The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, August 10, 2026, at 7:00 pm in the Municipal Building.

Russ Vanella called the meeting to order and read the following notice: This is a regularly scheduled meeting of the Planning Board of the Township of Upper Deerfield. In compliance with the "Open Public Meeting Act" a schedule of regular meetings containing the location and time and date of each meeting was approved at the Annual Organization Meeting of the Board, and within seven days following such organization meeting, a copy of such schedule of regular meetings was posted in the Municipal Building at Seabrook, New Jersey, which Notice has remained so posted throughout the year, and copies of the schedule of regular meetings have been mailed to The Daily Journal and The Press of Atlantic City and filed with the Township Clerk in compliance with said Act.

Present: Russ Vanella, Jack Waselik, James Crilley, Joseph Spoltore, Wayne Sabota, William Taylor, Ed Geletka, Ken Mecouch, Ken Lechner.
Staff: Planner Randy Scheule, PP, AIC, Solicitor Matt Ritter Esq., Secretary Sherrie Dixon.
Absent: Anthony Lamanteer Jr., Anthony Buono Sr., Laura Hayes, Ken Jackson, Engineer J. Michael Fralinger Jr. PE, CME and Secretary Roy Spoltore.

On motion of Ken Mecouch, seconded by Jack Waselik, the minutes from the July 13, 2026, meeting were unanimously approved.

Randall Scheule reviewed his Investigation Report for an evaluation and recommendation as to whether Block 1901 Lots 1, 2, 2.02, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6, 7, 8, 8.01 and 9 qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law. He stated that it would be a two-step process, Step 1 being to qualify under the state statute and Step 2 being to coordinate efforts with the Township committee and professionals, the Planning Board and the property owners. There are 16 total parcels and 3 of those are currently vacant. He stated that each one must qualify in at least one category and that some qualify in more than one. The majority of the properties are commercial or mixed use with one being a residential home. All of the parcels qualify under the “designation consistent with smart growth planning principles” and seven of the parcels also qualify under other designations. Wayne Sabota asked what the Township’s role would be. James Crilley and Joseph Spoltore stated that the Township does not intend on exercising eminent domain and does not want to acquire any of the properties in question. They stated that it gives more flexibility to develop the properties if a property owner and the Township can agree on a use for the property, incentivize the development and subsequently upgrade the current buildings. On motion of Jack Waselik, seconded by Ken Mecouch, the Public Hearing portion was opened. Two members of the audience wanted to make sure that nothing was going to happen with their property. Matt Ritter and Randall Scheule both stated that it would the designation would benefit potential future development of their property. With no one wishing to speak, the Public Hearing portion was closed on motion of Jack Waselik, seconded by James Crilley.

The following resolution was memorialized on motion of Ken Mecouch, seconded by Wayne Sabota on the following roll call vote:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				
Anthony Buono					X
James Crilley	X				
Laura Hayes					X
Kenneth Jackson					X
Anthony Lamanteer					X
Wayne Sabota	X				
Joseph Spoltore	X				
William Taylor, Alt 1	X				
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4	X				

RESOLUTION 9- 2026

Township of Upper Deerfield Planning Board

Topic: Area in Need of Redevelopment Investigation

Property: Carlls Corner / B-3 Zone study area

Public Hearing: August 10, 2026

Findings of Fact:

1. On May 21, 2026, the Upper Deerfield Township Committee adopted Resolution 26-123, directing the Upper Deerfield Planning Board to conduct a study to determine whether the properties known as Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6, 7, 8, 8.01 & 9 (commonly referred to as "the Carlls Corner study area"), meet the requirements for an area in need of Redevelopment.

2. The Planning Board acknowledged and accepted the Committee's Resolution at its June 15, 2026, meeting, and thereafter authorized the Board Planner to prepare a Preliminary Investigation Report. The proposed Redevelopment area is being considered as a non-

condemnation area.

3. The Board thereafter conducted a properly advertised public hearing on August 10, 2026.

4. At the hearing as aforesaid, the Board received and considered the July 24, 2026, Preliminary Investigation Report (comprising 25 pages, including Exhibits) of Board Planner Randall Scheule, PP, AICP, who was present and participated in the hearing.

5. The relevant statute is New Jersey Local Redevelopment and Housing Law NJSA 40A:12-1 et seq. ("the Redevelopment Law").

6. Testimony was received, and questions answered, during the public portion of the hearing.

7. After discussion, the Board, on Motion, unanimously determined that the Carlls Corner study area qualifies as a Non-condemnation Area in Need of Redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Upper Deerfield, that Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6, 7, 8, 8.01 & 9, as shown on the Upper Deerfield Township Tax map (and commonly referred to as "the Carlls Corner study area") do in fact meet the requirements of the New Jersey Local Redevelopment and Housing Law NJSA 40A:12-1 et seq., and hereby finds the site to be a Non-condemnation Area in Need of Redevelopment.

BE IT FURTHER RESOLVED by the Planning Board of the Township of Upper Deerfield that the July 24, 2026, Preliminary Investigation Report of Board Planner Randall Scheule, PP, AICP, and this Resolution, be forwarded to the Upper Deerfield Township Committee for further action.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby

certifies that the above is a true copy of a Resolution adopted by said Board on August 10, 2026, to memorialize action taken on that same date.

Upper Deerfield Township Planning Board

_____
RUSSELL S. VANELLA, Chairman

ATTEST:

_____
ROY SPOLTORE, Secretary

The following resolution was memorized on motion of Ken Mecouch, seconded by Jack Waselik:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				
Anthony Buono					X
James Crilley	X				
Laura Hayes					X
Kenneth Jackson					X
Anthony Lamanteer					X
Wayne Sabota	X				
Joseph Spoltore	X				
William Taylor, Alt 1	X				
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4	X				

RESOLUTION 10-2026

Township of Upper Deerfield Planning Board

Applicant's Names: Edwardo Espinoza – El Pacifico, Inc.

Application No.: P-7-2026

Property: Block 1901, Lot 17 – 892 N. Pearl St. (NJSH Route 77)

Application For: Minor Site Plan Approval with Use Variance and Bulk Variances

Public Hearing: July 13, 2026

Findings of Fact:

1. The Applicant appeared before the Board represented by Terrence J. Bennett, Esq.

2. Attorney Bennett gave introductory remarks regarding the existing restaurant and planned expansion thereof. The vast majority of the lot in question (and the improvements proposed) is in the City of Bridgeton (Block 2, Lot 2.03). Applicants was granted approval by the City of Bridgeton Zoning Board on June 11, 2026.

3. The Upper Deerfield portion of the lot is a landlocked, triangle-shaped piece in the northernmost corner.

4. Specifically, the Applicant proposes the construction of a 3688 SF addition to the existing restaurant, additional parking, a striped walkway, decorative masonry wall and landscaping. Access is provided via an unimproved right-of-way from State Highway 77.

5. The Upper Deerfield portion of the lot contains all or portions of 7 parking spaces, part of a decorative retaining wall, a pedestrian walking area, landscaping and lawn area.

6. The Upper Deerfield lot is in the B-3 Business District where a restaurant is a permitted use. However, because the proposed restaurant expansion is located on the Bridgeton portion of the lot, and thus no principal use is in the Township portion, the improvements proposed in Upper Deerfield require a Use Variance.

7. In addition, the Applicant requires bulk variances for Lot Area (0.087 acres proposed, 2 acres required), and Lot Width (0' proposed, 200' existing). These bulk variances would be incidental to the required Use Variance.

8. The Board Solicitor therefore indicated that the Class I and III members of the Board would not be participating in the hearing.

9. Applicant's Professionals, Thomas J. D'Arrigo and Christina D'Arrigo were qualified and sworn.

10. The Board received into evidence the following documents in conjunction with the Application:

a. Upper Deerfield Application Form

b. Survey by Al Floyd Surveying, LLC, March 10, 2026

c. Site Plan and Architectural Floor Plans & Elevations, TJD Architects & Engineers, PC, May 20, 2026 (14 sheets)

d. City of Bridgeton Zoning Board of Adjustment Resolution (draft) proposed to be memorialized on August 13, 2026 (9 pages – attached hereto as Exhibit A)

11. Upon recommendation from its Professionals, and after granting the following waivers, the Board deemed the application complete and moved to the technical hearing:

a. Checklist A, Item 2 – Certificate Taxes are Paid (no record the lot is taxed)

12. The Board next received and considered the technical comments in the Reports of Board Planner Randal Scheule, PP, AICP, dated July 8, 2026, and the Board Engineer, J. Michael Fralinger, Jr., PE, CME, dated July 10, 2026.

13. Applicant Eduardo Espinosa was sworn and gave testimony in support of the Application. He indicated that the hours of operation would be 10:00am until 2:00am, with retail liquor sales ending at 11:00pm or 12:00am.

14. The existing restaurant will be transformed for retail liquor sales, with a new kitchen, bathrooms, bar area, and indoor and outdoor seating. The second floor will contain a one-bedroom apartment, break area, and storage.

15. The Board then opened the meeting to the public, however no members of the public rose to provide testimony.

16. Attorney Bennett provided closing comments on behalf of the Applicant.

17. At the request of the Chair, the Solicitor provided a detailed summary of the approvals and variances requested, and the items and/or conditions to which the Applicant had agreed as a condition of any approval.

18. The Board finds that compliance has been had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

19. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of the requested minor site plan approval to the Applicant.

20. The Board further finds that good cause exists for the granting of a "D(1)" use variance for the proposed use, subject to conditions. The Board finds, by clear and convincing evidence, that the property in question is especially suited for the proposed use, and that special reasons exist for the granting of the requested use variance. The Board further finds that the proposed parking spots, pedestrian walkway, retaining wall, landscaping and lawn areas adjacent to the expanding restaurant, located in the City of Bridgeton, do not present a detriment to the public good, nor to the Township zoning plan or zoning ordinance.

21. The Planning Board further finds that good cause exists for the granting of the requested lot area and lot width variances, which are incidental to the aforementioned use variance, and each of which can be granted without substantial detriment to the public good and the granting of which will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township of Upper Deerfield.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Upper Deerfield does hereby grant the foregoing approvals, variances and waivers to Applicant subject to the following conditions:

A. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding escrow accounts as directed, within seven (7) days' notice thereof.

B. That compliance be had with all other applicable requirements of the Upper Deerfield Township Development Ordinance and Building Code.

C. That Applicant obtain approvals from all other agencies having jurisdiction including, but not limited to, the Cumberland County Planning Board, Cumberland-Salem County Conservation District, and New Jersey Department of Transportation.

D. The Applicant shall file with the Board Secretary a executed copy of the applicable City of Bridgeton Zoning Board Resolution, once adopted, and shall comply with all of the terms and conditions thereof.

E. That Applicant must comply with all representations made through any representative during the course of applicant's presentation to the Board, and in all documents filed with the application.

F. That Applicant prepare and file a perfected plan in accordance with the Planning Board comments, Board Engineer's Report, Planner's Report, and the contents of this Resolution.

G. That Applicant provide letters of service availability from all required utilities.

H. That Applicant submit to the Board Engineer the Applicants' Engineer's estimate of site improvement costs for determination of the Performance Bond and Escrow amounts. No work is to be performed on site until the site safety/stability bond and inspection escrow funds are in place with the Township.

I. The Applicant grants authorization to the Township to enter the property as may be necessary to inspect the site improvements and enforce other conditions of the applicable approvals, and, if necessary, to exercise any rights the Township may have under the aforementioned performance and maintenance guarantees.

J. As an essential and non-severable condition of this approval, the Applicant shall comply with all affordable housing obligations, including, but not limited to those created by the Statewide Non-Residential Development Fee Act, signed into law in July, 2008 (N.J.S.A. 50:55D-8.1, *et seq*).

K. Pursuant to §405-95(c), the variance relief granted herein shall automatically expire two (2) years following the date of this Resolution, unless prior to said date any structures for which the variance approval was granted are lawfully completed, as evidenced by the issuance of a final certificate of occupancy or other final construction approval, and any use for which the variance approval was granted is lawfully commenced.

L. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor Site Plan changes requested, or applicant's professionals, provided that such minor changes are consistent with the Planning Board's approval. Any such changes shall be reported to the Planning Board at its next regular meeting.

BE IT FURTHER RESOLVED that a Certified copy of this Resolution be furnished to Applicants and Notice of this action be advertised as required by Law.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on August 10, 2026, to memorialize action taken on July 13, 2026.

Upper Deerfield Township Planning Board

_____
RUSSELL S. VANELLA, Chairman

ATTEST:

_____
ROY SPOLTORE, Secretary

The following resolution was memorized on motion of Wayne Sabota, seconded by Jack Waselik on the following roll call vote:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				
Anthony Buono					X
James Crilley	X				
Laura Hayes					X
Kenneth Jackson					X
Anthony Lamanteer					X
Wayne Sabota	X				
Joseph Spoltore	X				
William Taylor, Alt 1	X				
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4	X				

RESOLUTION 11-2026

Township of Upper Deerfield Planning Board

Applicant's Names: Singh Car Wash Systems, LLC

Application No.: P-8-2026

Property: Block 2001, Lots 4 & 4.01 – 16 Centerton & 2014 South Burlington Road

Application For: Preliminary and Final Major Site Plan Approval with Variances and Waivers

Public Hearing: July 13, 2026

Findings of Fact:

22. The Applicant appeared before the Board represented by Matthew J. Robinson, Esq., of Robinson & Robinson, LLC. Nave Parmar, a member of the LLC, was sworn and gave testimony in support of the application.

23. The properties in question are Lots 4 and 4.01 of Block 2001, commonly known as 2014 South Burlington Road and 16 Centerton Road. The site contains 1.915 acres, is irregularly shaped, and has frontage along South Burlington Road, Centerton Road, and State Highway 77.

24. Applicant proposes the construction of a car wash and associated site improvements. On August 11, 2025, Applicant received approvals for a 5673 SF car wash with 4 self-service and 3 automatic bars, 10 vacuum parking spaces, and three employee parking spaces. Applicant has redesigned the site after difficulties with the NJDOT, which preferred a "tunnel system" design for the proposed car wash.

25. Prior to the 2025 approval, the site was approved for a "ModWash" express car wash but same was never constructed. Prior to the ModWash, yet another car wash was approved but also not constructed.

26. The parcels in question are located in the B-2 business district where car washes are a permitted principal use.

27. Applicant now proposes a 4605 SF automatic "tunnel system" car wash with 16 vacuum parking spaces, 3 employee parking spaces, and 2 customer parking spaces. Lots 4 and 4.01 are again proposed to be consolidated.

28. Shared access is proposed to and from Route 77, via Lot 3 to the immediate South. A Chipotle restaurant, Wingstop, and vacant retail space currently exist at that location. Secondary access is proposed from Burlington Road.

29. The Board received into evidence the following documents in conjunction with the Application:

a. Application form with attachments dated June 22, 2026

b. Site Plan, Site Civil Engineering, June 19, 2026 (11 sheets)

c. Architectural Elevations, Ragan Design Group Architects, June 15, 2026

d. Stormwater Management Report, Site Civil Engineering, June 9, 2025

e. Stormwater Maintenance Facilities Manual, Site Civil Engineering, June 22, 2026

30. The following variances, some of which were approved in conjunction with prior applications, were required:

a. Lot Area (2 acres required, 1.915 acres proposed)

b. Minimum Loading Spaces (1 required, 0 proposed)

c. Max Driveway Width (24' required, 25' proposed)

d. Signs:

i. Pylon sign setback (12' required, 6' proposed)

ii. Pylon sign height (20' required, 30' proposed)

iii. Pylon sign area (20 SF required, 130.25 SF proposed)

iv. Maximum number of signs (1 permitted, 4 proposed)

v. Maximum façade sign size (30 SF permitted, 154 SF proposed)

31. Mr. Parmar confirmed that he had closed on the property, and that all property taxes were paid current. The current property owner is 16 Centerton Road, LLC.

32. Upon recommendation from its Professionals, and after granting the following waivers, the Board deemed the application complete and moved to the technical hearing:

a. Checklist B, Item 20 – Polaroid or similar photograph

b. Checklist B, Item 39 – Road Dedication (defer to County and NJDOT)

c. Checklist B, Item 44 – Environmental Impact Report

33. Mr. Parmar explained the tunnel system's operation and site logistics. One employee would be designated for the kiosks and a second would be on site to assist. Three shifts

per day are proposed with operating hours of 8:00 am to 7:00 pm, seven days per week. The sale of membership packages is contemplated.

34. Mr. Parmar discussed noise and lighting concerns, as well as deliveries which are limited. The driveways will be closed via moveable cones and chains when the site is not in operation.

35. Mr. Parmar agreed to submit colorized renderings, for review by the Board Planner, as a condition of approval.

36. Applicant's Engineer, William P. Gilmore, PE, of Site Civil Engineering, was qualified as an expert, and gave testimony from a color rendering of the provided site plan. Engineer Gilmore designed the prior Modwash site, as well as the Site Plan approved by the Board in August, 2025.

37. No public access to the building is proposed.

38. Mr. Gilmore discussed the required variances and justification therefore. There is no need for a loading space, as the facility would only receive supplies and deliveries via a small van.

39. The Applicant is requesting a design waiver for sidewalks (§405-62A(30)).

40. The Board next received and considered the July 9, 2026, Report of Board Engineer J. Michael Fralinger, Jr., PE, CME (Exhibit A), who was present and participated in the hearing.

41. Engineer Fralinger discussed the loading space variance and sign variances.

42. Engineer Fralinger further indicated the Applicant's agreement to complying with his technical comments 7 through 24 (see Exhibit A).

43. The Board next received and considered the July 6, 2026, Report of Board Planner Randal Scheule, PP, AICP, who was present and participated in the hearing.

44. The Applicant agreed to add the proposed signs to the colorized elevations to be submitted to the Board Planner for review, per Paragraph 14, above.

45. Planner Scheule discussed the following comments from his Report:

(3) A design waiver is required for the proposed stacking lanes.

(4 & 5) A patrial design waiver is required for the proposed landscaping strips along the front, rear, and side lot lines.

(6) Applicant agreed to construct the solid waste storage area with materials to match the building and to help screen its visibility from Route 77.

(7) All lighting fixtures should comply with §405-62A(17)(b)[2].

(8) A design waiver is required from the requirement for sidewalks

46. The Board then opened the meeting to the public.

47. Dean Hawk was sworn and made limited inquiries regarding the project.

48. There being no other members of the public who wished to testify, the public portion was closed, on proper motion.

49. Attorney Robinson provided closing comments on behalf of the Applicant.

50. At the request of the Chair, the Solicitor provided a detailed summary of the variances and waivers required, and the items and/or conditions to which the Applicant had agreed as a condition of any approval.

51. The Board finds that compliance has been had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

52. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of the requested preliminary and final major site plan approval to the Applicant.

53. The Planning Board further finds that good cause exists for the granting of the requested variances and waivers, each of which can be granted without substantial detriment to the public good and the granting of which will not substantially impair the intent and purpose of the zone plan and zoning ordinance of the Township of Upper Deerfield.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Upper Deerfield does hereby grant the foregoing approvals, variances and waivers to Applicant subject to the following conditions:

M. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding escrow accounts as directed, within seven (7) days' notice thereof.

N. That compliance be had with all other applicable requirements of the Upper Deerfield Township Development Ordinance and Building Code.

O. That Applicant obtain approvals from all other agencies having jurisdiction including, but not limited to, the Cumberland County Planning Board, Cumberland-Salem County Conservation District, Cumberland County Health Department, and New Jersey Department of Transportation.

P. That Applicant must comply with all representations made through any representative during the course of applicant's presentation to the Board, and in all documents filed with the application.

Q. That Applicant prepare and file a perfected plan in accordance with the Planning Board comments, Board Engineer's Report (Exhibit A), Planner's Report, and the contents of this Resolution.

R. That Applicant prepare and file colorized elevations, including proposed sign details, to the Board Planner for his review and approval.

S. That Applicant provide letters of service availability from all required utilities.

T. That Applicant provide a Deed of Consolidation for Lots 4 and 4.01, which shall be reviewed and approved by the Board Solicitor and Conflict Engineer respectively. Applicant shall confirm the surviving lot number with the Upper Deerfield Township Tax Assessor.

U. That Applicant provide Easements for the shared driveway, which shall be reviewed and approved by the Board Solicitor and Board Engineer respectively, prior to being recorded in the Office of the Cumberland County Clerk.

V. That Applicant submit to the Board Engineer the Applicants' Engineer's estimate of site improvement costs for determination of the Performance Bond and Escrow amounts. No work is to be performed on site until the site safety/stability bond and inspection escrow funds are in place with the Township.

W. The Applicant grants authorization to the Township to enter the property as may be necessary to inspect the site improvements and enforce other conditions of the applicable approvals, and, if necessary, to exercise any rights the Township may have under the aforementioned performance and maintenance guarantees.

X. That Applicant provide a Landscape Maintenance Plan for review and approval by the Board Planner.

Y. The Stormwater Maintenance Plan & Field Manual shall be recorded upon the Deed of record for the parcel on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the Applicants must submit to the Planning Board Solicitor, for review and approval as to form, the proposed Deed. All stormwater maintenance records shall be stored on site in the office, and made available to the Township upon request.

Z. As an essential and non-severable condition of this approval, the Applicant shall comply with all affordable housing obligations, including, but not limited to those created by the Statewide Non-Residential Development Fee Act, signed into law in July, 2008 (N.J.S.A. 50:55D-8.1, *et seq*).

AA. Pursuant to §405-95(c), the variance relief granted herein shall automatically expire two (2) years following the date of this Resolution, unless prior to said date any structures for which the variance approval was granted are lawfully completed, as evidenced by the issuance of a final certificate of occupancy or other final construction approval, and any use for which the variance approval was granted is lawfully commenced.

BB. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor Site Plan changes requested, or applicant's

professionals, provided that such minor changes are consistent with the Planning Board's approval. Any such changes shall be reported to the Planning Board at its next regular meeting.

BE IT FURTHER RESOLVED that a Certified copy of this Resolution be furnished to Applicants and Notice of this action be advertised as required by Law.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on August 10, 2026, to memorialize action taken on July 13, 2026.

Upper Deerfield Township Planning Board

_____
RUSSELL S. VANELLA, Chairman

ATTEST:

_____
ROY SPOLTORE, Secretary

Randall Scheule reviewed his proposed changes for ordinance regarding extension request requirements as discussed at previous meetings. Everyone was in agreement that the changes were necessary and that the ordinance should be sent to the Township Committee for introduction. On motion of William Taylor, seconded by Ken Mecouch, the public comment portion was unanimously opened. With no one wishing to speak the public comment was closed unanimously by motion of Willam Taylor, seconded by Ken Mecouch. With no further business, the meeting was unanimously adjourned on motion of Joseph Spoltore, seconded by William Taylor.

Respectfully submitted,

Sherrie Dixon, Secretary