

TOWNSHIP OF LOPATCONG
PLANNING BOARD MEETING

February 26, 2014

The meeting of the Planning Board of the Township of Lopatcong was called to order by Chairman VanVliet at 7:00 pm. A silent prayer was offered followed by the Oath of Allegiance.

Chairman VanVliet stated “adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Gazette and The Express Times and by posting a copy on the bulletin board in the Municipal Building.”

Present: Members Belcaro, Clymer, Degan, Fischbach, France, Hall, McCabe, Woolf, and Chairman VanVliet. Also present was Planner George Ritter.

Chairman VanVliet announced that Dave Lance has resigned from the Planning Board. Health reasons and some other things. Joe Pryor will take Dave Lance’s place for his unexpired term.

Secretary Dilts swore in both Regular Member Joe Pryor and Alternate Member John Kosar.

Chairman VanVliet – Next order of business will be for the election of Vice-Chairman. Before we proceed with this, I would like to preface by stating that Joe comes uniquely qualified. He is a professional engineer in the State of New Jersey, a land use person in different townships throughout New Jersey. He is already certified to be a Class IV Member. Usually, we would elevate one of the alternate member’s to fill the spot but with the unique qualifications and experience, Joe is most qualified to fill this position. This is no reflection on the Board. I would like to nominate Joe as Vice-Chairman. Are there any other nominations? Hearing none, nominations are closed. All those in favor raise your hand. Opposed? None. For the benefit of the two new members Tom and John. You are alternate members. The Board consists of basically nine members and two alternates for a total of eleven. It has been our practice in the past that all members will vote. Not excluding you from the process. The reason we do that is in case there is a challenge of one of the voting members here and, it is upheld, and the vote doesn’t count, we already have on record what the alternates would vote for. All new members will have to attend a class sometime in the next year. They are given locally. Maureen and Lou just attended one.

Old Business:

Minutes:

Chairman VanVliet - Has everyone received copy of the minutes? Does anyone have any comments, changes, corrections, statements? Hearing none, the minutes will stand as published.

Resolution Phillipsburg Mall:

Chairman VanVliet – The next order of business is the Resolution approving the Minor Subdivision on the Phillipsburg Mall. Does anyone have any comments, corrections? Hearing

none, I'll entertain a motion to approve the Minor Subdivision Resolution. Motion by Member Hall, seconded by Member Degan.

Member Belcaro – I do have a question. I was wondering, cause they said that once they sell off lots here, they would use the monies to reinvest in the P'burg Mall. Is that something we can do to make sure that happens?

Chairman VanVliet – Inaudible.

Member Belcaro – Reinvest by giving a facelift and do something like that. (Inaudible) abide by their word, that they promised. Just asking, I don't know if we can do that.

Chairman VanVliet - We don't have that kind of authority (inaudible). We don't have the power to do that. All right, we have a motion made and second. Roll call vote:

AYES: Members Belcaro, Clymer, Degan, Fischbach, France, Hall, McCabe, Woolf and Chairman VanVliet.

NAYS: None

New Business:

ROM Study – George Ritter - the report is in draft form because there's still some maps we have to get together and we also want to do a study that overlaid some of the environmental data netted out of the various industrial zones. So we are still doing a little data collection on it. But, the basic facts, in terms of the history of the zone are pretty much complete. Essentially, what this tries to do, is look at how the zoning for the industrial districts evolved over time and this starts back in the 50's, in this case, and, comes forward to today, and then to look at what we have today in the districts and see how similar or dissimilar they are between each other in terms of uses and how they're characterized because, obviously, all of our industrial districts, we only have one. So, we are basically, looking at a single district applied to the three areas in town that are zoned industrial developed and, essentially, the industrial zoning in the town sort of started in the 50's as a very simple concept and "I" Industrial District. Trying to look up what was done initially in the 50's, we were unable to find any records of the actual old codes or what was required in the early 50's. The records begin to become a little more clear as to the zoning pattern in town and what was done when you get up around 1959. It starts to become a little easier to reconstruct the history of the district. I think what you'll see, when you look at all of this, is that it evolved from a rather simple district "I" Industrial that we could find very little except that we were interested in industrial development in the area; one that adopted a little bit more sophisticated, a little more detail outlining the types of uses that are permitted in the district. Essentially, the Township now is operating under what I call "Permissive Industrial Zoning" and, what I mean by that, is that our ordinances list a set of uses that are permitted in the district but they're not exclusive in the sense that the ordinances that were constructed as an exclusive list. We have in our ordinance that says "such as but not limited". So what they are is, essentially, an ordinance that gives you a list of uses that set the character of the district but other similar uses could come in and be determined to be consistent with that and permitted uses. As compared to other industrial or, for that matter, other zoning districts in other towns that set an exclusive list. It just says warehouse, chemical manufacturing; it gives you a specific list of uses

that, if you don't fit in that box, you are not permitted. This is not the way the Township's industrial districts have been put together. They are permissive in the sense that they do allow similar and they do allow some range of interpretation as to what is permitted in these various districts today and that also has been an evolutionary process as you look through the zoning here and you begin to see it, it started from simple to listing a few uses. To give you an example of it and, has embroiled the town in a little controversy over the last two years, is the idea of what is permitted in the Industrial Zone and one of the uses that was in there, was concrete manufacturing and, if you look back at the history of that, back when the original concrete manufacturing facility came to town, it was deemed a permitted use and all the site plan applications on that site since that day has always been a permitted use but it wasn't specifically listed as a permitted use. Back in 2000, there was an issue brought up about whether it was or wasn't permitted. The general consensus on the application was that it was and the Township Council felt to clarify that, they actually put in that concrete manufacturing/concrete and cement manufacturing would be considered a permitted use. They actually put in the ordinance and established that as being a permitted activity which again goes back to that the districts are not exclusive. They give a broad range, and they still do that today in terms of how the ordinances are structured and the ordinances, essentially, allow today, office, manufacturing of products from essentially manufactured or finished materials is the easiest way to think about it. You can manufacture stuff but you can't, basically can't, refine oil or you couldn't have a coal process plant. You have to be taking something from a product that is recognized manufactured (inaudible) to be considered as part of our manufacturing district today. We also allow warehousing that's been added to the district and, in fact, during the previous master plan, there was also an Overlay District that allows mixed use within the industrial district. It allows you to have various commercial, various industrial uses as a mixed use site plan if you meet certain criteria in the district in terms of size of the lot. The emphasis in the code also has, interestingly enough; the three industrial districts that we all think of and I tend to think of them as the north, west, and the south districts. Those districts have existed in some form since the very first industrial zoning was created in the town and they've, basically, been carried forward. They've been refined in some cases; the district has been reduced in area. In other cases, the types of uses and the types of activities that have taken place in those districts have changed. Also, the general design standards have evolved. There is a little chart on Page 5 of the report that might be helpful to give you an idea. Back in 59, as an example, your industrial zone required 2.3 acre lots. There is a little chart that goes through some of the basic zoning changes and you can see it, through the years, how they've evolved. It started out as 2.3 acre zoning with maximum coverage of 40 percent and, basically, the height limitation of 55 feet between stories. In 76 the ordinances change to a minimum of 5 acres, 20 percent the building coverage went down and the building height was reduced to 45 feet between three stories. In 2000, at that time, the minimum lot area was increased 20 acres for industrial use. There was building coverage introduced of 15 percent and, basically, lot coverage of 50 percent. They went on an even established an FAR of 20 percent and carried the same height to 45 feet between stories. That was revisited again in 2013 where it was felt that, quite frankly, and I was involved in this so I can give a little bit better background, we stopped at the 20 acre size. First of all, it did not meeting most of the zoning criteria that was out there. Most of the lots were well below 20 acres in size and, also, it was a very discouraging thing to have to assemble 20 acres in order to be considered a conforming lot in the industrial area. So it was moved back to a 76 standard at 5 acres. The building coverage is dropped and it was all put in as total building coverage 65 percent and we

enacted a floor area ratio. Now that's the floor area of the building against the total lot 25 percent and 45 feet between three stories and in late 2013, with the data center, and I don't know how many of you are familiar with that, that was the last revision to the ordinance and that was for areas south of the railroad tracts. Basic maximum floor area was increased to 30 percent, the building height was increased to 60 and, basically, 4 stories and that was designed originally to accommodate the new data center that was coming into the area south of the railroad tract itself onto the property that is now occupied by the solar array. That was, basically, the history of the zoning. It, basically, moved from the very simple code to manufacturing and light industry to one that is more complex, but permissive in terms of the types of uses that it allows in it. The zoning standards are, basically, now 5 acre lots. It also has an Overlay District that permits mixed use. I will say the Mixed Use District does not appear to attract, has attracted any development since its inception and part of that may have been that the mixed use portion of the code is intended to encourage assembly of ground. In other words to get a larger project together to do mixed use. It had also a large acreage of 50 acres. That in itself may have prevented many people from moving ahead or simply the demand isn't there for that large of tract. There have been no real takers on the mixed use concept in the Overlay District.

Member Hall – (inaudible).

Basically, what we did, was look at two things. There is land that is zoned for industrial use and there is land that is actually occupied with uses. There is actually something going on. We can look back in the charts and a little further back, but what we were saying, is in this chart, back in 59, the whole Township, there was only 32.9 acres that actually had industrially uses on them. They were actually physically occupied with something. In 2013, that number had raised to 189.7 acres. So the amount of land in industrial use had gone up 157 acres in that time period, but the actual land zoned for industrial, has dropped from 644 acres to 465 so the zoned area went down. Obviously, over those years, some industrial has come into town and that number has gone up. As you'll see, when we get into charts a little further back, there's still a substantial portion of our Industrial Districts that are undeveloped. Even in all 35 years, have not had takers. Now, some of that can be traced back to the difficulties of infrastructure in all these years, over the years. The lack of sewer service in many of those areas was probably part of it. Probably not the only thing but that was probably part of what held some of that development back. The situation is changing. There's been a new wastewater plan adopted which is looking for additional allocations and, also, our primary industrial area or what I call the area to the south, south of Rt. 57, has been incorporated into the Highlands Center designation which all encourage development because you could, actually can, set some ground rules there for development to help stabilize that area. That's really what that chart is. If you want to drop back to some of the other charts, to continue with that discussion on charts, if you go back to Page 8 we went through and did an inventory of all the parcels in the different zones and we categorized them as vacant and we say vacant and this is Table 3 on Page 8 and we are talking about lands that are truly vacant. They don't have agricultural assessment and when we do the north, west and south parts, the easiest way, the south parts are south of the railroad tract. The north parcel is up on Belview Road and then the other one is the chemical plant that is to the west. That's what each of these categories is. So,, what you can see as in terms of the break out of the parcels, we have about 38 percent of the parcels are still vacant or in agriculture. The public and both the Township and the County own about 12 percent of the parcels. Residential,

interestingly enough, there's very little residential that has actually come into these districts, less than 2 percent. Then based on the tax assessment, commercial, and industrial parcels, because even within the Industrial Zone, the tax collector has actually established some of these as commercial uses. You can see about 49 percent of the parcels are developed commercial and industrial. Again, you can see at the top end there is still a fair amount of ground available and useable and it should be pointed out that in these numbers, we subtracted out solar array which took 90 acres out of the game. That's in these figures as being industrially developed. The next area that we went into to just give you an idea of acreage – Table 4. Again, we establish the categories and you can see that, obviously, there is a wide change in, basically, the acreages in these parcels. The Industrial District to the north has 32.8 acres in it. The area around the chemical plant and the area around it have about 56.6 acres. The area, basically, south of the railroad tract has about 376 acres. Again, you can see the breakout there but you can go back and see that about 40 percent is still either in agriculture or vacant and there is a very small percentage that is residential or non-conforming and you can see, basically, by which district, which one is a little bit more or less than the others but, essentially, you can see there's still land out there; most of the vacant developable acreage is in the parcels to the south, south of the railroad. That is the largest amount of vacant useable land. The other aspect of it, that we looked at in terms of intensity of development, because one of the questions that always comes up is how much impervious coverage are you going to allow, what sort of intensity of development in each of the districts and what we did was do an impervious coverage analysis of the districts themselves and then individual parcels that were developed within the districts and that's what Table 5 shows. If you take the south Industrial District, south of the railroad tract, apparently, it contains 376.2 acres. If you look at the tract, there are 45.5 acres of that are impervious covered which mean that within that district right now there is about 12.1 percent of the area that's paved. If you look at it on a parcel basis which is the next one over it is about 97.2 acres developed which has impervious area coverage of about 46.8 percent. Interestingly enough, when you go to the north, one of the older districts, the impervious cover ratio is almost 82 percent and that's partially because that is one of the older areas developed before there were a lot of regulations and also readapted to a series of farm buildings, gravel roads and driveways that provide access to them. The district that contains the chemical plant is about 85.4 percent from the developed parcels. You can sort of see the history is driving some of the characteristics but the older parcels have much more impervious cover than the new ones. It should be expected because, obviously, we have maximum coverage's within the districts. There are real characteristic differences between the north district, the west district, and the south district. The north district is essentially an old area that's been developed with a series of farm buildings that are up there and we actually met with the owner of that facility and talked to him and his primary intent is to convert them to offices. The north piece has the largest number of non-conforming residential property. It is served by septic and never had the opportunity to expand. The area to the west, the chemical plant is really the primary developed parcel to the west. I believe they are tied into the Phillipsburg system. Their sewer allocation is from Phillipsburg not from Lopatcong. Their facility is pretty much built out. The south district is the main emphasis on industrial development. Strykers Road has been upgraded so heavier vehicles can have access to this area. The bridge has been reconstructed. For all intents and purposes, this is the Township's primary industrial district and also the one that has the most potential to be developed in the future from the standpoint of infrastructure and access but the ability (inaudible). I think the, the one thing that we're still working on, is to go back through and net out of these, environmental

restrictions so you get a better sense of how much available ground is still there. We think it's going to be a fairly negligible impact on availability of ground; obviously the creek is going to have a major impact going south but we don't think it's going to have a lot of impact reducing the available ground through that area. We also think that the biggest thing that came out of this report is that there is a clear distinction between the two districts. The other thing, that as time passes while we're going through developing the regulations for the Highlands, reviewing those zones as part of the Highlands review, it may be well worth thinking about creating additional zoned industrial districts to reflect just where these parcels belong so that you don't have the same uses, the same intensity of uses of parcels as you do in the south. We didn't try to make any recommendations as to what they should be but clearly there is a distinction. We should start thinking about the Industrial District possibly to the west. Through the years, the ordinances have all recognized that but so much of our ordinance now reads you are allowed to do this south of the railroad, allowed to do this, I think there is a clear feeling of where things should happen and where it shouldn't. It is probably just as easier, clearer to actually just create different industrial zones but still allow what's going on up there to certain degrees but it would make it a clear distinction. That is sort of where we are on this thing. We hope to have all the graphics and everything put together in the next couple of days.

Member Pryor – There really is (inaudible) and as I recall the way wastewater management is put together is our contractual limit (inaudible) what we are using now to determine 55,000 gallons for the Ingersoll Rand site – that is not part of the ROM correct? That's Highway Business.

Planner Ritter – That's Highway Business that's correct.

Member Pryor – The focus at the time was getting 45,000 gallons for the data center. Set that aside, we have about 39,000 gallons left over to use throughout the sewer service area. So the situation fluid, if we got (inaudible) but even with that if you took the entire southern zone there and you ran out the figures based on the floor area ratio's and the sewer demand, you would come up with a greater demand than we have available. So the first guy in, if he has an intense use, and requires a lot of sewer capacity, we get that next use, it might have to be warehousing or something that could survive on septic.

Planner Ritter – Agreed.

Member Pryor – The Wastewater Management Plan is flexible in that it lets us send that where we think it's needed but despite the permissiveness of the ordinance, you couldn't develop that whole ROM Zone to its highest use.

Planner Ritter – I agree. I don't disagree with you there at all. The idea was that by having the district in the south having the center designation, you have a different set of regulations that can encourage development. We are still capped out by the sewer at whatever point that comes in but it also would let us extend sewer lines to serve certain areas if we have the gallonage. Under the Highlands regulations, a lot of that area was put in Agricultural Preservation and that would have precluded us literally from developing most of that area. So I agree the sewer going to be capped. Some of the things that we had looked at early on in this process was to look for uses

that didn't (inaudible). One of the more difficult things we are going through right now, one of the things that appealed to us with the asphalt plant, besides it being permitted, which I still think it is, would have had very low sewer requirements. It could operate on septic's. At the time, we were looking for uses to fill some of the towns desire to develop this area but didn't take the entire sewer down in one fell swoop.

Member Pryor – I'm agreeing with you. I'm mean if you try to write into the ordinance restrictive uses that would be low in (inaudible).

Planner Ritter – I think also that over the period that we've been looking at this, you know, we had between 600 (inaudible). Obviously, the demand for the space has not been extremely strong. There hasn't been a run on the industrial development. We had a very large parcel, the data center site taken out to put solar on it. So, anyhow, that's sort of the brief history of it. I could tell you we were limited to a certain extent, the older parts, it's not unusual. Zoning evolves in these towns, a lot of the older codes; the older zoning maps get put on shelves or lost. We were not able to actually get back to the very beginning to see what the original plan was, thoughts were on terms of use or other how they looked at (inaudible) we couldn't find. We just applied (inaudible). I think many towns have four; five; many towns have six or seven industrial districts. You probably, right now, we've sort of broad brushed it. We sort of said that within these districts you're entitled to look at all these uses except for a few that we said has to be south. In fact, you may want to look at that area and say to yourself, what's the appropriate use since the area is surrounded by residential. We got a use variance to develop one big chunk of it for residential that's already zoned industrial. There are a couple homes sprinkled in it. It might make more sense to say that really that area should be a lower intensity use. It should be fixed. (Inaudible) It may be more toward office. There is a place that cuts wood – he makes firewood. (Inaudible). But I could see that you could create different districts in the sense that you could still recognize what's going on in those districts but it may limit your choices or it may allow more. As an example, that area is clearly much higher in impervious coverage than what we even permit in the south. The district may want to recognize that because if the guy ever does anything, he is already in violation of the code. The same way with the old chemical plant. (Inaudible) The only uses that have come in up there other than the old industrial have been use variances to have residential. The uses that have come in up there is other than the old Industrial has been for use variances to have residential. It might be one that cutting that back doesn't hurt anyone. It still lets the guy that's doing his business up there do his business. Um, it's a thought, I'm not saying that something the Board has to act on it's just something, when looking at this; it seemed to make a lot of sense. Think about that, how we would redo it.

Chairman VanVliet – Revisiting the zoning when we do the Highlands (inaudible) making it the entire zoning ordinance in the Township (inaudible).

Planner Ritter – No, that's no, in the Town Center.

Bruce Hall – (Inaudible).

Ritter Planner – And, I also agree with Gary that you're going to go through this whole process in the next couple of months looking at bringing all the Township zoning into conformance with

the Highlands regulations which also includes a zoning component itself, not only for the Center, which is a special district that we are going to have to consider, all the surrounding areas, (inaudible) I should say in the Highlands but not in the Preservation, (inaudible) and that includes looking at the Cluster Zoning side of it again, the Highlands is developing their own regulations with regard to cluster. There is also the question of whether or not we put in a piece for Agriculture Preservation because the Town is now interested in preserving some farms (inaudible) yet or not (inaudible). So there are those types of things and then really just trying to get everything that matches in with the Highlands Planning Area regulations. So there is an opportunity to look at this. In the Center, we get to develop our own set of regulations. That's one of the advantages about this Center designation.

Member Woolf – (Inaudible).

Chairman VanVliet – (Inaudible).

Planner Ritter – One of the things that we'll probably have to look closely at, one of the regulations that the Highlands is going (inaudible) public wells, various safety zone around it (inaudible) but there will be, we're going to have to discuss in a perfect world the Highlands, (inaudible) so the regulations that we adopt we have to think about it because it could have real implications on the process and what we do out there. I mean they're grandfathered for what they're doing but they want to change stuff; if it begins to get (inaudible) area that we want to think about because that is in the Well-Head Protection. (Inaudible).

Chairman VanVliet – (Inaudible) well you, you talk about the northern area, I mean, that's sitting right next to the Highlands Preservation area along 519. You know, on the other side of 519, we've tried to do as much as we can to make a transition there. The golf course, trying to prevent that area from being developed because (inaudible) and all the rest of the stuff.

Member – (Inaudible).

Member McCabe – You were discussing the Overlay Zones earlier and, in 2004, there was something that said the project, it allowed for mixed use projects on parcels (inaudible) so would it help the Town to readdress that (inaudible).

Planner Ritter – I think that, we originally created that district (inaudible) the thought was to get people to try and assemble some ground with mixed-use projects, in the baily wick of it, it's all or nothing, either industrial or it's commercial or it's, it was to give them the ability to assemble and do that. No one has taken us up on that and it's gotten harder to assemble to create this because when we originally did this, have to admit, this also implies, the Ingersoll piece, it goes far more than just industrial area. Within the industrial portion of it, at the time, we were looking at considerably more vacant land up there, including the 90 acres that's now solar and we were hoping that somebody would come in and possibly consider doing some type of mixed-use plan like industrial development up there. Nobody has taken us up on it and, quite frankly, the 50 acres is probably to (inaudible). The idea of mixed use though I think is still a very viable approach to this type. It's something that many municipalities are now trying to get mixed use

(inaudible). I think that's a district that an approach that's not been used by anybody since its creation and the 50 acres has probably become a major (inaudible).

Member McCabe – (Inaudible).

Planner Ritter – It might, it might. Nobody's shown up. I don't know if the market's there strong enough for that acreage. Mixed use project on 5 or 10 acres might work. Somebody might want to do that. Again, I've haven't seen anybody. Sometimes you try these things, they don't work. (Inaudible).

Chairman VanVliet – Any comments or questions? Thank you George.

Planner Ritter – We're going to finish the environmental piece. Just the one question that you should as a Board, now you'll see this before we even send it up to Council, but do you think, we purposely have avoided putting recommendations, would the Board be interested in the broadest sense, making a conclusion and findings (inaudible) maybe you'd ought to start thinking about the fact that we ought to have several industrial districts rather than just one. Nothing more than that, but I'm just asking or if we want to stick strictly for the history so that this is (inaudible).

Chairman VanVliet – I think we could focus (inaudible). My opinion anyway.

Planner Ritter – Okay.

Chairman VanVliet – Only because we're going to be revisiting this very shortly and doing the whole zoning aspect and, at that point, we should, when we get into it a little deeper, walk behind it and what we want to accomplish, then we make those recommendations up to Council and see where they want to go with it. They asked for a history of the zone and I think you've done a tremendous job on providing that for us and so we'll send that up to them and they can use that in the future to see what they want to do and when we make recommendations about changes (inaudible).

Planner Ritter – This will become part of the Center Study. This along without Township Center Study goes in because, quite frankly, the Highlands created as part of that (inaudible).

Chairman VanVliet – Have you heard anything about COAH?

Planner Ritter – We'll what I've heard, and this goes back (inaudible) and we called them to ask where they are at in the process. Basic reply was we're working on it, we'll call you.

Chairman VanVliet – That seems to be the general consensus, you know, we spent a good part of ten years chasing COAH and all the different levels we were looking at, trying to make rules and regulations that fit in with them and our Township and some of the drastic measurements they could have taken coming in, so we successfully bridged that area and then all to come to naught and go right back to square once again disbanded it and now it's back up and running it.

Planner Ritter – Back up and running but nobody knows what. I couldn't tell you where they're headed with the regs. I mean the conversation is that it's going to embody pretty much what they call (inaudible) but it's not going to include what all of us tend to think of as the penalty phase, in other words, you (inaudible) calculate based upon (inaudible). The courts has sort of mandated to them that you got to come up, yeah you got to have affordable housing, yeah you got to do it but it, they're going to tell you that "X" number of units (inaudible) where they are in that process or how they're getting there, I have no idea.

Member McCabe – (Inaudible).

Planner Ritter – There's still the undercurrent up there that the towns that haven't invested in it (inaudible) there's still the undercurrent that they're going to take it back. That's been also held up by the courts. They, basically, said that the governor exceeded his authority to (inaudible) so that's up in the air too even though I think that at least the towns that I've been involved with, I think (inaudible) set the money up in a way that should protect, in other words, the towns have invested or allocated money to specific projects. I think the majority of those funds should be protected. They can always rewrite the law. So that's where that is. One of the criteria for Highlands's certification is that you have an approved COAH. That's one of the rules so at some point to have an officially approved Highlands Certified Plan, COAH has to be (inaudible).

Chairman VanVliet – That's what I'm saying, we have to take that into consideration and we don't have a plan so. We had opted in to go with the COAH Plan as opposed to the Highlands.

Planner Ritter – Cause it cut down on the number of units. We had a plan.

Chairman VanVliet – Oh yeah.

Planner Ritter – To do it, it just, didn't know where it stands at all.

Member Woolf – (Inaudible).

Member Pryor – No not at all. All those improvements and the money being spent right now are directed at meeting upgraded affluent limitations. Would they facilitate extra capacity in the future, yeah they'd make it easier to expand the plant but they'll be no re-rating or extra capacity coming down, it's currently (inaudible). We have a little bit of extra capacity. How we spend it is up to us.

Planner Ritter – The only way, in fact, there couldn't be any priority there (inaudible).

Member – (Inaudible).

Chairman VanVliet – I have a question of our school board representative on the Planning Board. Delaware Park School, when we were at the Strategic Board Meeting, whatever it was called there. They were talking about that was one of their problems that they had the Delaware Park School, what are they looking to do with it?

Member Hall – We want to get rid of it. (Inaudible).

Chairman VanVliet – Evaluate the building.

Member Hall – (Inaudible).

Chairman VanVliet – Because we had an evaluation done and (inaudible) buy it and convert it to apartments by Habitat for Humanity. They brought their engineers in to look at it and they were indicating that it would be so costly to remodel that building because of the way it's built; so heavily constructed that way and that it would be cheaper to tear it down.

Member Hall – (Inaudible).

Chairman VanVliet – (Inaudible).

Member Pryor – I've been through that. Demolition is actually fairly cheap but asbestos shows up in things like window glazing all kinds of stuff and the Dept. of Labor gets involved. All that stuff has to be cleaned up, bagged. Roof tiles have asbestos in them and when you handle that, that determines how that gets disposed of. If you want to recycle the block and so on, generally there's some (inaudible) it's recyclable. So you actually go through, you have an environmental survey and then the, all the environmentally sensitive elements are handled before you actually go and knock down the structure.

Member Hall – (Inaudible).

Member Pryor - Yeah but to build what. You have, you know, plumbing issues and electrical issues. You can't just put apartments in and run plumbing and heat.

Member Hall – (Inaudible).

Member Belcaro – (Inaudible).

Member McCabe – (Inaudible).

Member Hall – (Inaudible).

Member Belcaro – Best thing is to probably auction it off. It's costing money.

Chairman VanVliet – Okay, I just wanted to know what they, school board, was (inaudible). Moving on to Public Comment. Hearing none, a motion to adjourn. Motion by Member Belcaro, seconded by Member McCabe. All in favor.

Respectfully submitted,

Margaret B. Dilts
Planning Board Secretary