

The Keyport Unified Planning Board held a Regular Meeting on February 22, 2024, which was called to order by Joseph Merla at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute.

Present: Mayor Araneo, Councilmember Peperoni, Chairman Merla, W. McDermott, M. Sessa, J. Oviedo, D. Pacheco, C. Demarest, J. Kovacs-Olsen

Absent: H. Aumack

Professionals: Board Attorney Marc Leckstein, Fran Mullan & Caroline Reiter (T&M Associates)

MINUTES: RE-ORG MEETING

Motion to approve moved by N. Vecchio, second by W. McDermott with ayes by all present.

**APPLICATION: KUPB 23-03
NICA NICA LLC
262 FIRST STREET, BLK 135 LOT 1
USE VARIANCE**

Request to be heard in the future.

**APPLICATION: KEYPORT YACHT CLUB
93 FIRST STREET
KUPB 23-14
MINOR SITE PLAN**

Chairman Merla recused himself since he lives within 200 feet of the applicant. Mr. McDermott recused himself since he was a member of the club.

Mr. Sessa, Chaired for this application.

Exhibit A1 – Application
Exhibit A2 – site plan dated 10/18/23
Exhibit A3 – Condition Plan dated 11/30/23
Exhibit A4 – Boundary dated 12/6/23
Exhibit A5 – Photo Board (consisting of eight photos taken by Mr. Kee)
Exhibit B1 – T&M letter dated 2/15/2024
Exhibit B2 – Fire Marshal letter 9/19/23
Exhibit B3 – Police Department letter 9/11/23
Exhibit B4 – Collier's letter dated 9/15/23

Mr. Leckstein read the letters from the Fire Marshal and Police department.

Mr. Alfieri stated that in 2022 the Yacht Club purchased lot 18 to have additional parking for the Yacht Club. The house on the lot was demolished, they are not adding any boat slips they are just proposing to add 14 parking spaces, a small gazebo and a fire pit for the members of the Yacht Club.

The Yacht Club has been there since 1908, he understands that T&M is doing their job by pointing out the deficiencies that exist under the Borough's ordinance for the Yacht Club property. Mr. Alfieri stated that they cannot fix most of the deficiencies because they been there for over 100 years. What they artery the 14 spaces would be beneficial to the town.

One item in the T&M letter is on their plan they show a number of parking spaces throughout the existing site and the 14 new spaces. Many of those parking spots of substandard, in their calculation they are showing 73 spaces. T&M's report is using the standard size then you would only have 51 parking spaces. Mr. Alfieri explained that they are adding 14 spaces to a facility that doesn't have those additional spaces. Most of the people that attend the Yacht Club are members they all know the facility and even though some of the spaces are substandard they are still functional.

Mr. Leckstein confirmed that they are adding 14 additional spaces to reach the 51 spaces; correct.

Mr. Alfieri stated that there were a lot of technical comments in the T&M letter about the existing facility which they would stipulate already exists and there is not much they could do about them. He would hope that the Board focuses on the 14 spaces that they are looking to install on the lot that they purchased for the purpose of adding parking. He mentioned that the Yacht Club to purchased lot 18 they had asked the Governing Body to change the zoning because the lot was not in the Marina zone and that is why it is a planning board application instead of a zoning board application.

Mr. Robert Kee, Engineer for applicant. Mr. Kee spoke about the plans that were being presented. He entered into exhibit A-5 (Photo Board) he explained that he had taken the photos. Mr. Kee described each of the photos.

Mr. Mullan stated that T&M had no objections to any of the requested waivers. Mr. Leckstein asked that they just discuss the waivers that need to be addressed.

Mr. Alfieri mentioned the waivers on pages 4 and 5 they will agree to if any required submission or any additional material, that they be a conditional of approval. There are a few that do require testimony to support the waiver.

Mr. Alfieri asked if there would be any change to the drainage; Mr. Kee stated that there was a single-family house on the lot. They would be increasing the amount of land coverage on the site which doesn't trigger any additional requirements for soil erosion permits.

Mr. Leckstein asked if it will impact existing drainage; no.

Mr. Alfieri referred to 2.1 in T&M's letter regarding any off-street improvement; none. Mr. Alfieri stated that in T&M's letter it mentioned that if any of the sidewalks or any frontage needed repair would the applicant make the repair, Mr. Alfieri stated that they would agree.

Mr. Mullan asked about number five page five regarding the Environmental impact; Mr. Kee stated that the site exists today will be the same. There is a proposed seating area and a gazebo.

Mr. Alfieri stated that received a demo permit and all utilities were sealed.

Mr. Alfieri address page 6 all of those the applicant would agree as a condition of approval.

Mr. Kee described sheet two on exhibit A2 – he stated that it represented the entire site. It included the club as well as the single-family home in the middle and they wrap around that on three sides. He spoke about the historical parking layout. The arial view shows the randomly parking on the site. He pointed out the location of where the old house was in the photo, that would be the only area of disturbance. Mr. Kee took an aerial view of where the house was, he explained that is where they are putting the additional parking, gazebo and firepit. Mr. Kee spoke further of what was previously at this location and what will be going on this lot and where the gazebo, firepit and picnic area would be located.

Mr. Kee described sheet three of Exhibit A2 – described the additional parking and the access to the new parking lot. Behind the area there would be fence there would be a gazebo which was relocated as requested in Collier's letter.

Mr. Kee described the lighting they are going to place a new fixture in the front and along the side and in the back. The fixtures are shielded to control the lighting, they supplied the lighting diagrams for the Engineer. In the rear there would be four ballista lights that are shown on page 6 of 6, they are low intensity.

Mr. Leckstein asked to confirm the number of new lighting fixtures, two post and five ballista; six ballista and two posts.

Mr. Alfieri mentioned one of the questions that were raised was the hours of operation, he spoke to the Yacht Club during the winter they close at 10pm and in the warmer months by midnight. The lights would be on timers and close the same time as the Yacht Club.

Mr. Alfieri explained that the fence is all new except for what is by the water. Mr. Mullan asked for clarification on language he would suggest that it states recently installed fence.

Mr. Kee spoke about the landscaping the explained that if they added it along the sidewalks and the westerly property line it would be losing parking. They are stating that there is no room to place landscaping in that area.

Mr. Alfieri stated Item K there is 26 comments, there is a handful that they will comment on the ones that they do not comment on they have stipulated that they would meet the conditions. He will only be pointing out the ones that need clarification or an explanation.

Mr. Mullan asked the applicant to address some of the fencing and landscape on page 12 item 3 on their review letter, they wrote the review when they were not clear about the labeling of the new fencing. Mr. Mullan stated that item three where they recommended that the applicant provide a six-foot vinyl or privacy fence along the westerly property line. He clarified that the applicant was presenting that has already been done and installed; yes. Further discussion regarding the fencing and landscape around the property. Mr. Mullan mentioned that there should be buffering around the fire pit and the adjoining properties, he feels that the privacy fence will help he explained that added landscape, evergreens along the new fence would softer the look. The applicant stated that it would interfere with the parking spaces; Mr. Mullan stated that he didn't want to take away any parking. He did suggest that they might put some landscape in the first twenty feet, at the corner so there are not obstructive views with the headlights effecting the adjoining property, where there is a metal fence instead of a solid fence. Mr. Alfieri agreed with that since it did not affect the parking. Mr. Leckstein confirmed that they would add landscape to the first twenty feet where the metal fence is located; yes. Mr. Alfieri stated that the applicant would work with the Boards professionals.

Mr. Alfieri mentioned A1 in the letter that it suggested to consolidate all the lots into one lot, Mr. Alfieri stated that they had an issue with that request and they would have to speak with the Assessor. His client was given advise that the consolidation could result in a tax impact. They would need to work with the Assessor if it doesn't impact the taxes then the applicant would agree to consolidate the lots. If it does impact the taxes his client wants to reserve the right to leave the lots the way they are. He would like to not make the consolidation of lots as a condition of approval. Mr. Leckstein stated that Board always likes the lots to be consolidated. Mr. Mullan asked if there were approximately nine smaller lots that make up the property; Mr. Kee explained some of the lots are on the water. Mr. Alfieri stated that there are eight lots plus the lot on the water. The lots have been like this always and his client was told that it would be a negative tax impact on the Yacht Club and they would prefer to leave it the way it is. There was further discussion regarding the tax impact that would take place if they were to consolidate the lots.

Item 2 – 25.01 he understands that Mr. Fahey is present at the meeting. They applicant submitted the survey that was prepared by Kaiser who was both the surveyor for Mr. Fahey and the Yacht Club in the survey it shows a portion of the lot closer to the Yacht Club is owned by the Yacht Club and the balance is owned by Mr. Fahey. Mr. Alfieri has discussed this with Mr. Fahey, and they have agreed if this application was approved that they would contact the assessor to have it straightened out, because 25.01 on the tax map is not one lot it is owned by two different entities. They would agree if approved as condition of approval that they would contact the assessor to have this fixed.

Page 13, item 6 – regarding the stripping of the parking spaces match what is on the plan; Mr. Kee agrees. Mr. Mullan confirmed that 1 to 21 that are stripped; yes. Spaces 22 to 26 are historically used but are not marked parking spaces, Mr. Mullan mentioned that it was stated that the members would know where to park on the property even though they are not stripped. There was further discussion regarding the parking spaces.

Item 7 – Mr. Alfieri asked Mr. Kee to describe the strip of land that is adjacent to the strip of grass area next to the parking spaces. It is recommended that the applicant pave that area. Mr. Alfieri stated that they are proposing to leave that area the way it is.

Item 13 – additional signage; no

Item 14 – pavilion and picnic area – this area would only be used by the members, same hours that the club is opened.

Item 15 – description of pavilion – the height would be approximately 14.5 feet high

Item 16 – how will the fire pit be fueled; by propane

Mr. Leckstein confirmed that the Pavilion and the gazebo were the same; yes.

Mr. Alfieri stated in paragraph 20, they will be some trees removed that are labeled on the plans.

All of the items that have not been discussed would be a condition of approval.

Mr. Mullan asked for description of the propane tank; Mr. Kee stated it would be a propane canister and it would be contained in the unit. Mr. Mullan would like to see all of the above placed on the site plan as a condition of approval.

Ms. Reiter asked if there would be an EV space; Mr. Alfieri explained that they will have one make ready. There was discussion regarding where this space would be located. Ms. Reiter stated that two make ready are required. Mr. Alfieri stated at this time they are having one make ready.

Mr. Alfieri spoke of the variances, he stated that 73 parking spaces are required. Mr. Alfieri stated that with the EV station 72 are required, there are 51 being proposed. Out of the 51 spaces, 14 spaces are the new spaces and the rest are existing. Ms. Reiter explained if the parking spaces aren't stripped, they could be removed and used for something else. She understands that isn't the applicant's intention but she wanted to point that out. There was further discussion regarding the historical spots on the location and the additional spaces that they are added. Mr. Sessa stated that everything will be the same except they would have 14 spaces less on the street; yes, that is correct.

Mr. Kee stated that they will comply with the driveway size. Further discussion regarding the 24-foot driveway. They will correct the image on the plan so it shows the correct driveway.

Mr. Kee spoke about the loading zone, he explained there will isn't a need. The club schedules deliveries when the club isn't open so he feels there is no need to designate a loading zone. They are only there for a short time.

The parking spaces are supposed to be five feet from the property line, they are not proposing to meet that because the size of the property.

They are proposing to have a stone parking lot for the additional 14 spaces not paved. Mr. Kee explained to the Board how that would operate, why would they have stone instead of paved. This would be an overflow parking space the cost for a fully paved area would be very costly to the club. Mr. Alfieri also pointed out that this is not a shopping area or restaurant.

Mr. Alfieri stated that covers everything in the T&M letter.

Ms. Kovacs-Olsen asked about the spots that aren't marked that the members know about why can't they be stripped. Ms. Kovacs-Olsen stated that she is aware that they rent the club out for parties who don't go to there on a regular basis, she would park on either side of the street. She would not know she would have to pull in. Ms. Kovacs-Olsen asked why couldn't that street be stripped; Mr. Alfieri stated that they could strip that area. There was further discussion regarding stripping this area. Mr. Mullan pointed that it would leave 11.5 wide drive lane. Drivers would have to back out into First Street or pull out onto the gravel and that only one car would be able to pass on the drive lane. Mr. Alfieri suggested that they can place a sign on the one side of the drive lane not to park.

Mr. Vecchio asked about the Verizon pole that is by the stop sign, has Verizon been reached out to have it removed. Mr. Alfieri stated as a condition of approval they would reach out to Verizon to have it removed. Mr. Vecchio asked about impressed curb cut that was for the former house; Mr. Mullan stated that should be eliminate so no one gets confused; Mr. Alfieri stated they would repair it.

There was further discussion regarding the Verizon pole being removed. Mr. Alfieri would send D. Nellis the documentation.

Motion to open to the public at 8:10 pm was made by J. Kovacs-Olsen, second by Mayor Araneo with ayes by all present.

John Fahey, 121 First Street, 117 First Street – the testimony regarding the parking there used to be a rope with piling, since that was removed, he has had cars on his grass and hitting his home. Mr. Fahey stated that this was unacceptable. Mr. Kee stated according to the survey Mr. Fahey's house is over the property line. Mr. Alfieri suggested curb cuts so the cars do not go into Mr. Fahey's property. The lights from the cars shine into his basement.

Mr. Fahey spoke about the property lines, he stated that he was told that the lines have been moved throughout the years. His house was built in 1846, he agreed the lines are off. Mr. Fahey asked how did they become parking spots when they never went for a use variance. Mr. Fahey stated that they just took the pilings out and then parked in that location. The parking spaces that the Yacht Club said that everyone knows where they are at, anyone that lives in the area on Wednesdays there is fifty to seventy cars that are people that are not members. There are also rentals so the testimony may sound good but it is not the truth.

Mr. Leckstein asked what are they going to do regarding the parking; Mr. Alfieri stated there are two choices, they could eliminate those spaces which he does not the history only the members would be able to respond. There was discussion regarding the parking spaces marked 55 and 56. Mr. Mullan stated that these cars would be parked head on mostly affecting Mr. Fahey's home. Mr. Mullan asked if it would make sense if parking space number 55 and 56 are taken out of the proposal and not included in the number of parking spaces being proposed. Mr. Alfieri stated that they will have those spaces marked so vehicles cannot park there. Mr. Leckstein stated that would be a condition of approval. Mr. Mullan suggested that something be placed in those spots so it would make it impossible to park there, Mr. Alfieri agreed.

Mr. Fahey asked about the fire turning radius; Mr. Kee stated he wasn't sure.

Mr. Fahey mention the parking spaces where the floating docks are, he explained that they have lost two marinas they used to service the Yacht Club. Now the club has big lifts come and drop the docks into the parking spots. Mr. Fahey stated that the applicant is saying they have vacant spots but he feels that isn't true because they are blocked. He understands that it is during the winter but they have events during the winter. Mr. Alfieri stated that Mr. Fahey is correct, it happens in the winter but not the summer. There are events that happen at the club where those spots are not available. Mr. Alfieri explained that area would not be open to the public, they wouldn't know how to get back to that area or park in that area.

Mr. Fahey asked what kind of disturbance did the applicant have in this area; Mr. Kee stated it was 4500. There was discussion regarding what trees were going to be removed as well as what would be happening to the retaining wall. Mr. Fahey asked if Freehold Soil was 5000 square feet, he feels that would need to be addressed. Mr. Alfieri stated that they have no issue applying to Freehold Soil and if they have no interest, they will notify them.

Mr. Fahey questioned if they would have to get a CAFRA permit for the run off; Mr. Leckstein explained that the applicant would have to comply with any permits they would have to get and that would be a condition of approval.

Mr. Fahey spoke about lot 25.01 he states it is taxable property that he has been paying for years, Mr. Alfieri stated that they will speak to the tax assessor to have the tax map corrected. This way the club would get their portion and Mr. Fahey would get his. There is further discussion regarding this lot.

Mr. Fahey stated he has spoken to the Yacht club regarding the retaining wall feels it needs to be looked at. There was further discussion regarding the retaining wall moving. Mr. Fahey stated he received a lot of damage from the wall moving. He stated that he has riparian rights that he has allowed the Yacht Club to use for the boats which he will no longer be allowing.

Michael Lane, 51 First Street, concerned that as residents they didn't get copies of the new T&M letter. There was an issue regarding merging lots for tax reasons he actually coached the Yacht club to merge lot 19. He spoke about different locations that had merged lots. He had spoken to the tax assessor and was told he had a fixed amount being on the water front plus \$1000.00 a linear foot. His neighbor pays the same fixed amount plus a \$1,000.00 a linear foot. When he worked with the commadore at the Yacht Club and the merge all the lots on 19, they reduced the Yacht Club expenses because they had multiple lots on the waterfront. Mr. Lane stated by merging the lots they would reduce the cost. Mr. Lane had an exhibit to show this.

Mr. Leckstein stated it was up to the Board if they want the lots merged. Mr. Leckstein asked how many more people have to speak about the application. There was discussion regarding the amount of people to speak regarding the Yacht Club.

Mr. Lane spoke about his exhibit. There was discussion regarding having the lots merged. The Board decided they wanted these lots merged, if this application was approved the applicant would have to merge the lots as a condition of approval.

Mr. Lane stated that one item that was mentioned was that most people now how to use the lots, when they rent out the club for special events people don't know how to use the lots. Mr. Alfieri asked if Mr. Lane is against adding the fourteen spaces; he is against not delineating the total number of parking spaces on the property. Mr. Lane feels that marking them with wheel stops and lining where appropriate. Mr. Leckstein confirmed that Mr. Alfieri did agree to strip the space; Mr. Alfieri stated everything except for the back. There was discussion regarding what spaces were not going to be stripped. There are proposed curb stops in the end of each parking space proposed on the stoned parking lot and grass lots. Mr. Alfieri stated that they would agree to strip the back parking spaces. Mr. Leckstein confirmed that all spaces will be designated in some type of fashion; yes. Ms. Reiter stated that if the Board approved the plans that these changes would have to be submitted with the new plans as part of resolution compliance; Mr. Alfieri agreed.

Mr. Lane spoke about the parking problem on First Street, Mr. Leckstein stated the applicant understands that there is a parking issue. Mr. Alfieri stated that Mr. Lane is a member of the Yacht Club. Mr. Lane explained that land use ordinance requirements have a criteria for number of spaces for the number of boat slips. Also, in the ordinance there is a part for the number of parking spaces as a function of the square footage of the building which contains a bar, a pool hall, a meeting room for parties. The problem with parking has been around, the Borough has passed an ordinance to abandon Atlantic Street north of First Street so that the Yacht club could solve the parking issue. Mr. Leckstein asked if the conditions that Mr. Lane has suggested could that be agreed to; Mr. Alfieri addressed Mr. Lane's concern. Mr. Alfieri stated that they are proposing adding 14 spaces, if they don't want the 14 spaces then the condition will remain exactly the way it is and they will put the house back up.

Mr. Leckstein explained to Mr. Lane that the applicant made a valid point. Mr. Lane stated that Mr. Fahey said that the Yacht Club has evolved and that they need to leave the meeting with a clear delineation of what the parking spaces are and how they will be used. There was further discussion regarding the use of the parking spaces. Mr. Lane mentioned that they would not be able to park on Atlantic Street. Mr. Alfieri stated that if the Board wants to eliminate the spaces to conform to what the fire marshal is mentioning. Mr. Leckstein explained what he would suggest to the Board that if the inclined to approve application is that they allow the spaces and tell Mr. Vecchio, Fire Marshal decide. Mr. Mullan asked Mr. Kee to reference the plans, it was said that the paved driveway was 50 feet wide and Mr. Mullan didn't feel that was accurate, he feels it was approximately 30 feet.

Mr. Leckstein explained that the application would not be completed and would have to come back before the Board, he suggested that Mr. Alfieri speak to the fire official regarding those spots; Mr. Alfieri agreed.

Mr. Alfieri also mentioned that he will review the exhibit that Mr. Lane gave so they could address the issues.

Motion to carry to the application to the March 28th meeting was made and carried without further notice.

Motion for 10 minute break was made and carried

Meeting back in session at 9:10pm

Present: Chairman Merla, W. McDermott, M. Sessa, J. Oviedo, D. Pacheco, C. Demarest, J. Kovacs-Olsen

Mayor and Councilmember recused themselves not because they are not interested in the application but because they cannot participate in a use variance application.

APPLICATION: KUPB 23-15
OMER INVESTMENTS
222 BROADWAY
BLK 13 LOT 13, 14, 15
USE VARIANCE (Mayor and Councilmember cannot participate)

Exhibit A1 – Application
Exhibit A2 – Zoning Denial
Exhibit A3 – Survey
Exhibit A4 – Site & Architectural 12/8/23
Exhibit B1 – T&M Review Letter

Vincent Halleran, Attorney for application described the project. Mr. Halleran described the application. Mr. Leckstein asked if the property was an existing two-family home; yes, it is a pre-existing two-family home. Mr. Halleran explained that they want to expand the home. Mr. Leckstein explained that the home is seeking a D2 variance for the expansion. It is not if you like the use of a two family or not.

Omar Elsherif, Engineer for applicant. He explained that the house is an existing two-family, that they would like to add an expansion on the second floor to make that apartment. Mr. Leckstein confirmed that they are just squaring off the second floor to meet the first floor; yes.

Mr. Elsherif stated that there would be one bathroom would be added to the basement. Mr. Leckstein asked about the parking; Mr. Mullan stated that they weren't changing the footprint. Ms. Reiter explained that the building as it exists encroaches on the front yard setback, that is an existing issue.

Ms. Reiter mentioned that currently the basement has a half bath and the applicant is looking to replace it with a full bathroom. Ms. Reiter asked why they needed a full bathroom in the basement, she also mentioned that it looked like there was an entrance from the exterior into the basement dwelling with bilco doors. Ms. Reiter stated she is concerned that the basement would be used as living space or a third apartment.

Mr. Mahmoud Abdel-Wahab stated that he was going to use the basement as an office. There was discussion regarding the basement bathroom. Mr. Leckstein stated if the Board states that the only want a half bath Ms. Kovacs-Olsen asked why he needed a full bath in an office. The first-floor apartment will be a three bedroom, the basement would be for kids or an office. Mr. Abdel-Wahab stated that he would leave it as a half bath. Mr. Leckstein confirmed that the bathroom would not change. Mr. Sessa explained that the Board would not like to have a full bathroom there because the applicant may not always own the house. It would be an easy thing for someone to add another apartment downstairs with a full bathroom there without the board knows about it.

Ms. Reiter asked if the basement goes with the first-floor apartment which will have the laundry space and you have a laundry space for the second-floor apartment; yes. Ms. Reiter stated that if the Board approved the application, it would be a two-family home only and not expanding it any further; correct.

Mr. Mullan asked if there were going to be any new utilities; no. Chairman Merla asked if there was two meters; yes.

Ms. Kovacs-Olsen confirmed based on testimony it would be a three bedroom on the first floor. Ms. Kovacs-Olsen stated that she is looking at the plans and it states that it is two-bedrooms and an office; Mr. Abdel-Wahab stated that was a mistake. Ms. Kovacs-Olsen asked why there was a closet in the dining room and office. If you add a closet, it can be used as a bedroom. Mr. Abdel-Wahab stated it was a closet. The lease agreement would state two bedrooms. There was further discussion regarding the closets.

Motion to open to the public at 9:25pm was made by M. Sessa, second by N. Vecchio with ayes by all present.

MaryAnne DeVarti, 197 Washington Street, never had a chance to review the plans of the property. She has spoken to the owner when the first purchased the property she was told they were going to expand the property back not up. She wanted to make sure that was not going to happen. Mr. Leckstein explained that they are only going up.

Michael Lane, 51 First Street, looking at the architectural plans there is no escape in case of a fire. Another item on the second-floor addition there will be two full bathrooms back to back. Mr. Elsherif explained that the owner wanted to have the two bathrooms. There is nothing stating you cannot have two bathrooms. There was discussion regarding how many people could live in a two bedroom apartment and the amount of bathrooms.

Mr. Vecchio stated that he was concerned about the door in the dinning room; Mr. Elsherif agreed to take the door out.

George Walling, 54 Second Street stated he looked the property up on Zillow and it has two electric meters and one gas meter. Chairman Merla stated the applicant confirmed there were two meters for each utility.

There was a discussion regarding Mr. John Merla commenting on the application, Mr. Leckstein stated that the chairman would have to recuse himself from voting.

Motion to close to the public at 9:35PM was made by M. Sessa, second by N. Vecchio with ayes by all present.

MOTION TO APPROVE APPLICATION:

Motion made by J. Oviedo, second by D. Pacheco

Ayes: Chairman Merla, W. McDermott, J. Oviedo, D. Pacheco, M. Sessa, N. Vecchio,
C. Demarest

PLANNING BOARD PROFESSIONALS: Update on applications

Motion to adjourn at 9:35PM was made and carried.

The next regularly scheduled Planning Board Meeting will be Thursday, March 28, 2024.