

## WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

### JANUARY 3, 2024 RE-ORGANIZATION MEETING MINUTES

This meeting was called to order at 7:06 p.m.

The Re-organization meeting of the Westampton Township Land Development Board was held via the Zoom platform virtually on January 3, 2024, scheduled to start at 7:00 P.M. The meeting was called to order by Chairman Gary Borger and the opening statement required by the Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 10, 2023, and on the Township website.

3. **Pledge of Allegiance** – Pledge of Allegiance was recited.
4. **Welcome** – Chairman Borger welcomed guests to the meeting.
5. **Oath of Office** – Sworn in by Board Solicitor, Mr. Wade Dickey
  - Class I – Mayor Sandy Henley
  - Class III – Committeeman Odise Carr
  - Class IV – Mr. Frank Jones
  - Class IV – Mr. Robert Thorpe
  - Class IV Alternate #1 – Mr. Jaspreet Singh
6. **Roll call:**
  - Mr. Gary Borger; Class IV – Present
  - Committeeman Odise Carr; Class III – Present
  - Mr. Ryan Fagan; Class IV – Present
  - Mr. David Guerrero; Class IV – Present
  - Mayor Sandy Henley; Class I – Present
  - Mr. Raymond Holshue, Zoning Officer; Class II – Present
  - Mr. Frank Jones; Class IV - Present
  - Mr. Joseph Odenheimer; Class IV – Present
  - Mr. Jaspreet Singh, Alternate – Present
  - Mr. Robert Thorpe; Class IV – Present
  - Ms. Cherell Tolor; Alternate – Absent
7. **Motions for the following 2024 appointments:**
  - Chairman – Mr. Gary Borger**
    - Mayor Henley nominated Mr. Gary Borger, seconded by Mr. Guerrero
    - Roll Call: All were in favor.
  - Vice Chairman – Mr. David Guerrero**
    - Mayor Henley nominated Mr. David Guerrero, seconded by Chairman Borger
    - Roll Call: All were in favor.

**Secretary – Mrs. Jennifer Cragg**

Vice Chairman Guerrero nominated Mrs. Jennifer Cragg, seconded by Chairman Borger

Roll Call: All were in favor.

**Solicitor – Florio Perrucci Steinhardt Cappelli & Tipton, LLC**

Chairman Borger nominated Mr. Wade Dickey with Florio Perrucci Steinhardt Cappelli & Tipton, seconded by Vice Chairman Guerrero

Roll Call: All were in favor.

**Engineer – CME Associates**

Vice Chairman Guerrero nominated Mr. Michael Roberts with CME Associates, seconded by Chairman Borger

Roll Call: All were in favor.

8. **Swearing in of Board Professionals:** Mr. Dickey swore in Mr. Christopher Dochney, CME Associates, Board Planner and Mr. Michael Roberts, CME Associates, Board Engineer
9. **Approval of 2024 Meeting Dates and 2025 Re-organization Meeting:** A discussion took place to change the 2025 Re-organization Meeting Date to the 2<sup>nd</sup> Wednesday of the month since the 1<sup>st</sup> Wednesday is a holiday.  
Motion by Vice Chairman Guerrero, seconded by Chairman Borger  
Roll Call: All were in favor.
10. **Approval of 12/6/2023 Regular & Executive Session Meeting Minutes:**  
Chairman Borger tabled as editing needed to be done. Will seek approval at the February 7, 2024 meeting.
11. **Resolutions for approval and memorialization:** none
12. **Old Business:**

**Dolan Contractors, Inc. B:203.08 L:1.01 – Construction of a warehouse**  
Wasn't heard due to Zoom technical difficulties. Chairman Borger advised that Dolan Contractors must re-notice for its application to be heard on February 7, 2024.
13. **New Business:**

**Dolan Contractors, Inc, 94 Stemmers Lane-B203 L:6 seeking to construct an 11,358 square foot storage building in place of a shed.**  
Wasn't heard due to Zoom technical difficulties. Chairman Borger advised the application will be heard on February 7, 2024, but that public notice will not be required for this first postponement

**Occupational Training Center (OTC) of Burlington County-B:905 L:1.01**  
**Minor Site Plan to install a new 400KW diesel emergency standby generator.**

Ms. Alena Hyatt, Esq., attorney with Parker McCay, representing OTC, presented their application for a Minor Site Plan Approval. Applicant was requesting a variance from section 250-22A1. The applicant would like to place a generator in front of the building on the Hancock Lane frontage and rearrange the parking lot. Board planner and engineer pointed out deviations from Westampton Township Ordinances that would normally require variances or waivers. These are preexisting non-conforming conditions. The application does not exacerbate any of those deviations. Ms. Hyatt advised that the applicant applied to the Burlington County Planning Board and received a letter from the County Board on October 23, 2023, stating that applicant's submission will not cause any stormwater runoff and isn't subject to County review.

Mr. Dickey swore in Timothy Whelihan, General Manager for the Recycling Division at OTC, and Mark Franz, Civil Engineer for the applicant.

Mr. Whelihan gave an overview of who he is and what takes place at OTC as well as what it does for Burlington County residents. Mr. Whelihan went on to state the importance of the generator and the purpose it will serve at the facility, namely to ensure the fire pump and fire suppressant system is functional in the event of a power outage.

Mr. Whelihan discussed parking spots and claimed that the loss of three spots in the front of the building for the placement of the generator will not affect parking as there is ample parking behind the building where the employees park. OTC also has eight additional spots in front of the building for visitors.

Chairman Borger qualified Mr. Franz as a Civil Engineering expert based on his educational achievements, licensure by the State New Jersey, and his experience in the field of civil and structural engineering.

Ms. Hyatt presented exhibits for Mr. Franz to use with his testimony. Mr. Franz explained the aerial view of exhibit A-1.

Mr. Franz explained the mechanics of the underground tank of the generator and the location of where they would like to place the generator and the parking changes.

Ms. Hyatt presented exhibit A-2, an image of the front of the building and exhibit A-3, an image to the left of the front of the building where the current generator is.

Mr. Franz pointed out where the electrical room is on exhibit A-3, where they would like to remove three parking spaces and the placement of the new generator in that location.

Ms. Hyatt asked Mr. Whelihan to describe his relationship with his neighbors. Mr. Whelihan responded that he has never had any complaints other than once about the American Flag's light being out one night, which they replaced. Mr.

Whelihan expressed that he has always tried to be a good neighbor to the residents and other facilities near them. Mr. Whelihan advised that they always have their doors open to the public for tours and invite their neighbors to their employee dinners so they can learn more about OTC and what they do in general.

Mr. Roberts asked for clarification that this generator is for emergency purposes only when the power goes out. Mr. Franz confirms that is correct.

Mr. Roberts asked if the area to the left of the truck scale will be utilized for anything or if it is currently utilized. Mr. Franz responded that it is not currently utilized for anything and explained that the traffic pattern is predominantly one way where it is marked with one-way signs.

Mr. Roberts asked if access to the adjacent property was utilized. Mr. Whelihan said that they place bales of hay at the conjoining gate to prevent any litter falling off the back of the trucks from going into the neighbor's property, so the access does not get used and hasn't been used in 10 years.

Mr. Roberts suggested shifting space 3 (labeled on exhibit A-1) so it doesn't conflict with any turning movements for the trucks. Mr. Whelihan stated that shifting of space 3 shouldn't be a problem.

Mr. Roberts discussed the location and screening of the generator.

Chairman Borger asked if Mr. Dochney had any questions as the board planner.

Mr. Dochney did not have any questions, but went over his review letter. He agreed with Mr. Roberts and said that if the generator must be in the front of the building, then screening and landscaping needs to be done. Mr. Dochney commented that the building is attractive for a warehouse and would like to maintain that appearance. He also pointed out the existing condition of parking is insufficient within the existing township code although he believes that the current standard is high, and if OTC doesn't want to replace the parking spaces, he doesn't think it would be a problem.

Chairman Borger thanked Mr. Dochney and asked if anyone from the board had any questions or comments.

Vice Chairman Guerrero questioned if the utility transformer to the south of the building needs any distance from the generator and asked if the area west of the transformer was looked at for placement of the generator. Mr. Franz stated that that space was looked at, but they were trying to avoid increasing the impervious cover beyond what they already have and that is currently a grassy area.

Vice Chairman Guerrero asked what the increase in impervious coverage would be. Mr. Franz advised it would be around 450 square feet and they are currently at 62% of total area.

Vice Chairman Guerrero, Mr. Franz, and Mr. Roberts discussed that an additional variance would be needed to pour a concrete slab in a different space for the generator, but assumed it wouldn't be an issue with the Board.

Ms. Hyatt said operationally there were other reasons for putting the generator in the proposed location and asked Mr. Franz if he had any other testimony about the proposed location. Mr. Franz stated the location is right outside the electrical service room and fire pump room so they wouldn't have to run the electrical lines through the fire pump room or outside and having to dig a trench.

Ms. Hyatt went back to the A-2 exhibit to show that the property currently has existing equipment and structures that will be similar to the generator and asked Mr. Whelihan for further explanation of the structures. Mr. Whelihan explained the coverings and advised they are willing to do the same for the generator.

Ms. Hyatt agreed that the goal is to be consistent and keep the same look.

Chairman Borger stated that made sense and asked if there were any further questions.

Mr. Thorpe stated, in accordance with the ordinance, the generator must be in the rear of the building, and he personally doesn't like it in the front of the building, but would possibly be okay with it being located on the southside of the building with a lot of landscaping around it. He doesn't believe vinyl fencing will make this look pretty and it violates the ordinances.

Chairman Borger followed up that it makes sense to have it near the electrical input into the building and asked if Mr. Franz would provide the pros and cons to having the generator located close to or further from the electrical ingress to the building.

Mr. Franz advised that electrically he doesn't feel qualified to answer that question and that would need to come from an electrical engineer. Mr. Franz explained the proposed location would prevent additional disturbance outside and there would be additional cost.

Mr. Thorpe priced out the cost of a generator for his personal home where his electric panel is in the front of his house and put the generator behind the home because the township laws don't allow generators in the front, and he was fine with that. He would have loved to have saved the money, but he couldn't and putting it in front of his home isn't a beautiful concept. Mr. Thorpe pointed out that the generator the applicant is looking to install is 450 square feet and takes up three parking spots so two pieces of fence aren't going to cover it or make it look nice, which is his main concern with this project. Mr. Thorpe would be pleased with fencing and then landscaping in front of the fence to blend it and cover it up a little better.

Ms. Hyatt advised that the applicant is willing to screen with the fence and add additional landscaping.

Chairman Borger asked the board planner, Mr. Dochney, his thoughts on this.

Mr. Dochney would defer to the landscape architects who aren't currently present at the meeting, but he believes it would be feasible.

Chairman Borger asked Mr. Dochney if this is something his staff could assist in working with the applicant. Mr. Dochney responded yes.

Chairman Borger asked the applicant, Mr. Whelihan, if that would be acceptable if the board requires screening in the front of the generator and that he must work with the board planner, Mr. Dochney, and his staff in terms of the type of plants, size, and location. Mr. Whelihan said that was acceptable and he would work with the board planner and his staff.

Mr. Odenheimer asked how tall the generator is going to be. Mr. Franz provided that is if six feet ten inches wide, eighteen feet six inches long, and one hundred eighteen inches high.

Vice Chairman asked what the diesel capacity is. Mr. Franz responded, eight hundred fifty gallons.

Mr. Thorpe reiterated that this is not a small structure and moving it to the rear makes the most sense per our ordinances and moving it south is a better solution than putting it in the front of the building.

Vice Chairman Guerrero asked if the generator would block the fire pump room if it was located on the west side of the building or are there obstructions on that side. Vice Chairman further stated that there is already a transformer over there so the electrical lines should already be underground going to the fire pump room.

Mr. Franz said that was correct.

Mr. Roberts explained to Vice Chairman Guerrero that the controller to turn the generator on and off is going to be located in the electrical room so there will be two lines running back to the generator and building. It won't be set up so that it's in front of the transformer, it will be after the transformer, after the step-down.

Vice Chairman Guerrero advised it looks like there is plenty of space next to the pad; Mr. Roberts agreed.

Mr. Franz asked if they would rather have that slight ding of impervious area and move it over to the west side.

Vice Chairman Guerrero said it makes more sense and it will help the applicant out so that they don't have to deal with all the board's additional requirements to try and hide the generator in the middle of the parking lot and it will be easier in the other spot suggested.

Mr. Roberts brought up that the applicant has to keep in mind that the transformer needs to have a certain amount of offset for access.

Vice Chairman Guerrero and Mr. Dochney discussed the front yard variance and the code.

Chairman Borger commented that there is a consensus building that the generator be placed other than in front of the building and asked if the applicant would consider moving it.

Mr. Whelihan responded that if that is what he must do to get this installed to protect the building, then that is what he will do.

Ms. Hyatt asked Mr. Franz if it would be feasible to move the generator to the south side.

Mr. Franz believes it is. He wanted to be clear that they will need a variance for the accessory structure for the front yard because it will not be behind the rear of the building, and it would have minimal change to the impervious coverage.

Chairman Borger asked if there are any other thoughts from the board members.

Vice Chairman Guerrero asked Mr. Dochney if this would eliminate some of the variances the applicant was required to get. Mr. Dochney advised that it would.

Vice Chairman Guerrero asked Mr. Roberts if he was looking at the same orientation for the generator or rotating it ninety degrees.

Mr. Roberts confirmed ninety degrees east-west. They could operate the other way but rotating makes more sense and he would leave it up to them.

Vice Chairman and Mr. Roberts discussed the possibility of not having to screen, depending on the orientation of the transformer.

Chairman Borger seeks consensus from the board that the public would be better served if the applicant places the generator at the south side of the building instead of the front from an aesthetic standpoint and with the de minimis increase in impervious coverage.

The board members agreed.

Chairman Borger stated that, if the applicant complies with those changes, then we can consider the application so modified.

Mr. Whelihan said yes, to get whatever he needs to do to get this installed and that they will make the necessary adjustments.

Chairman Borger and Ms. Hyatt determine that their presentation is complete.

Ms. Hyatt wanted to confirm that it would be up to the applicant if it wanted to add any additional screening if they place the generator on the south side.

Mr. Dochney said that he always prefers to see some landscaping and would appreciate it if the applicant would work with him on that.

Mr. Whelihan agreed he will work with them and wants to continue to be a good neighbor.

Ms. Hyatt summarized the testimony.

Chairman Borger opened the meeting for public comment.

Mr. Bryan O'Neal, 15 Mayfair Circle, was sworn in by Mr. Dickey.

Mr. O'Neal stated he is a resident of the community located across the street from OTC and confirmed that OTC has always been a good neighbor to them. Mr. O'Neal questioned if OTC looked into other alternates for a generator other than diesel, how loud the generator will be when they are running it, what kind of fumes come out the generator, and what is the duration of the generator running, what happens if they don't have the capability to get additional fuel in the generator to keep it running, and if there are any storm drains nearby that may be affected if the tank breaks open. He also states that he would prefer the generator to be on the side of the building as well.

Mr. Whelihan advised they didn't look at any other alternatives other than diesel.

Mr. Franz answered that while the generator is running it is at 74 decibels at 7 meters away.

Mr. Franz wasn't certain but imagined it would be similar to the exhaust of a running tractor trailer.

Mr. Whelihan reiterated that it will only be turned on if they lose power. Mr. O'Neal asked the duration to run the generator on a tank of diesel.

Mr. Whelihan said it depends on the load being used at the time from event to event.

Mr. Franz said gallons per hour at a full load would provide 28 hours of operation.



Mr. Whelihan advised that they brought in Westampton Fire Chief and the Fire Official, and they are all onboard and excited with the project.

Mr. O'Neal and Mr. Whelihan discussed testing the generator.

Mr. Whelihan answered the storm water drain question by advising that to the best of his knowledge, there aren't any storm drains located near the proposed location.

Chairman Borger asked how the remaining diesel fuel in the tank is measured.

Mr. Whelihan advised it has a gauge/sight glass on it and a diesel delivery comes to the facility every night to refill the trucks so the tank can be filled easily.

Chairman Borger closed public comment as no one else had any questions or comments.

Mr. Dickey provided guidance to the board and looked for a motion to approve or deny the minor site plan application as presented with the requested variance.

Chairman Borger entertained a motion to approve or deny the application as amended tonight at the meeting and subject to the conditions to which the applicant had agreed.

Motioned to approve: Mr. Odenheimer, seconded by Vice Chairman Guerrero

Roll Call: Yes - Chairman Borger, Committeeman Carr, Mr. Fagan  
Vice Chairman Guerrero, Mayor Henley, Mr. Jones,  
Mr. Odenheimer, Mr. Thorpe  
Abstention - Mr. Holshue

Chairman Borger announced that the application has been approved as amended and that the Board will have a resolution prepared for the next meeting.

The Board and public took a break from meeting from 8:39pm to 8:54pm so Mr. Dickey could contact Dolan Contracting to see if it had been able to overcome the technical hurdles preventing them from connecting through Zoom from their offices.

Mr. Dickey spoke with the attorney for Dolan Contractors who said that they couldn't figure out what is going on with Zoom and will not be able to present their application this evening.

Chairman Borger explained the applicant is required to re-notice the public regarding this old business when they are ready to proceed with a new date because it has been pending a long time and it will not be able to be heard tonight due to technical difficulties. The new business application will be moved

to February 7, 2024, and re-noticing the public will not be required as the announcement of the new date constitutes the required notice to the public.

**NFI Real Estate, LLC-B:807 L:1-Preliminary and Final Site Plan application to construct a 218,478 square-foot warehouse.**

Mr. John Gillespie, Esq., attorney with Parker McCay, presented the warehouse application on behalf of NFI Real Estate. Mr. Gillespie gave an overview of the project.

Mr. Dickey swore in Mr. Brian Werrell with NFI Real Estate; Ms. Leah Furey Bruder - NFI's planner; Mr. Ryan Havey, NFI's civil engineer; Mr. Nathan Mosley, NFI's traffic engineer; and Mr. Kerry Haber, NFI's architect.

Mr. Werrell provided his background, his relationship with NFI Real Estate, and information about NFI.

Mr. Werrell went over the proposal and details for this site.

Chairman Borger asked Mr. Werrell how confident he was as a developer that he will be able to find a tenant to occupy the facility and make it operational.

Mr. Werrell responded that he has a large tenancy base, has great contacts, and has high confidence that the warehouse will be occupied.

Chairman Borger asked Mr. Werrell that if, for some reason, they can't find a tenant are they in a position to maintain a vacant building.

Mr. Werrell advised they have a property management group on board, and they are prepared.

Mr. Thorpe asked for clarification whether the site will or will not be used for distribution and fulfillment.

Mr. Werrell advised it will not be a site for distribution and fulfillment and the traffic study wasn't done for either of those uses.

Mr. Gillespie clarified that the use is not a parcel hub or fulfillment warehouse, but rather a distribution warehouse.

Ms. Furey Bruder provided her background and qualifications to be accepted as an expert in her field of professional planning.

Chairman Borger accepted and declared Ms. Furey Bruder an expert.

Ms. Furey Bruder testified as to why this application satisfies the conditions in the ordinance and meets the conditional use requirements.

Mr. Thorpe asked Ms. Furey Bruder if the maximum impervious coverage of 47.1% she provided included the parking that isn't planning on being built.

Ms. Furey Bruder confirmed that it does.

Mr. Havey provided his background and qualifications to be accepted as an expert in the field of civil engineering.

Chairman Borger accepted Mr. Havey's qualifications and declared Mr. Havey an expert in civil engineering.

Mr. Havey gave an overview of his relationship and responsibility with this project.

Mr. Havey shared his screen to give a walkthrough of the plan with the subdivision on exhibit A-1 and the site plan on exhibit A-2.

Mr. Gillespie had Mr. Havey confirm that the nearest residential area is estimated at 2,300 linear square feet in a straight line from the property.

Chairman Borger asked if anyone from the board had any questions.

Mr. Jones asked if the site plans to utilize solar now or in the future.

Mr. Havey advised they are exploring both avenues but are leaning towards LEED certification. They will follow the ordinance regardless of which direction they choose.

Mr. Dochney went over lead certification and his review letter regarding power.

Mr. Gillespie asked Mr. Dochney for clarification on LEED certification.

Mr. Dochney clarified they are required to present eligibility for LEED certification.

Mr. Werrell asked for further clarification from Mr. Dochney in terms of LEED certification, if there is a certain level they need to meet.

Committeeman Carr and Mr. Dochney both responded that LEED Silver is required.

Mr. Roberts asked if there are any plans to develop the remaining parcel across Irick Road.

Mr. Havey said there will most likely be some kind of development at some point, but it is not set in stone what will be there, but it will most likely be some kind of retail pad.

Mr. Roberts said the previous applicant for this parcel had included a Wawa pad site and asked if that was off the table at this point.

Mr. Havey said that deal has come and gone.

Mr. Roberts asked Mr. Havey to speak to the status of the realignment of Irick Road with the county and if they have approved the plans.

Mr. Havey advised they have conditional approval with the county, and they are going through the final processes. They can provide those approvals to the town as needed.

Mr. Roberts wanted to confirm and asked if they could add “no trucks” signs or something to that effect at the roundabout area into the site as well as the entrance from Route 541 as it looks like the trucks won’t be able to handle those turns.

Mr. Havey and Mr. Werrell confirmed that is correct and they are willing to put up signs.

Vice Chairman Guerrero commented that he believes the entrance off Route 541 will be the more problematic one. He further went on to ask if there was any kind of consideration for left-in-only and right-out-only at the southern entrance/exit on Irick Road to prevent truck traffic going into town.

Mr. Havey said their traffic consultant will be getting into some of that later.

Mr. Gillespie had Mr. Havey go over where the truck traffic would be coming in and out of.

Vice Chairman Guerrero asked if there was a sign package with their application.

Mr. Havey advised they will be submitting a sign package as part of the facade and monument, but the sign package will comply with the ordinance.

Mr. Roberts asked for the status of the water connection with Burlington Township.

Mr. Havey advised they are still working with them with positive feedback.

Mr. Roberts asked if there is a backup plan in case it doesn’t work out.

Mr. Havey said there are water mains on the other side of Route 541 as well as possible well mains but that is not the preferred option.

Mr. Roberts made Mr. Havey aware that he spoke with his office before Christmas about the lighting and berm width.

Mr. Gillespie asked Mr. Roberts if he could make this email available to them as they had not seen that email.

Mr. Haber provided his background and qualifications to be accepted as an expert in the field of architecture.

Chairman Borger accepted his qualifications and declared Mr. Haber an expert in the field of architecture.

Mr. Haber walked the Board through the floor plan utilizing exhibit A-3 and showed the landscaping and outside view using exhibit A-4.

Chairman Borger praised Mr. Haber for converting a big-box warehouse into something aesthetically pleasing which is the Board's goal.

Vice Chairman Guerrero wanted more feedback from Mr. Dochney on what they have done versus what they have done in their letter.

Mr. Dochney advised they still require a design waiver for the offset of the wall.

Mr. Werrell is willing to comply and would like to work with Mr. Dochney to comply.

Mr. Haber said he can submit a drawing prior to the next meeting so Mr. Dochney would have time to review and come back with comments.

Mr. Dochney requested that the submissions need to be given to the board two weeks before the meeting.

Mr. Haber asked for clarification of the code regarding the requirement of the code discussed would apply to the Irick Road elevation and Route 541 and it would not apply to the other two elevations.

Mr. Dochney agreed that the New Jersey Turnpike would be considered the rear of the property as all sides are technically the front. Anything that we do not want people to see should be on the turnpike side and to pay more attention to Irick and Route 541 frontages.

Vice Chairman Guerrero and Mr. Dochney stated that at the next meeting we will hear testimony from the traffic engineer and the planner to speak again about the bulk variances.

Mr. Werrell added that they will have the updated architectural plan based off of these discussions.

Mr. Thorpe commented that he agrees with most of this but not all of it. He asks that they pay attention to the loading dock side as it is very seen. He reiterated that they should pay particular attention to it architecturally as it's on an angle.

He added that the applicant should assume that they're building a warehouse in Princeton and that's the kind of design and aesthetics that should be presented. He prefers warm colors and wants it to look nice.

Vice Chairman Guerrero added that this is one of the gateways into our town.

Chairman Borger asked if this application should be continued at the February meeting.

Mr. Gillespie asked for the date confirmation.

Mrs. Cragg confirmed the meeting will be held on February 7, 2024.

Chairman Borger advised this is notice to the public that this application will be resuming at our next regularly scheduled meeting on February 7 starting at 7:00 P.M. No notice is required from NFI Real Estate.

**Informal Applications:** none

14. **Correspondence:** none

15. **Open Meeting to Public Comment:** no comments from the public

16. **Comments from Board Members, Solicitor, Engineer, Planner, & Secretary:**

Chairman Borger said he really liked the statements that Vice Chairman Guerrero and Mr. Thorpe made this evening where the township wants to go with development and how we want it to look and echo their comments for applicants to consider.

Mr. Thorpe welcomed Mr. Singh and Mrs. Cragg to the "club" and stated he is happy to have them with us.

Chairman Borger reiterated Mr. Thorpe's comment.

Mr. Dickey thanked the board for having him back and he looks forward to working with the "club."

Chairman Borger welcomed Mr. Dickey back and expressed how wonderful he is to work with.

Mr. Roberts thanked the board for their continued confidence in him and Mr. Dochney and he looks forward to a great 2024.

Mr. Dochney looks forward to working with the board this year and hopes future attorneys for the applicants can figure out their visual and audio for Zoom going forward.

Chairman Borger commented, "Stuff happens," but it is frustrating.

Mrs. Cragg thanked the board for appointing her and is looking forward to 2024 and getting everything done and she hopes everyone has a very happy new year.

Chairman Borger said that the board is there to help Mrs. Cragg whenever she needs it.

**17. Meeting adjourned at 10:42 p.m.:**

Motion to adjourn meeting by Vice Chairman Guerrero, seconded by Mr. Odenheimer

All were in favor