

**FREDON TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE GRANT
OF MINOR SUBDIVISION APPROVAL
AND CERTAIN *BULK* VARIANCES
SOUGHT ANCILLARY THERETO,
SUBJECT TO CERTAIN CONDITIONS, TO
APPLICATION NO. 2011-400
GEORGE J. SELLA, JR.
(BLOCK 801, LOT 32.03)**

WHEREAS, application having been made by application form dated January 29, 2014, by George J. Sella, Jr., who resides at 340 Ridge Road, P.O. Box 397, Newton (Fredon Township), New Jersey 07860, to the Fredon Township Planning Board, seeking the classification as a *minor* subdivision and the approval thereof and the grant of certain *bulk* variances sought ancillary thereto pursuant to N.J.S.A. 40:55D-70(c.)(1), (2), with respect to certain property owned by the applicant and his wife, Janet Sella, said property known and designated Block 801, Lot 32.03, on the Fredon Township Tax Map, said property having frontage upon, existing driveway access to and located on the northwesterly side of Ridge Road, also known as Sussex County Route 519, and said property being located with the RA Residential Agricultural Zone District; and,

WHEREAS, in support of the application for classification and approval of a *minor* subdivision, and the grant of certain bulk variances sought ancillary thereto, the applicant having submitted a certain plat entitled: *Minor Subdivision Plat, Block 801, Lot 32.03, Township of Fredon, Sussex County, New Jersey*, said plat prepared by Michael A. Catalano, P.L.S. of Newton, New Jersey, said plat dated January 7, 2014, being constituted of five (5) sheets, inclusive of the title sheet, and bearing a latest revision date of January 7, 2014; and,

WHEREAS, in further support of the application, the applicant having submitted the following documentation:

- A completed Application for Subdivision
- A completed checklist Form A: General Requirements for All Applications
- A completed checklist Form C: Minor Subdivision Application
- A completed checklist Form H: Variance Application

WHEREAS, David B., Simmons, Jr., P.E., L.S., C.M.E., the Fredon Township Planning Board engineer, having reviewed the application and rendered a report thereon dated March 10, 2014; and,

WHEREAS, Eileen F. Banayra, P.P., the Planning Board's professional planning consultant, having reviewed the report and issued a memorandum thereon dated March 17, 2014; and,

WHEREAS, a hearing was held upon the application at the regular meeting of the Fredon Township Planning Board convened on March 17, 2014, at which applicant, George J. Sella, Jr., appeared as did Michael A. Catalano, P.L.S., the applicant's professional land surveyor and the

applicant having been represented by counsel, to wit, Christopher D. Quinn, Esq. of the firm of Morris, Downing and Sherred, LLP of Newton, NJ ; and,

WHEREAS, the Board having determined, based upon the review of proof of service and proof of publication conducted by its secretary, that the applicant had provided proper, timely and adequate notice of the land development application submitted to the Board by having published, once, in the official newspaper of the Township of Fredon and by having provided, by certified mail, return receipt requested, notice to all property owners located within 200 feet of the subject property and to other persons and entities required to be provided with notice thereof, and, consequently, the Board was vested with jurisdiction to hear the application and take Official Action with respect thereto; and,

WHEREAS, Lyn Paul Aaroe, Esq., the Planning Board attorney, having also reviewed the form of notice for continuing sufficiency, given an issue raised by Mr. Simmons in his March 10, 2014, report (relating to the correct zone district designation and the currently required minimum lot size) and having issued a report thereon dated March 11, 2014; and,

WHEREAS, no objectors or other parties interested in the application appeared before the Board at the noticed public hearing held thereon at its regular meeting convened on March 17, 2014, nor were any communications by or on behalf of any such objectors or interested parties received by the Board; and,

WHEREAS, as a result of the application made to it; the Board's review of the plats submitted in support thereof; the Board's review of the March 10, 2014 report of David B. Simmons, Jr., P.E., the Planning Board engineer; the Board's review of the March 17, 2014 report of Eileen F. Banyra, P.P., the Planning Board professional planning consultant and the public hearing held thereon at the regular meeting convened on March 17, 2014, all as aforesaid, the Board does herewith describe the application for minor subdivision approval and the *bulk* variance relief sought thereto particularly as follows which it herewith deems to be its combined basic *Findings of Fact* and *Ultimate Conclusions Based Thereon*:

1. The applicant is George J. Sella, Jr., who resides at 340 Ridge Road, P.O. Box 397, Newton (Fredon Township), New Jersey 07860.
2. The property which is the subject of the application, and which is owned by the applicant and his wife, Janet Sella, is known and designated as Block 801, Lot 32.03, on the Fredon Township Tax Map.
3. The subject property has frontage upon, existing driveway access to and is located on the northwesterly side of Ridge Road, also known as Sussex County Route 519.

4. The subject property known and designated as Block 801, Lot 32.03 on the Fredon Township Tax Map and contains a total area of 162.228 acres.
5. The subject property is proposed to be subdivided into two (2) new lots and a remainder.
6. Particularly, it is proposed to create one (1) new lot, designated on Sheet 2 (of 5) of the subdivision plat as *Proposed Lot* which is located along the frontage of the subject property on Ridge Road and adjacent to existing Lot 31, owned by Douglas R. White.
7. That proposed lot contains an existing dwelling house and is intended to be subdivided into a parcel containing an area of 1.300 acres or 56,626 sq. ft.
8. The second proposed new lot, also known as *Proposed Lot* on the subdivision plat, is contiguous to the northeasterly side of the 1.300 acre lot and will contain an area of 8.200 acres or 357,175 sq. ft.
9. The second *Proposed Lot* (containing an area of 8.200 acres) is presently improved with two (2) separate dwelling houses, an in-ground swimming pool, a greenhouse, a cabana, a garage and a paved driveway.
10. The parcel remaining after subdivision of the two (2) new proposed lots will continue to be known as Block 801, Lot 32.03, and will contain an area of 152.729 acres (6,652,854 sq. ft.).
11. The subject property has been proposed by the applicant and approved by Sussex County and the State Agricultural Development Committee (SADC) for farmland preservation.
12. Specifically, the property to be placed into permanent farmland preservation is remainder Lot 32.03 containing an area of 152.729 acres.
13. The applicant has sought and was approved for a *non-severable exception* parcel with respect to which the farmland preservation development limitations will not apply, thereby making the parcel a candidate for improvement by a single-family dwelling house if the applicant (or any future owners) so desire.
14. Specifically, the applicant has proposed the *non-severable exception* to be a rectangular parcel located 228.49 feet on a course of North 53 degrees, 35 minutes, 36 seconds East from the northerly corner of Lot 32.14 (Heidi Corporation n/f).

15. The *non-severable exception* will have a width 125.00 feet, a depth of 348.48 feet and will contain an area of 1.000 acres or 43,560 sq. ft.
16. The *non-severable exception* parcel (1.000 acres) has had the soils tested and results submitted which confirm the candidacy of the parcel for construction of an on-site septic disposal system in support of a possible future dwelling house.
17. The following *bulk* variance relief has been sought:
 - For the proposed 1.300 acre parcel: minimum lot area, the minimum required lot area in the RA Residential-Agricultural Zone District being 14 acres; minimum required (250 ft. diameter) lot circle; minimum lot width, measured at the setback line, 250 feet required, 225 feet (by scale) proposed and with respect to lot width, measured at the right-of-way line, 250 feet required and 195.46 ft. proposed.
 - For proposed 8.2 acre lot: minimum area (8.2 acres proposed, 14 acres required); front yard setback, 100 feet required, 80.3 feet with respect to House No. 1/ 83.3 feet with respect to House No.2 and 77.3 feet with respect to garage; minimum rear yard setback, 100 feet required, House No. 1 having a rear yard setback of 51.0 feet, House No. 2 having a rear yard setback of 60 feet and the greenhouse having a rear yard setback of 30 feet; and side yard setback, a minimum side yard setback of 50 feet required and House No. 2 having a side yard setback of 30 feet.
18. No new construction is proposed as a result of this subdivision application, merely the separation of the improved parcels (the 1.300 acre road frontage parcel and the 8.200 acre road front parcel from remainder Lot 32.03 (152.729 acres)) and the reservation of a 1.00 acre *non-severable exception* in order to enable the remainder to be placed in farmland preservation.
19. The Board has determined that the minor subdivision application meets the intent and purpose of the Fredon Township Land Subdivision Ordinance and the intent and purpose of the Fredon Township Zoning Ordinance, despite the non-conformities of the two (2) proposed new lots.
20. Particularly, the Board finds that it is overwhelmingly in the best interests of the Township of Fredon, in particular, and the County of Sussex, in general, for this 152.729 acre parcel to be placed in farmland preservation and that the subdivision of the proposed new lots (1.300 acres and 8.200 acres), although non-conforming as set forth hereinabove, merely represents the establishment of lot lines (the proposed new subdivision lines) in locations that have already attended, by

previous and present use, occupancy and possession, the existing improved parcels for decades, last past.

21. Additionally, the Planning Board does herewith adopt, as its *Findings of Fact* and *Conclusions Based Thereon*, the opinion of Eileen F. Banyra, P.P, the Board's planning consultant, as set forth in her March 17, 2014, report to the effect that:

While there are multiple variances requested, two new lots created, and a changed "parent" lot, the change is imperceptible as there are no physical changes identified to the property as a result of the subdivision. The buildings and farm infrastructure exist and the variances requested are a result of the pre-existing conditions and an attempt to parse the structures into regularly configured lots. The maintenance of the historic layout of farm buildings, which helps to maintain the rural character of the community, is a significant benefit of the proposal. Additionally and more importantly, the preservation of the parent/remaining lot of 152.7 acres which is or will be placed into farmland protection, affords many benefits to the community as identified in both the Master Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Fredon that, as a result of the application made to it; the review thereof conducted by the Board's engineer, the Board's attorney and the Board's professional planner and the public hearing held thereon at the regular meeting convened on March 17, 2014, all as aforesaid, the following **OFFICIAL ACTION** is taken with respect thereto:

1. **APPLICATION NO. 2011-400** being the application of **GEORGE J. SELLA, JR.**, with respect to property owned by the applicant and his wife, Janet Sella, said property known and designated as Block 801, Lot 32.03, on the Fredon Township Tax Map, said parcel containing an area, prior to subdivision, of 162.228 acres proposing one (1) lot contain an area of 1.300 acres; a second lot contain an area of 8.200 acres; and a remainder containing an area of 152.729 acres, subject to a 1.000 acre *non-severable exception*, **BE** and same is herewith **GRANTED MINOR SUBDIVISION APPROVAL**.
2. The **BULK VARIANCE** relief sought pursuant to N.J.S.A. 40:55D-70(c.)(1), (2) with respect to the proposed 1.300 acre new lot and the proposed 8.200 acre new lot, as more specifically set forth in Paragraph 17 hereinabove, **BE**, and same is herewith **GRANTED**.
3. **VARIANCE RELIEF, BE** and same is herewith **GRANTED** with respect to the requirement of the Zoning Ordinance that each proposed newly subdivided lot be

served by an individual on-site well, in favor of the applicant's proposal to continue the existing common use of one well serving the subject properties.

4. The foregoing Official Action is taken, subject to full compliance by the applicant with the following terms and conditions:
 - a. The applicant shall comply with and satisfy any previously unaddressed/unsatisfied comments contained in the March 10, 2014 report of David B. Simmons, Jr., P.E., the Fredon Township Planning Board engineer.
 - b. The applicant shall provide proof of the payment of all real estate taxes and assessments due on the subject property through the second quarter of 2014.
 - c. The applicant shall provide proof of the approval of the subdivision application by the Sussex County Planning Board.
 - d. The applicant shall prepare and submit to the Planning Board engineer and Planning Board attorney for their review and approval, a common driveway use and maintenance agreement with respect to the driveway access proposed to the new lots and remainder (the *non-severable exemption*).
 - e. The applicant shall, within one hundred ninety (190) days of the date of adoption of this memorializing Resolution, perfect the subdivision approval herewith memorialized by preparation of and submission to the Planning Board engineer and Planning Board attorney, deeds accurately describing, by metes and bounds, the proposed new lots and remainder. Said deeds shall be subject to the review and approval of the Board engineer and Board attorney and, upon approval thereof, shall be signed by the Chairman and Secretary of the Board and shall be recorded in the Sussex County Clerk's Office and proof of such recording submitted to the Board Secretary for the files.

FREDON TOWNSHIP PLANNING BOARD

WAYNE MILLER, CHAIRMAN

LORI SCHUTTE, SECRETARY

I hereby certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Fredon Township Planning Board at its regular meeting held on March 17, 2014, by a motion and vote as follows:

MOTION TO GRANT MINOR SUBDIVISION APPROVAL, THE *BULK VARIANCE RELIEF SOUGHT WITH RESPECT TO THE TWO (2) NEW LOTS AND THE VARIANCE RELIEF SOUGHT WITH RESPECT TO THE COMMON WELL, SUBJECT TO CERTAIN CONDITIONS, TO APPLICATION NO. 2011-400 GEORGE J. SELLA, JR., (BLOCK 801, LOT 32.03).*

IN FAVOR: Chairman Miller, Mr. Richardson, Mayor Lazzaro, Mr. Palombi, Mr. Haff, Mr. Masi, Mrs. Prommel, Mr. Rome.

OPPOSED: None.

ABSTAIN: Mr. Boland.

ATTEST:

LORI SCHUTTE, SECRETARY

Revised: May 20, 2014 as to adding "acre" on Page 5, Paragraph 1.

Dated: May 19, 2014

FTPFB: SellaGrantMinorSubApprovalandBulkVarRelief.Reso

**FREDON TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE GRANT
OF FINAL SITE PLAN APPROVAL,
SUBJECT TO CERTAIN CONDITIONS, TO
APPLICATION NO. 360
KAREN ANN QUINLAN HOSPICE
(BLOCK 2005, LOT 9.01)**

WHEREAS, application having originally been made and submitted by transmittal letter dated December 17, 2010 by Karen Ann Quinlan Hospice, having its office and place of business at 99 Sparta Avenue, Newton, NJ 07860 to the Fredon Township Planning Board seeking the grant of conditional use approval and preliminary and final site plan approvals of the proposed construction of a hospice facility described in the *Environmental Impact Statement for Respite Care Facility Karen Ann Quinlan Hospice, Fairview Road, Block 2005, Lot 9.01, Fredon Township, Sussex County, New Jersey* as prepared by Jason Dunn, P.P. of Dykstra Associates, P.C. and dated December 17, 2010 (Page 4) particularly as follows:

The proposed development is for a 10 unit respite care facility for Karen Ann Quinlan Hospice. The building will be approximately 10,000 square feet and will include a common area, nurse's station, meditation room and garden and family kitchen area. This will be a place for a patient to spend several nights to be cared for by the Hospice staff. This service allows the patient's caregivers to attend to personal business matters while the patient is in the care of Hospice. This also provides a place to go when the patient's home is no longer the most practical place to provide patient care. No surgeries or similar procedures will occur at the site. No doctor's offices or clinics will be at the site. Along with the main building, an attached garage is proposed to store grounds-keeping equipment and to provide an enclosed area to store the trash and recyclables. Forty parking spaces, access drives, one loading area, and a patient drop off/pick up area is provided. Concrete sidewalks are proposed to connect parking areas to the buildings. Site lighting is proposed to safely illuminate the parking lots and driveways. Landscaped areas are provided to compliment the building, frame desirable views, and screen parking and loading areas.

WHEREAS, in support of the original application, the applicant having submitted, in addition to a completed application form, the following plats, reports and other exhibits: A report entitled: *Stormwater Management Report for Karen Ann Quinlan Hospice, Tax Lot 9, Block 2005, Fredon Township, Sussex County, New Jersey*, said reported dated November 19, 2010 and having been prepared by Owen Dykstra, P.E. of Dykstra Associates, P.C. of Newton, NJ; a report entitled: *Environmental Impact Statement for Respite Care Facility Karen Ann Quinlan Hospice, Fairview Road, Block 2005, Lot 9.01, Fredon Township, Sussex County, New Jersey*; a (two sheet) set of architectural plans and elevations entitled: *New Building for Karen Ann Quinlan Home for Hospice, Fredon, N.J. – Preliminary Building Plan/Preliminary Building Elevation*, said plans and elevations prepared by HQW Architects, LLC; a report entitled: *Traffic Impact Analysis for Karen Ann Quinlan Hospice, Tax Lot 9, Block 2005, Fredon Township, Sussex County, New Jersey*, said reported prepared by Owen Dykstra, P.E. of Dykstra Associates, P.C.; and site plan entitled: *Preliminary Site Plan and Conditionally Permitted Use Request for Karen*

Ann Quinlan Home for Hospice, Tax Lot 9.01, Block 2005, Tax Map Sheet 20, Fredon Township, Sussex County, New Jersey, said plats being constituted of eight (8) sheets having been prepared by Douwe Dykstra of Dykstra Associates, P.C., said plans being dated December 17, 2010 and the *Landscape and Lighting Plan* component thereof having been revised on March 11, 2011; and,

WHEREAS, as a result of the application submitted to it, the hearings held thereon at the regular meetings of the Board convened on February 23, 2011 and March 21, 2011 and the review of the application by the Board's engineer, the Board's planner, Eileen F. Banyra, P.P. and the Board's attorney, Lyn Paul Aaroe, Esq., the Board previously described the application particularly as follows:

1. The applicant is Karen Ann Quinlan Hospice, which has its office and place of business at 99 Sparta Avenue, Newton, New Jersey 07860.
2. The property which is the subject of the application and which was created by minor subdivision approval granted to the applicant on August 25, 2010 and as memorialized by Resolution dated and adopted October 18, 2010, is known and designated as Block 2005, Lot 9.01, on the Fredon Township Tax Map.
3. The applicant is not the owner of the subject property but, rather, is the lessee in a long-term lease of the subject property. The property is owned by Willard and Jeannette Klemm.
4. The subject property (Lot 9.01) contains an area of 9.446 acres and has frontage upon, proposed new driveway access to and is located on the easterly side of Fairview Hill Road.
5. The application proposes the construction of a ten-unit *respite care facility* to be owned and operated by the Karen Ann Quinlan Hospice organization to be housed in a building containing a total floor area of approximately 10,000 square feet which will include a *common area, nurse's station, meditation room and garden and family kitchen area*.
6. No surgeries or medical procedures will occur on the site, nor will any doctor's offices or clinics be located on the site.
7. In addition to the main building housing the hospice care facilities, the applicant proposes the construction of an attached garage to store grounds-keeping equipment and to provide an enclosure area for storage of trash and recyclables.

8. Forty on-site paved, curbed and delineated parking spaces will be constructed, together with an access driveway system, a loading area and a patient drop off/pick up area.
9. Concrete sidewalks are proposed to connect the parking areas to all the buildings.
10. Site lighting is proposed to illuminate the parking area and driveway to provide for pedestrian and motorist safety, while minimizing the escape of *fugitive light* from the site, which is located in a rural area.
11. Landscape plantings of significance are proposed to enhance and buffer the building and screen the parking and loading areas.
12. The main building, although irregular in configuration, will have overall dimensions of 70'0" in depth and 188'4" in width (the smallest *encompassing rectangle*) exclusive of a 23'0" width covered breezeway and further exclusive of a 25'0" x 30'0" attached garage located at the easterly end of the building and further exclusive of a *porte cochere* (carport) attached to the center of the front (southerly portion) of the main building. The building will have a maximum roof height of 32', 10" exclusive of a cupola and conforms to the maximum height limitations for the AR Agricultural Residential Zone District in which the subject property is located.
13. As detailed on the *Preliminary Building Plan*, the following rooms/use subdivisions are proposed within the building: patient rooms 1-10; two sitting areas; a meditation room; a nurse's station; a medication room; a medical director's office; an office; a family area; an interview area; a kitchen; dietary facilities room; a staff break room; a general storage/equipment room; a utility room; laundry room; soiled utility room and waste hold/medical waste area.
14. Additionally, the building will be enhanced with a *porte cochere* on the front thereof; a covered breezeway and an attached (25'0" x 30'0") garage.
15. The proposed building will have a front yard setback, measured from the easterly edge of the right-of-way of Fairview Hill Road, of 115.5 feet; will have a northerly side yard setback of 50.0 feet; will have an easterly side yard setback of 456.1 feet and will have a rear yard setback (measured from the attached garage) of 207.9 feet.
16. Access to the site will be achieved by means of a curvilinear driveway accessing the frontage of the site on Fairview Hill Road at the approximate center thereof, which will be a circular driveway in the front of the building additionally providing access to a parking area along the easterly end of the building.

17. On-site parking will be achieved by means of sixteen (16) parking spaces located between the building and Fairview Hill Road (at the southeast corner of the building); four (4) handicapped parking spaces located in close proximity to the southerly end of the building and fifteen (15) parking spaces at the easterly end of the building in the vicinity of the attached garage for a total of thirty-five (35) on-site parking spaces.
18. Additionally, curbing has been minimized to the greatest extent practicable, consistent with the need for stormwater management control and confining vehicles to within the cartway.
19. Water supply to the facility will be achieved by means of an on-site well and septic effluent will be disposed of by means of an on-site septic system.
20. The site is presently wooded. The applicant will be preserving in excess of one-half (the easterly portion) of the site in its present wooded condition.
21. Additionally, the disturbed areas, particularly the frontage of the improved portion of the lot on Fairview Hill Road will be landscaped and lighted with sensitivity to maintaining the plantings which are as visually consistent as is reasonably practicable with the natural vegetation in the Fairview Hill Road corridor.
22. The *Landscaping and Lighting Plan*, which was substantially revised by the applicant pursuant to concerns expressed by Board members as to the incongruity of the original landscape plan with the natural roadway corridor viewscape, was revised on March 11, 2011 and details the landscape and lighting revisions proposed.
23. The subject property is located in the previous AR-6 Agricultural Residential Zone District wherein the previous (and applicable at the time the lot was created through minor subdivision approval) minimum area and other bulk requirements were as follows: a minimum lot area of 6 acres; a minimum front yard setback of 100 feet; a minimum side yard setback of 50 feet (each side) and 120 feet (total, both sides); a minimum rear yard setback of 75 feet; a minimum lot width of 250 feet; maximum impervious coverage ratio of 20% and a maximum building height of 35 feet or 2 ½ stories.
24. Existing Lot 9.01, containing an area of 9.446 acres, and the proposed building improvements to be located thereon conform, in all respects, to the *bulk* requirements applicable by virtue of the current AR Agricultural Residential Zoning now in place. Accordingly, no variance relief has been sought or is required with respect to the location of the proposed building.

25. The subject property is located in the AR Agricultural Residential Zone District wherein, by virtue of the provisions of Article VII, Section **10-52 Conditional Uses.**, the permitted conditional uses in the AR Zone include:
- a. *All public or institutional uses, subject to the following conditions:*
 1. *The lot shall contain an area of at least five (5) acres.*
 2. *All buildings and structures to be erected on the tract shall be so designed and arranged in order to minimize the impact of the use on the established neighborhood scheme and shall be so designed as to harmonize, as far as possible, with the established architectural scheme of the neighborhood.*
 3. *Adequate provisions shall be made to provide a suitable buffer to provide a barrier to light and sound between the use sought to be established and abutting properties.*
26. By virtue of the provisions of Article III – Definitions, subsection **10-19 Definitions.** *Institutional Use* is defined as: *A use by a public or non-profit, quasi-public or private institution for educational, religious, charitable, medical or civic purposes.*
27. The Board has determined, based upon the advice and recommendation of its attorney in that regard, that the proposed use is in fact a conditionally-permitted use, to wit, an *institutional use* in that it is a *use by a ... non-profit... private institution for ... medical... purposes.*
28. Additionally, although existing Lot 9.01 does not contain the minimum lot area required by the present Zoning Ordinance applicable to AR Agricultural Residential Zone District, the lot was created under the previous AR-6 Zoning, was conformed at that time and is therefore “grandfathered” with respect to its ability to be utilized for the proposed conditional use (the *institutional use*) in that the subject property contains in excess of five (5) acres.

WHEREAS, at the regular meeting of the Board held on March 21, 2011, the Board determined, by a vote of four (4) in favor, one (1) opposed and no abstentions, to grant conditional use approval and by a vote of three (3) in favor and two (2) opposed and no abstentions, to grant preliminary (only) site plan approval, subject to certain conditions, to Application No. 360 – Karen Ann Quinlan Hospice (Block 205, Lot 9.01); and,

WHEREAS, the Board’s taking of the Official Action summarized hereinabove (the grant of conditional use approval and preliminary (only) site plan approval) was memorialized by

Resolution dated and adopted April 30, 2011, subject to revisions which occurred on May 11, 2011; and,

WHEREAS, on January 29, 2014, the applicant appeared before the Planning Board through John Quinlan, the construction project manager of the applicant, to discuss with the Board the applicant's proposal (as stated in a memorandum dated January 24, 2014, from William P. Curcio, Executive Vice President of Eastern Propane, said memo addressed to Jason A. Dunn, P.P. of Dykstra Associates), to:

- *... it is the wish of the Hospice to install a generator that would be sufficient to supply the needed power for the entire facility... it was also pointed out that a storage capacity for the operation of the generator at full power which would last approximately one week without a delivery.*
- *Based on experience and conditions surrounding Superstorm Sandy, the request for adequate storage and duration of supply is understandable and a requirement for Eastern Propane to supply this project.*
- *In order for the Hospice to totally operate the facility in an emergency, the size of the generator was established to be 170 KW – a substantially sized unit.*
- *Based on purchase of this unit, the following was concluded:*
 - *The 170 KW generator would utilize 926 cubic feet of propane as specified by the manufacturer's manual or 2.4 million BTUs per hour or 25 gallons an hour on full power.*
 - *The facility's water heater would utilize another 200,000 BTUs per hour when in use.*
 - *The Hospice requested that approximately one week supply be available in case of an emergency.*
 - *Based on the requirements of the generator and water heater, the amount of BTUs required would necessitate the installation of 4 – 1000 gallon underground tanks to generate the required BTUs and allow approximately one week's supply.*
 - *Eastern Propane notes to all generator customers concerning supply and delivery time that storms are not only the prime concern. There is growing concern about potential cyber attacks on the grid systems which may cause longer emergency situation than a couple of days. Adequate storage is an essential element to our generator program especially in institutions such as the Hospice.*
 - *In addition, to insure proper storage levels in the tanks, Eastern Propane will install a monitoring device that will communicate with our office to insure this facility is properly served.*

- *The key elements of adequate storage, proper deliveries and monitoring are critical elements to our generation program.*
- *An installation of this capacity must be approved by the New Jersey Department of Community Affairs and this is in the process.*

WHEREAS, at the regular meeting of the Board convened on January 29, 2014, the Board discussed the applicant's energy self-sufficiency needs during time of power outages and other emergencies with the applicant's representative, John Quinlan, particularly the deviation from the originally proposed and approved two (2) 1,000 gallon fuel storage tanks to a total of four (4) 1,000 gallon propane fuel storage tanks; and,

WHEREAS, the applicant having again appeared before the Board at its May 19, 2014, meeting through John Quinlan, the applicant's project construction manager, and the applicant's professional planner, Jason Dunn, P.P. having appeared and the applicant having presented the testimony of William Curcio, Executive Vice President of Eastern Propane; and,

WHEREAS, at the regular meetings of the Board convened on January 29, 2014 and May 19, 2014, as aforesaid, the Board determined, by a vote of eight (8) in favor, none opposed and no abstentions, (January 29, 2014 meeting) and by a vote of five (5) in favor, none opposed and no abstentions, (May 19, 2014 meeting) to take the following Official Action: the grant of amended site plan approval for the amended site plan application proposing the substitution for the previously proposed and approved installation of two (2) in-ground fuel storage tanks for the presently proposed four (4) in-ground propane storage tanks, each having a capacity of 1,000 gallons, to be buried in accordance with prevailing regulations and the standard practices of the installer, Eastern Propane to be located as shown on an amended site plan sheet prepared by Dykstra Associates, in a location behind the garage under construction on the facility; and,

WHEREAS, the Board's grant of amended preliminary (only) site plan approval memorialized by Resolution dated and adopted June 16, 2014; and,

WHEREAS, application having been made on August 21, 2014, for the grant of final site plan approval for the recently constructed Karen Ann Quinlan Hospice Care Facility, in support of which, the applicant having submitted an *As-Built Septic* and *As-Built Condition Survey* prepared by Dykstra Associates, P.C., and constituted of one (1) sheet and being dated August 15, 2014; and,

WHEREAS, David B. Simmons, Jr., P.E., L.S., C.M.E., the Fredon Township Planning Board engineer having reviewed the application and rendered a report thereon dated September 3, 2014; and,

WHEREAS, at the regular meeting of the Board convened on September 15, 2014, the applicant having appeared through John Quinlan, the construction project manager of the applicant and at which Jason A. Dunn, P.P., of Dykstra Associates and at which the applicant was represented by

counsel, to wit, Michelle Corbett-Rivielle, Esq., and at which the Board discussed Mr. Simmons' report and the issues raised therein raising the following issues:

- Incomplete Items:
 - Topsoiling, seeding, fertilizing and mulching.
 - Grading of the landscape berm located between the southwesterly end of the building and Fairview Hill Road.
 - Some additional landscape materials to be installed.
 - On-site directional signs.
 - ADA signage.
 - Stop signs.

- Site Plan Changes (Preliminary vs. Final/*As-Built*)
 - Removal of some trees along Fairview Hill Road.
 - Relocation of certain landscaping material to the berm area between the southwesterly end of the building and Fairview Hill Road.
 - Installation of a propane powered on-site generator with underground propane tanks (previously approved by the Board).
 - Applicant has taken fee title ownership to the property as opposed to the lease originally sought with the property owner.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Fredon that, as a result of the application for final site plan approval, supported by the *as-built* survey of the existing conditions referred to hereinabove, the **OFFICIAL ACTION** is taken with respect thereto:

1. **APPLICATION NO. 360** being the application of **KAREN ANN QUINLAN HOSPICE** proposing and detailing the construction, on property presently owned by the applicant, said property known and designated as Block 2005, Lot 9.01, on the Fredon Township Tax Map, the applicant being a long-term lessee of said property, and said property containing an area of 9.446 acres (411,461 square feet) having frontage upon, proposed new driveway access to and being located on the easterly side of Fairview Hill Road and within the AR Agricultural Residential Zone District, proposing and detailing the construction of a ten (10) unit respite care facility for Karen Ann Quinlan Hospice, **BE** and same is herewith **GRANTED FINAL SITE PLAN APPROVAL**.

2. The foregoing Official Action is taken, subject to full compliance by the applicant with the following terms and conditions:

- a. The applicant shall provide proof of the payment of all real estate taxes and assessments due on the subject property through the second quarter of 2014.
- b. The applicant shall provide proof of the submission of the final site application to the Sussex County Planning Board.
- c. The applicant shall comply with and satisfy all the comments and/or recommendations contained in the report dated September 3, 2014 of David B. Simmons, Jr., P.E., the Planning Board engineer.
- d. In that the *as-built* (final) site plan has revealed that the applicant's *monument* sign located at the driveway entrance on Fairview Hill Road does not comply with the minimum (10 foot) front yard setback requirement, said sign shall be removed and/or relocated to a conforming (10 feet or greater) setback distance.

FREDON TOWNSHIP PLANNING BOARD


DENNIS HAFF, VICE-CHAIRMAN


LORI SCHUTTE, SECRETARY

I hereby certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Fredon Township Planning Board at its regular meeting held on September 15, 2014, by motion and vote as follows:

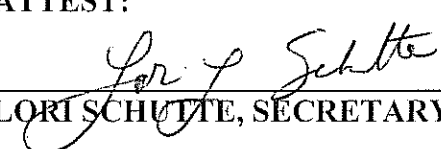
MOTION TO GRANT FINAL (AS-BUILT) SITE PLAN APPROVAL, SUBJECT TO CERTAIN CONDITIONS, TO APPLICATION NO. 360 – KAREN ANN QUINLAN HOSPICE (BLOCK 2005, LOT 9.01).

IN FAVOR: Vice-Chairman Haff, Mr. Palombi, Mr. Masi, Mrs. Prommel, Mayor Lazzaro, Mr. Richardson.

OPPOSED: None.

ABSTAIN: None.

ATTEST:


LORI SCHUTTE, SECRETARY

Dated: October 20, 2014

FTPFB: KarenAnnQuinlanGrantFinalSitePlanApprovals

**FREDON TOWNSHIP PLANNING BOARD
AMENDED RESOLUTION MEMORIALIZING THE GRANT
OF CONDITIONAL USE APPROVAL AND
PRELIMINARY (ONLY) SITE PLAN APPROVAL,
SUBJECT TO CERTAIN CONDITIONS, TO
APPLICATION NO. 360
KAREN ANN QUINLAN HOSPICE
(BLOCK 2005, LOT 9.01)**

WHEREAS, application having been made and submitted by transmittal letter dated December 17, 2010 by Karen Ann Quinlan Hospice, having its office and place of business at 99 Sparta Avenue, Newton, NJ 07860 to the Fredon Township Planning Board seeking the grant of conditional use approval and preliminary and final site plan approvals of the proposed construction of a hospice facility described in the *Environmental Impact Statement for Respite Care Facility Karen Ann Quinlan Hospice, Fairview Road, Block 2005, Lot 9.01, Fredon Township, Sussex County, New Jersey* as prepared by Jason Dunn, P.P. of Dykstra Associates, P.C. and dated December 17, 2010 (Page 4) particularly as follows:

The proposed development is for a 10 unit respite care facility for Karen Ann Quinlan Hospice. The building will be approximately 10,000 square feet and will include a common area, nurse's station, meditation room and garden and family kitchen area. This will be a place for a patient to spend several nights to be cared for by the Hospice staff. This service allows the patient's caregivers to attend to personal business matters while the patient is in the care of Hospice. This also provides a place to go when the patient's home is no longer the most practical place to provide patient care. No surgeries or similar procedures will occur at the site. No doctor's offices or clinics will be at the site. Along with the main building, an attached garage is proposed to store grounds-keeping equipment and to provide an enclosed area to store the trash and recyclables. Forty parking spaces, access drives, one loading area, and a patient drop off/pick up area is provided. Concrete sidewalks are proposed to connect parking areas to the buildings. Site lighting is proposed to safely illuminate the parking lots and driveways. Landscaped areas are provided to compliment the building, frame desirable views, and screen parking and loading areas.

WHEREAS, in support of the application, the applicant having submitted, in addition to a completed application form, the following plats, reports and other exhibits: A report entitled: *Stormwater Management Report for Karen Ann Quinlan Hospice, Tax Lot 9, Block 2005, Fredon Township, Sussex County, New Jersey*, said reported dated November 19, 2010 and having been prepared by Owen Dykstra, P.E. of Dykstra Associates, P.C. of Newton, NJ; a report entitled: *Environmental Impact Statement for Respite Care Facility Karen Ann Quinlan Hospice, Fairview Road, Block 2005, Lot 9.01, Fredon Township, Sussex County, New Jersey*; a (two sheet) set of architectural plans and elevations entitled: *New Building for Karen Ann Quinlan Home for Hospice, Fredon, N.J. – Preliminary Building Plan/Preliminary Building Elevation*, said plans and elevations prepared by HQW Architects, LLC; a report entitled: *Traffic Impact Analysis for Karen Ann Quinlan Hospice, Tax Lot 9, Block 2005, Fredon Township, Sussex County, New Jersey*, said reported prepared by Owen Dykstra, P.E. of Dykstra Associates, P.C.;

and site plan entitled: *Preliminary Site Plan and Conditionally Permitted Use Request for Karen Ann Quinlan Home for Hospice, Tax Lot 9.01, Block 2005, Tax Map Sheet 20, Fredon Township, Sussex County, New Jersey*, said plats being constituted of eight (8) sheets having been prepared by Douwe Dykstra of Dykstra Associates, P.C., said plans being dated December 17, 2010 and the *Landscape and Lighting Plan* component thereof having been revised on March 11, 2011; and,

WHEREAS, as a result of the application submitted to it, the hearings held thereon at the regular meetings of the Board convened on February 23, 2011 and March 21, 2011 and the review of the application by the Board's engineer, the Board's planner, Eileen F. Banyra, P.P. and the Board's attorney, Lyn Paul Aaroe, Esq., the Board previously described the application particularly as follows:

1. The applicant is Karen Ann Quinlan Hospice, which has its office and place of business at 99 Sparta Avenue, Newton, New Jersey 07860.
2. The property which is the subject of the application and which was created by minor subdivision approval granted to the applicant on August 25, 2010 and as memorialized by Resolution dated and adopted October 18, 2010, is known and designated as Block 2005, Lot 9.01, on the Fredon Township Tax Map.
3. The applicant is not the owner of the subject property but, rather, is the lessee in a long-term lease of the subject property. The property is owned by Willard and Jeannette Klemm.
4. The subject property (Lot 9.01) contains an area of 9.446 acres and has frontage upon, proposed new driveway access to and is located on the easterly side of Fairview Hill Road.
5. The application proposes the construction of a ten-unit *respite care facility* to be owned and operated by the Karen Ann Quinlan Hospice organization to be housed in a building containing a total floor area of approximately 10,000 square feet which will include a *common area, nurse's station, meditation room and garden and family kitchen area*.
6. No surgeries or medical procedures will occur on the site, nor will any doctor's offices or clinics be located on the site.
7. In addition to the main building housing the hospice care facilities, the applicant proposes the construction of an attached garage to store grounds-keeping equipment and to provide an enclosure area for storage of trash and recyclables.

8. Forty on-site paved, curbed and delineated parking spaces will be constructed, together with an access driveway system, a loading area and a patient drop off/pick up area.
9. Concrete sidewalks are proposed to connect the parking areas to all the buildings.
10. Site lighting is proposed to illuminate the parking area and driveway to provide for pedestrian and motorist safety, while minimizing the escape of *fugitive light* from the site, which is located in a rural area.
11. Landscape plantings of significance are proposed to enhance and buffer the building and screen the parking and loading areas.
12. The main building, although irregular in configuration, will have overall dimensions of 70'0" in depth and 188'4" in width (the smallest *encompassing rectangle*) exclusive of a 23'0" width covered breezeway and further exclusive of a 25'0" x 30'0" attached garage located at the easterly end of the building and further exclusive of a *porta cochere* (carport) attached to the center of the front (southerly portion) of the main building. The building will have a maximum roof height of 32', 10" exclusive of a cupola and conforms to the maximum height limitations for the AR Agricultural Residential Zone District in which the subject property is located.
13. As detailed on the *Preliminary Building Plan*, the following rooms/use subdivisions are proposed within the building: patient rooms 1-10; two sitting areas; a meditation room; a nurse's station; a medication room; a medical director's office; an office; a family area; an interview area; a kitchen; dietary facilities room; a staff break room; a general storage/equipment room; a utility room; laundry room; soiled utility room and waste hold/medical waste area.
14. Additionally, the building will be enhanced with a *porta cochere* on the front thereof; a covered breezeway and an attached (25'0" x 30'0") garage.
15. The proposed building will have a front yard setback, measured from the easterly edge of the right-of-way of Fairview Hill Road, of 115.5 feet; will have a northerly side yard setback of 50.0 feet; will have an easterly side yard setback of 456.1 feet and will have a rear yard setback (measured from the attached garage) of 207.9 feet.
16. Access to the site will be achieved by means of a curvilinear driveway accessing the frontage of the site on Fairview Hill Road at the approximate center thereof, which will be a circular driveway in the front of the building additionally providing access to a parking area along the easterly end of the building.

17. On-site parking will be achieved by means of sixteen (16) parking spaces located between the building and Fairview Hill Road (at the southeast corner of the building); four (4) handicapped parking spaces located in close proximity to the southerly end of the building and fifteen (15) parking spaces at the easterly end of the building in the vicinity of the attached garage for a total of forty (40) on-site parking spaces.
18. Additionally, curbing has been minimized to the greatest extent practicable, consistent with the need for stormwater management control and confining vehicles to within the cartway.
19. Water supply to the facility will be achieved by means of an on-site well and septic effluent will be disposed of by means of an on-site septic system.
20. The site is presently wooded. The applicant will be preserving in excess of one-half (the easterly portion) of the site in its present wooded condition.
21. Additionally, the disturbed areas, particularly the frontage of the improved portion of the lot on Fairview Hill Road will be landscaped and lighted with sensitivity to maintaining the plantings which are as visually consistent as is reasonably practicable with the natural vegetation in the Fairview Hill Road corridor.
22. The *Landscaping and Lighting Plan*, which was substantially revised by the applicant pursuant to concerns expressed by Board members as to the incongruity of the original landscape plan with the natural roadway corridor viewscape, was revised on March 11, 2011 and details the landscape and lighting revisions proposed.
23. The subject property is located in the previous AR-6 Agricultural Residential Zone District wherein the previous (and applicable at the time the lot was created through minor subdivision approval) minimum area and other bulk requirements were as follows: a minimum lot area of 6 acres; a minimum front yard setback of 100 feet; a minimum side yard setback of 50 feet (each side) and 120 feet (total, both sides); a minimum rear yard setback of 75 feet; a minimum lot width of 250 feet; maximum impervious coverage ratio of 20% and a maximum building height of 35 feet or 2 ½ stories.
24. Existing Lot 9.01, containing an area of 9.446 acres, and the proposed building improvements to be located thereon conform, in all respects, to the *bulk* requirements applicable by virtue of the current AR Agricultural Residential Zoning now in place. Accordingly, no variance relief has been sought or is required with respect to the location of the proposed building.

25. The subject property is located in the AR Agricultural Residential Zone District wherein, by virtue of the provisions of Article VII, Section **10-52 Conditional Uses**, the permitted conditional uses in the AR Zone include:
- a. *All public or institutional uses, subject to the following conditions:*
 1. *The lot shall contain an area of at least five (5) acres.*
 2. *All buildings and structures to be erected on the tract shall be so designed and arranged in order to minimize the impact of the use on the established neighborhood scheme and shall be so designed as to harmonize, as far as possible, with the established architectural scheme of the neighborhood.*
 3. *Adequate provisions shall be made to provide a suitable buffer to provide a barrier to light and sound between the use sought to be established and abutting properties.*
26. By virtue of the provisions of Article III – Definitions, subsection **10-19 Definitions**. *Institutional Use* is defined as: *A use by a public or non-profit, quasi-public or private institution for educational, religious, charitable, medical or civic purposes.*
27. The Board has determined, based upon the advice and recommendation of its attorney in that regard, that the proposed use is in fact a conditionally-permitted use, to wit, an *institutional use* in that it is a *use by a ... non-profit... private institution for... medical... purposes.*
28. Additionally, although existing Lot 9.01 does not contain the minimum lot area required by the present Zoning Ordinance applicable to AR Agricultural Residential Zone District, the lot was created under the previous AR-6 Zoning, was conformed at that time and is therefore “grandfathered” with respect to its ability to be utilized for the proposed conditional use (the *institutional use*) in that the subject property contains in excess of five (5) acres.

WHEREAS, at the regular meeting of the Board held on March 21, 2011, the Board determined, by a vote of four (4) in favor, one (1) opposed and no abstentions, to grant conditional use approval and by a vote of three (3) in favor and two (2) opposed and no abstentions, to grant preliminary (only) site plan approval, subject to certain conditions, to Application No. 360 – Karen Ann Quinlan Hospice (Block 205, Lot 9.01); and,

WHEREAS, the Board’s taking of the Official Action summarized hereinabove (the grant of conditional use approval and preliminary (only) site plan approval) was memorialized by

Resolution dated and adopted April 30, 2011, subject to revisions which occurred on May 11, 2011; and,

WHEREAS, on January 29, 2014, the applicant appeared before the Planning Board through John Quinlan, the construction project manager of the applicant, to discuss with the Board the applicant's proposal (as stated in a memorandum dated January 24, 2014, from William P. Curcio, Executive Vice President of Eastern Propane, said memo addressed to Jason A. Dunn, P.P. of Dykstra Associates), to:

- *... it was the wishes of the Hospice to install a generator that would be sufficient to apply the needed power for the entire facility... it was also pointed out that a storage capacity for the operation of the generator at full power which would last approximately one week without a delivery.*
- *Based on experience and conditions surrounding Superstorm Sandy, the request for adequate storage and duration of supply is understandable and a requirement for Eastern Propane to supply this project.*
- *In order for the Hospice to totally operate the facility in an emergency, the size of the generator was established to be 170 KW – a substantially sized unit.*
- *Based on purchase of this unit, the following was concluded:*
 - *The 170 KW generator would utilize 926 cubic feet of propane as specified by the manufacturer's manual or 2.4 million BTUs per hour or 25 gallons an hour on full power.*
 - *The facility's water heater would utilize another 200,000 BTUs per hour when in use.*
 - *The Hospice requested that approximately one week supply be available in case of an emergency.*
 - *Based on the requirements of the generator and water heater, the amount of BTUs required would necessitate the installation of 4 – 1000 gallon underground tanks to generate the required BTUs and allow approximately one week's supply.*
 - *Eastern Propane notes to all generator customers concerning supply and delivery time that storms are not only the prime concern. There is growing concern about potential cyber attacks on the grid systems which may cause longer emergency situation than a couple of days. Adequate storage is an essential element to our generator program especially in institutions such as the Hospice.*
 - *In addition, to insure proper storage levels in the tanks, Eastern Propane will install a monitoring device that will communicate with our office to insure this facility is properly served.*

- *The key elements of adequate storage, proper deliveries and monitoring are critical elements to our generation program.*
- *An installation of this capacity must be approved by the New Jersey Department of Community Affairs and this is in the process.*

WHEREAS, at the regular meeting of the Board convened on January 29, 2014, the Board discussed the applicant's energy self-sufficiency needs during time of power outages and other emergencies with the applicant's representative, John Quinlan, particularly the deviation from the originally proposed and approved two (2) 1,000 gallon fuel storage tanks to a total of four (4) 1,000 gallon propane fuel storage tanks; and,

WHEREAS, the applicant having again appeared before the Board at its May 19, 2014, meeting through John Quinlan, the applicant's project construction manager, and the applicant's engineer, Jason Dunn, P.E. having appeared and the applicant having presented the testimony of William Curcio, Executive Vice President of Eastern Propane; and,

WHEREAS, the applicant explained that the tanks are required by State regulations to be buried and they will be buried behind the garage facility under construction on the site and will not, in any fashion, affect parking or circulation on the site; and,

WHEREAS, the Board determined that the applicant's proposal was reasonable, prudent and a *di minimus* deviation from the originally approved preliminary (only) site plan, not necessitating the submission of a new or amended site plan application but, rather, only submission of a plan detailing the location and details of the tank installation; and,

WHEREAS, the Board expressed concern to the applicant as to the need to protect the tank installation, particularly the above-ground fill portion protected by a "dome" which will be constituted of impact-resistant plastic, the applicant advising it is *standard practice* and a safer and more secure protective measure than the stamped steel previously used;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Fredon that, as a result of the application made to it for a deviation from the previously approved preliminary (only) site plan application presently proposing the installation of four (4) buried 1,000 gallon (each) propane tanks the following **OFFICIAL ACTION** is taken with respect thereto:

1. **AMENDED APPLICATION NO. 360** being the application of **KAREN ANN QUINLAN HOSPICE** proposing the substitution for the previously proposed and approved installation of two (2) in-ground fuel storage tanks for the presently proposed four (4) in-ground propane storage tanks, each having a capacity of 1,000 gallons, to be buried in accordance with prevailing regulations and the standard practices of the installer, Eastern Propane to be located as shown on an


amended site plan sheet prepared by Dykstra Associates, in a location behind the garage under construction on the facility, **BE** and same is herewith **APPROVED**.

2. The foregoing Official Action is taken, subject to full compliance by the applicant with the following terms and conditions:
 - a. All the terms and conditions contained in the Board's memorializing Resolution dated and adopted April 30, 2011, and revised on May 11, 2011, are herewith made conditions of this amended site plan approval.
 - b. After completion of the installation of the four (4) in-ground propane storage tanks, a site inspection shall be conducted by the Township engineer and the applicant shall satisfy or otherwise satisfactorily address all reasonable concerns, requirements or recommendations made by the Township engineer.
 - c. The applicant has proposed to enhance the landscape plantings to specifically address the visibility and a *visual barrier* of the "dome" portion of the tank to remain above grade. Accordingly, when the applicant has completed the landscape enhancements, same shall be subject to the inspection and approval of the Township engineer.
 - d. Prior to the undertaking of any landscape enhancements specifically relating to the four (4) in-ground propane storage tanks, the applicant shall prepare and submit to the Planning Board engineer for his review and approval an amended landscape plan (amended preliminary site plan sheet).
 - e. The applicant shall reimburse the Township of Fredon for the costs of administration of this amended application, including the cost of preparation of this memorializing Resolution.

FREDON TOWNSHIP PLANNING BOARD



WAYNE MILLER, CHAIRMAN



LORI SCHUTTE, SECRETARY

I hereby certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Fredon Township Planning Board at its regular meetings held on January 29, 2014 and May 19, 2104, by motions and votes as follows:

MOTION TO GRANT AMENDED PRELIMINARY (ONLY) SITE PLAN APPROVAL RELATING TO THE PROPOSED SUBSTITUTION OF FOUR (4) IN-GROUND PROPANE STORAGE TANKS FOR THE ORIGINALLY PROPOSED AND APPROVED TWO (2) IN-GROUND STORAGE TANKS, SUBJECT TO CERTAIN CONDITIONS, TO APPLICATION NO. 360 – KAREN ANN QUINLAN HOSPICE (BLOCK 2005, LOT 9.01).

IN FAVOR: Chairman Miller, Mr. Palombi, Mr. Masi, Mrs. Prommel, Mr. Haff (May 19, 2014 meeting).

OPPOSED: None.

ABSTAIN: None.

IN FAVOR: Chairman Miller, Mrs. Prommel, Mr. Boland, Mr. Haff, Mayor Lazzaro, Mr. Richardson, Mr. Masi, Mr. Palombi. (January 29, 2014 meeting).

OPPOSED: None.

ABSTAIN: None.

ATTEST:



LORI SCHUTTE, SECRETARY

Dated: June 16, 2014

FTPB: KarenAnnQuinlanGrantAmendedPreSitePlanOnlyApprv

