applicant where the lot size decreased and where the setbacks are so narrow there could be a problem. Mr. Flemming agreed with the suggestion that the variance for setback be flexible. Mr. Thompson suggested "not closer than a foot on either side." There was discussion regarding the maintenance of the building with such small setbacks. It was agreed that it would be up to the neighbor's to have a mutual maintenance agreement and was not the Borough's responsibility.

Mr. Thompson asked if there was anyone in the public who had questions or comments. Mr. Brown (previously sworn in) stated that there was one issue he wanted to raise and that was stormwater runoff and he was glad that the Board had addressed the issue. He stated that they did have a concern about it because of the shallow water table and he hopes the proposed plan will contain the water. There being no further comments, the public portion of the meeting was closed.

Ms. Coppola noted that the key to this application was that it was in the Historic District and one of the key components in the Master Plan is to not have demolitions and there is no impairment to the zone plan. The Master Plan also encourages keeping the existing character of the neighborhood. It is a one story addition and will not affect the air and light of the neighbor. Ms. Roberts stated that there were a few comments in her memo that she would like addressed. The architect responded that they would address all the revisions in her report.

Mr. Blackwell made a motion, seconded by Mr. Meytrott to approve the application with the conditions discussed and items to be addressed in the Planner's and Engineer's review memorandums. Mr. Reilly asked if a drainage plan acceptable to the Engineer would be a

condition of approval. Ms. Roberts stated that she did have suggestions regarding this in her memorandum that the applicant agreed to. Voting yes: Blackwell, Evanini, Levy, Meytrott, O'Neill, Reilly, Thompson. Not voting: Heinzl, Stern; Absent: Ogren. The hearing ended at 10:55 p.m.

ZONING OFFICER'S REPORT

Mr. Flemming stated that he had a question from Donald Allen, 321 Sked Street, who had previously received variance approval from the Board to expand his garage. Mr. Allen wanted to know if he can expand his garage without constructing the two story addition to his one story house that was presented to the Board as part of his application. Mr. Schmierer stated that the application was presented as a whole and it would have to be completed that way. Mr. Allen would have to come back to the Board for approval to expand the garage. Mr. Allen could also take advantage of the Permit Extension Act which would give him more time to complete the project.

MEMORIALIZATION OF RESOLUTION

Stephen & Kathleen Mahle, Block 403, Lot 36, 151 East Delaware Avenue, R-100.
Application P12-007.

Mr. Blackwell made a motion, seconded by Mr. Reilly to adopt the resolution. Voting yes: Blackwell, Evanini, Meytrott, O'Neill, Reilly, Thompson, Stern; Not voting: Heinzl, Levy. Absent: Ogren.

MINUTES – Mr. Reilly made a motion, seconded by Mr. Blackwell to approve the November 14, 2012 minutes with corrections and the minutes were approved by voice vote.

There being no further business, the meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Mary W. Mistretta
Planning Board Secretary