

## **Minutes of the Planning Board Public Meeting of Wednesday, January 20, 2016**

Present are Mayor Tagliarini, Mr. Lemberg, Mr. Mirabal, Deputy Mayor Montone, Mr. Vena, Mrs. Williams, Mr. Shenton

Also present are Michael Leckstein, Esq., Leckstein and Leckstein, Anthony Abbonizio, CME Associates, and Martin Truscott, T&M Associates.

Absent are Mr. Rinear, Mr. Awofolaju and Mr. Vinci.

**New Business, SP 15-511/Glassworks LIHTC, LLC (Ingerman), Applicant: Glassworks LIHTC, LLC (Ingerman Group), Property Owner: Somerset Anchor, LLC, Block 155, Lot 1, Minor Site Plan with Variances for the Ingerman Group** (designated to construct the 110 affordable housing units in the 500 Residential and Commercial Redevelopment area) to install free standing monument signs and directional signs within the affordable housing portion of the Glassworks Redevelopment.

Mr. Mirabal leaves the dais as he is was noticed being within 200 ft. of this application.

Steve Gouin, Esq., of the firm Giordano, Halleran and Ciesla, says this application is for the signage for Phase 1A of the Glassworks Redevelopment, and is here with David Holden of the Ingerman Group and Mike Donovan, their architect.

Mr. Leckstein swears in the Board's professionals.

Mr. Gouin says he was here with Mr. Holden and Mr. Donovan's partner, Jim Haley, about 1-1/2 years ago for administrative approval to build on Phase 1A, referencing a picture marked as Exhibit A-1, Partial Site Plan, for Ingerman's affordable housing product. This would be the first phase of development in the overall Glassworks redevelopment, and would be followed by several subsequent phases, they hope, including many more residential units, 390 market ratable residential units, and the commercial portion including a hotel if all things go according to plan.

This is the first phase. One of the requirements of the Redevelopment Plan is that the Planning Board pass on the signage proposed for any phase. That is why we are here tonight. Ingerman is eager to get started. We know there is some work to be done in terms of resolution compliance with respect to the original resolution granted back in 2013. His firm is working thru that with Somerset and Langan Engineering. Hopefully they can wrap up those conditions so they can break ground soon, but they are working towards that goal, and Ingerman is anxious to get started.

David Holden is sworn in by Mr. Leckstein and states he is a Developing Principle with the firm of Ingerman Group, headquartered in Collingswood, NJ. He states they were before the Board about a year and a half ago, when they were putting together the application to the New Jersey Housing and Mortgage Finance Agency for funding for the phase they are pursuing at the Glassworks. The key part of that funding is money that was available as part of the Sandy disaster recovery funding. They were under very tight timeframes, and the Board was helpful in turning things around quickly so they could get in for that application. They applied that fall, they were before the Board in 2014, and received funding from the State in April, 2015. It took that time for the State to decide which projects would be funded.

Mr. Holden says they received an allocation of disaster recovery funds from the State, and since then they have been working with the State on their approval process, which, because it is Federal funds, is a complicated process that involves all the environmental reviews that are triggered with spending Federal money.

They completed the review within the last ten days, and now have environmental clearances required. This is pretty much the last hurdle for the State to release the funding. He believes they are one of the first projects to make it through the process. Eight months is not an unusual timeframe to accomplish that.

They had previously prepared architectural drawings, and are using the site plan originally approved by the Board. Modifications to the plan were discussed in the meeting of September, 2014, where they made one of the buildings bigger and another building smaller, but for the most part adhered to the original approvals.

Now they have been working with Somerset along with getting the approvals for funding, and one of the components is the signage package. Signage is often left to late in the process, but it is a key component of the project and they have spent a lot of time and money on signage, and would like to get it addressed up front.

Their plan beyond signage is to continue to address the resolution compliance issues and be in a position to apply for a building permit, hopefully in the next 90 days, and then be under construction shortly after that.

Mr. Donovan passes out a partial site plan to the Board, and it is marked as Exhibit A-1 with today's date.

Michael Donovan is sworn in by Mr. Leckstein and states he is a principle in Haley Donovan Architecture, Inc., Haddonfield, NJ, and he is a licensed architect in the State of New Jersey.

Under questioning by Mr. Gouin, Mr. Donovan says he did prepare the sign package. Referring to the Exhibit A-1, he shows the main building for Ingerman, Building G on the site plan, and will be the community building and much of the common area stuff will be in this building. Pointing to an area between the columns on Building G, he says that is where the signage will be. There will be a monument sign. He is referencing Drawing No. CS101. There is a hatched area that shows the sight triangle, and it is clear it is beyond the monument sign. Langan Engineer prepared the document. The hatched area is Building G, Road A, and the hatched area is the sight triangle. The monument sign is inside beyond the sight triangle. This will no longer be a variance condition.

Mr. Gouin says this document was prepared in reference to a comment on CME's review letter.

Mr. Donovan says there are directional signs identifying buildings for visitors. The signs are to be 3 sq. ft. If allowed they would have to be 2 ft. 6 high, and they are proposing 4 ft., and the reason being you want to be able to see them in the event cars are parked in front of them throughout the development. Signage will be a durable metal and posts will be aluminum. This addresses the CME review letter of January 14, 2016, comment 2.4.

Mr. Gouin says everything else in both the CME letter and T&M letter of December 17, 2015 are all agreed to except as Mr. Gouin will speak to.

Mr. Abbonizio says on the plat that shows the sight distance triangle, add the off set distance for the sight distance. Mr. Donovan says 15.2 ft. off of it. Answering Mr. Gouin Mr. Abbonizio says he is talking about one of the lanes of the sight distance triangle

Mr. Lemberg asks regarding the sight triangle, how far back would a car stop; he sees the hash marks on the other side of the sidewalk. Mr. Donovan says they would have to stop at the stop bar. It has been taken into account that a driver would be able to see.

Mr. Gouin refers to the CME letter of January 14, 2016, Item 2.1, recommendation that Somerset Anchor prepare a comprehensive sign package for the overall site, including the commercial portion. Mr. Abbonizio says while reviewing the plan one of his suggestions on behalf of the Board and Aberdeen for the entire project would on a development of this size you have the developer come in with a basic overall sign package, adhering to the pattern book presented at the original hearings, for type of structures, roofing, siding they would have for the different buildings. It would be similar that Somerset would come in and present their overall sign package for the entire site whether it is for the affordable, a developer, commercial. This way there is some kind of uniform sign that you would have thru the entire site so you don't have a mixture of signage for whoever Somerset solicits to build the different buildings, whether commercial or residential. Not saying Ingerman's signage is not good, but if they came in with this set of signs, you may want to consider having this be the sign package that will be used for the entire development. He does not know if Somerset is willing to accept that....Mr. Shenton interrupts and says it might not be Somerset but a developer they hire. Mr. Abbonizio continues you may have them come before the Board five or six different times. Ingerman is here for the affordable. If you say yes to this sign package, 18 months from now Toll Brothers comes in for the marketable. They may not want the Ingerman sign package but rather another type of sign package. They may also say they want them all the way thru Road A and Road B, etc. , and we want one at the entrance to the development off Cliffwood Avenue. Now you would have those signs to contend with and compete with Ingerman's signage. Then Poulte could come in to develop some other residential and they want signage that says "Poulte at Glassworks" also. Now you have signs being littered across Roads A and B and some of the cross streets.

Mr. Abbonizio says his suggestion is for the Board to consider possibly have the developer, Somerset, come in with an overall sign package with everyone. For argument sake you could have a guy on Road A that recommends and gives guidance for where their buildings are, with no allowance for any other developers. The idea would be you have one guide sign on Road A coming into the development, and have them listed, such as Ingerman at Glassworks with an arrow going to the rear, Poulte with an arrow going in another direction. Note that Mr. Abbonizio is making up developer names. But it is all on one sign so it is one clean directional sign at the entrance to Road A. Maybe at the intersection of Road A and perhaps Road C, you would have another sign. If you want the commercial, you want the marketable, the arrow directs you. This way you have a uniform sign package rather than a multitude of signage throughout the entire development within Road A, B or any other area.

Mr. Shenton said at the beginning the applicant said they were coming in rather early with their sign package. Why did they come in early.

Mayor Tagliarini, in clarification, asks Mr. Holden if he is going to do more than the affordables; Mr. Holden says that is possible, it is what they are working on. Mayor Tagliarini says it could wind up being five or six different signs scattered around the community.

Mr. Shenton asks if they would be amenable to coming back once the site is fully developed for more organized signage.

Mr. Abbonizio says you do it ahead of time so there is some planning involved and consistency between the signs.

Mr. Gouin says their thinking is the Redevelopment Plan, this Board has approval rights over any sign that gets put in that development. No real signage has been approved under the Resolution or Site Plan as it stands now. He spoke with Somerset, and their intention is not to have mish mash signs all over the place; they want something that looks consistent because it is better for their redevelopment. The intention is for all these signs to be similar and compatible, and even when they start doing the commercial development, they want those to be similar and compatible. He thinks Ingerman is willing, down the line if it becomes a situation where Somerset says they need to take the directional signs in a different format, we could probably revisit administratively how the signs look today. It is too early for Somerset, they don't have the rest of the property locked up with different individual developers to do the commercial, they don't know what the requirements are going to be for those developers with respect to signage, but Ingerman knows what its requirements will be and they know they need to get building permits and financing to move this thing forward. That is why they are here early and.....

Mr. Shenton interrupts asking if it would be possible or amenable for the applicant to come back before the Board and change any approvals. Mr. Gouin says if at some point the signs are incompatible with the overall development. Mr. Leckstein asks if the Board approves this subject to the applicant willing to come back to make any necessary modifications in order to resolve any possible conflicts with future developers. Mr. Gouin says that would be fine. Mr. Leckstein, asking Mr. Abbonizio if that could be worked with, if they have people living in there and then someone comes in and wants the signs changed. Mr. Donovan says hopefully they would know the changes before the signs were made and installed. He says they have done this before with Somerset; in the previous case they were later into the process. They had three other developers and they had parameters saying how the signs should look. They came up with a sign, got feedback, and went to the Planning Board in Wood Ridge and came up with a sign package that was consistent with the theme of the community, but not a Disney World type where everything was identical. Every community had a little bit of identity but within some kind of standard.

Answering Mr. Leckstein, Mr. Donovan says Somerset has seen this and approved the package, so it is consistent with vision. Mr. Leckstein asks if that is his representation under oath that they have seen it and they didn't say they hate it. Mr. Gouin says they have a signed letter of consent, they shared the sign package with them, and they approved it. Ingerman needs their signage to move forward.

Mr. Holden says the signage is very similar to what they did with Somerset at Wood Ridge, with little difference.

Mr. Shenton says the issue is the directional signs. Mr. Abbonizio says they have a Sign 12 which is literally at every single....Mr. Shenton interrupts saying they have apartment numbers and the company insignia, more than just directional.

Mr. Shenton asks if they are going to be consistent with the building numbering; we don't know what is going to happen down the road with the rest of the buildings.

Answering Deputy Mayor Montone, Mr. Shenton says the whole site is called “Glassworks.” Deputy Mayor Montone says maybe it would work better if Glassworks is what you actually saw all around and then put the actual builder’s name. . . . Mr. Shenton interrupts saying he agrees with what she says. Then you wouldn’t have what is being differentiated by Ingerman or someone else. Deputy Mayor Montone says it would make it more uniform. . . Mr. Holden says there might be two streets with same number but different names in the development. Deputy Mayor Montone says she realizes each community is going to be its own community.

Mr. Leckstein says he understands signage will be subject to any future modifications in order to avoid conflicts with each developer; Mr. Holden says not for the monument sign but for the directional signs.

Mr. Abbonizio says they don’t have directional signs on Road A; he asks if the intent coming down Road A or whatever road you are on you know where the buildings will be located, so instead of having so many within the parking lots of all four corners of the buildings. . . Mr. Donovan, pointing to his exhibit, shows where they would be. Mr. Abbonizio says you are not getting to it from there; if you want to get into Building H, you are pulling in where the monument sign is, which Mr. Donovan confirms and says it is also pedestrian area to walk around and see where they go. Mr. Abbonizio asks if they are putting any signs on their buildings, and Mr. Donovan says they are. Mr. Abbonizio asks if that would suffice, he thinks it has to be more thought out in terms do you want a sign for the road for the drivers to know at an intersection where to turn for the building they want. Pedestrian signage for walkers on the sidewalk is what the signage on the buildings should be.

He does not understand why they want so many signs at the corners of the buildings; he would think they would want more signage along the roads. Have directional arrows pointing down the roads.

Mr. Gouin thinks Mr. Donavan explained partially the reason for the number of signs is because it is not all for traffic but also pedestrian traffic. The reason for the signs on the ground, Mr. Donovan explained there is signage on the building, but it is two stories high, and that is not easily visible or usable for a pedestrian walking around. He appreciates the fact the Board disagrees with the number of signs, that is the proposal. Ingerman put a lot of time and thought into designing the sign package, and that is the proposal. Mr. Donovan says Mr. Gouin is correct,

Mr. Abbonizio says whatever the Board wants to do but it appears to be an over abundance of signage going on the building with logos, building numbers, units numbers, as well as signage surrounding the buildings. It is recommended they come up with a specific list of signs in certain locations and say what goes to what building rather than make them all typical so you really don’t know what they say.

Mr. Gouin says what they are asking for in terms of number of directional signs is not a variance condition; it is permitted. They are not here asking for more directional signs than permitted; it is permitted. This is Ingerman’s design, what they want to have in their development.

Mr. Leckstein responds it is not a question of variances but what is good design. Mr. Gouin understands that but again says it is permitted.

Mr. Shenton says he thinks it is important to have the numbers on the buildings and pedestrians will be able to see the numbers on the buildings as will drivers.

Mr. Lemberg says perhaps the signage is not clear at this point; Mr. Donovan says the signs on the buildings show you what the unit address is. Pointing to his exhibit, he shows entrances on buildings, including five entrances and breezeways on one and four entrances on another, so it is directing you. . . . Mr. Shenton interrupts asking if they know building addresses; Mr. Donovan replies that would be up to the post office. Mr. Shenton asks if there would have to be signage there indicating what the address is. Mr. Donovan says that is shown on the building. Mr. Holden says that is mostly for 911. The smaller signs have the apartment addresses. Mr. Shenton says if he is going somewhere he wants to know the address of the building. What is the post office address; Mr. Donovan does not know that yet. Mr. Holden says when they have it there will be a building and apartment address on the building, like 201A or 201B.

Mr. Donovan confirms to Mayor Tagliarini they are using those numbers for illustration purposes but will be changed to an actual address. Mayor Tagliarini says we are not seeing Building 201 on A10.2; it will be converted to the actual post office mailing address. He feels what is missing for delivery people, can they incorporate Building letters in the signage with the address.

Mayor Tagliarini says it appears to him the applicant is not ready to come to the Planning Board because the questions asked, we keep hearing you don't have the information. We already found out that 201 is a hypothetical number, and we like dealing with facts. Get the post office information, mailing address, numbers and then come back to the Board. If the Board is confused, Mayor Tagliarini says the typical service people in Aberdeen could say they are not going there because they don't know what building is what. He understands why the applicant is here early, because we all hold the same hopes that the applicant break ground as soon as possible, but he does not think they are ready to be before the Board. If they are ready, they are confusing the Board.

Mr. Donovan responds they have done this before, using place holders until they get the actual addresses from the post office. Mayor Tagliarini says we should get the actual. . . . Mr. Shenton interrupts saying the post office and emergency services need a number and street.

Mr. Gouin responds he understands what the Mayor is saying, but he does not understand what they are showing on the plan is different from what the Board is requesting. They don't know the actual addresses of the buildings. He asks Mr. Holden if they are going to know before they come back before the Board. Mr. Holden replies. . . . Mr. Shenton says his point is what he is seeing on the sign doesn't have a street name and doesn't have numbers. Mr. Gouin says because we do not know what the numbers are yet, we are. . . . Mr. Shenton says he doesn't see a street name. Mr. Gouin says they can add a street name, but they will not be in a position to have building numbers to come back before the Board, you are asking the applicant to get something they can't get.

Mayor Tagliarini says now we realize we are dealing with a hypothetical number. He asks if the Board is comfortable enough that the sign on the building will be the true address, do you want a street name on that sign, whether the applicant wants it or not. Mr. Donovan replies usually you do not see the street name on the sign. Mayor Tagliarini asks if everyone is comfortable with the sample shown on Page A10.2, that the street number will be the sign on the building. Mr. Gouin states Mayor Tagliarini is correct in his statement.

Mr. Shenton says he has problems with 10.1, Ingerman and Glassworks, but Mayor Tagliarini says the point is question is A10.2, where we put the street address on the corner of the building

as illustrated on Building “G,” top left hand illustration, where you see 201 in a rectangular box. Mr. Donovan confirms we don’t want the street name. Mr. Shenton asks if that is next to an entrance or a corner.

Deputy Mayor Montone, asking for clarification, sees the 201 on the corner of the building , is that just an example of where the numbers will be on the buildings, will there be one on every building. Mr. Holden responds that is correct. She then asks if it will be 201A, 201B or are there a whole bunch of different numbers. Mr. Holden replies it will be that one building. The sign will say “A” or “B” whatever the building is.

Answering Mr. Shenton if they are going to use the same address for two different entrances to a building; Mr. Holden says each building will have a number that identifies it. Some of the buildings have more than one entrance, but they will use the same building number for each entrance, but there will be an additional sign identifying the units inside the building. It will be Building 201, either A or B units or whatever the post office allows them to use. Putting 201 on the building is as much for 911 purposes as anything else. Answering Mr. Shenton how will the public know which entrance to use to access a unit, Mr. Gouin says because there are so many way finding signs. Mr. Donovan says it is called breezeway signage. Answering Mr. Lemberg whether you can say rear, front or side entrances, or north or south entrances, Mr. Donovan replies they are on the side. Mr. Lemberg says if someone is coming you might want to say go to the southwest side of the building, as opposed to the north entrance. Mr. Donovan, says there will be arrows; Mr. Shenton interrupting asks if there will be arrows, and Mr. Donovan says they will distinguish them.

Answering Mr. Shenton about A10-1 and how many directional arrows, Mr. Donovan replies they will be in each breezeway. Mr. Shenton says there is nothing before the breezeway, so what is to direct someone to a unit. Mr. Donovan says it is a post mounted sign (note Mr. Shenton is talking over him, I cannot make out the rest of what Mr. Donovan is saying). Mr. Holden they will be high enough to be seen over a car so that someone knows what entrance to go to, and when you get to the entrance there is another sign that will tell you if you are at the right entrance. The signs will be on posts.

Answering Mr. Lemberg about the signs on posts, and will they be combining signage not yet presented to the Board, Mr. Donovan points to his exhibit and says Sign No. 12 on the site plan and shows where they are to be located on his plan.

Answering Mr. Shenton, saying he is turning on to Road “A” from Cliffwood Avenue, at what point does he know where to turn to the parking lot, Mr. Holden says there will be a monument sign at the building you want to get to. Mr. Holden says if you are a visitor never to the site, you should go to the office in Building “G” at the monument sign. If you are coming to visit and that person gives you a street address, you would go to that address.

Mr. Gouin says on one hand the Board seems to be asking for less signs, but now seem to be asking for more signs with more information to show where all the buildings are. He is not quite sure what the applicant can do to make this work for the Board.

Mr. Abbonizio says there are four directional signs on posts. If you are driving down Road “A” you have already passed the entrance. Mr. Donovan says they can put one of the signs where the stop bar is saying Building “G” and Building “H.” Mr. Gouin thinks that is a good idea and the applicant would agree with it.

Answering Mr. Lemberg will someone know how to get out once they are in the place, Mr. Gouin says there are arrows.

Mr. Abbonizio says as an example, if Sign 12 were placed right around the cross walk of Road "A" by Building "G" with arrows so people would know to turn in there, then have one sign at each corner of the building. Mr. Gouin says the applicant will sit down with the Board engineer and planner to work out signage.

Answering Mr. Leckstein if that would be a condition, Mr. Donovan says there are two variances, the free standing sign and the monument sign, which Mr. Gouin says they cannot make it conform because they are permitted two and this would be the third one. The square footage of the directional signs conform.

Mr. Abbonizio says another concern is now you have the sign that will say "Ingerman." What happens when future developers come in and what their own signage. Will those signs be amended. Do you want one sign that says Ingerman and their buildings. Deputy Mayor Montone says there are 26 letters in the alphabet, there has to be differentiation.

Mayor Tagliarini says he does not see in five, 10 or 15 years down the road, when this is a wonderful community, it is going to be called "The Glassworks," and it should just be called "The Glassworks," and though Ingerman is proud of their company, he does not see Ingerman, then take it down and put up Toll Brothers, take it down and it is someone else. It is "The Glassworks." Deputy Mayor Montone says you brand it somewhere else. The Mayor says you the Ingerman building at 201 Main Street might be a way to put their name and put their logo somewhere approaching their building, so you are the Ingerman Building at whatever number you get from the post office, we don't care the name of the street, and not to be offensive, but it is "The Glassworks." There is one name for the community. Ingerman's name can go on the front door, but Mr. Donovan says you need directional. Mayor Tagliarini says they may be the only game in town for a long while. He can see the ad now, **welcome to The Glassworks, presented by Ingerman and the address.** He says to Mr. Holden they are not going to keep changing the monument sign on Cliffwood Avenue, but he likes the idea they are the Ingerman Building with their beautiful red logo on the entrance doors of the buildings. They are entitled to that and that might be the differentiation. There will be one sign on Cliffwood Avenue announcing the community.

Mr. Gouin says we have gotten to the point where there have been a lot of comments from the Board and its professionals, and their plan is to set up a meeting with the Board professionals to work thru some of the issues raised tonight, and they ask to carry the meeting to the February 17 public meeting with no further notice.

Answering Mr. Shenton about the variances, Mr. Gouin says there is no point going thru them tonight because they may change.

Mr. Holden says they want residents and their guests to be able to find their building. Mr. Gouin says the Mayor's concern is also about the monument sign entering into the development. Mayor Tagliarini says that is the entrance into the development by every single developer.

Deputy Mayor Montone asks to make a motion to approve the variance for the height. Mr. Shenton says for the number of signs as well. Mr. Gouin says that is still something the Mayor has reservations about, which is why they want to carry the application.

Mayor Tagliarini says his concern is what is on the signs. Deputy Mayor Montone says her question is, since she hears we are holding up permits as well, which Mr. Holden says no permits are being held up. Mr. Gouin says if they come back next month nothing is held up. He says the question the mayor is asking, there are two permitted monument signs, one is supposed to be along Cliffwood Avenue, and the Mayor is suggesting we have a sign that says "Ingerman at the Glassworks" on the monument sign on Cliffwood Avenue. Mayor Tagliarini says that is not what he is saying, he is not going to keep changing that monument sign on Cliffwood Avenue. This community, no matter how long it takes to build, eventually will be known as "The Glassworks." It is not Toll Brothers at Glasworks, not whoever else Mr. Zucker finds to develop, he cannot support putting developers' names there. He just wants "The Glassworks." From a marketing perspective that is how people will know this spot, but he says not only does he like Ingerman's logo, that should be the identifier for the Ingerman buildings. Putting the logo on their doors to their buildings should be the "Ingerman Building." Just like it could be the "Somerset Building." That is the identifier, but to keep changing the monument sign every time we have developer change, and then someone says you had it for six months and I had it for four months. There are only two entrances to The Glassworks. It is not the Board's problem if Mr. Zucker gets this out to fantastic builders, but to keep changing the monument sign is not right. We should just start knowing it now as, and treating it as "The Glassworks." Ingerman happens to be the first developer of The Glassworks, and we can't wait for you to start. But he knows every developer will come back and want their name on the monument sign. We are not going to have a monument sign for every single builder that builds at The Glassworks. There are two entrances, there should be a monument sign at each entrance.

Mr. Holden says the monument sign is to give a sense of community and way finding. There are other buildings between his buildings, and before you get to his first building where there would be a monument sign, but he understands the Mayor to use the address and their logo on the building with identification.

Regarding to the signs, one on the post and one not on a post, Mayor Tagliarini thinks a sign on a post at the corner of a building would look good.

No one is present from the public on this application.

Deputy Mayor Montone moves to carry this application to the February 17 public meeting, with no further notice, seconded by Mr. Vena, and on voice vote all members agree. Mr. Gouin extends time on this application thru the end of March.

A resident of 224 \_\_\_\_\_ speaks about the traffic and proposed developments, especially Hidden Village. She says anyone in the condo developments cannot get in and out of Route 34 during certain hours. It has only going to get worse. She asks if we have spoken to them about putting in another lane. Something better needs to be done on Route 34. Mayor Tagliarini says that would be the State and County. Mr. Shenton says if a development fronts on Route 34, the State looks at their plans and either approves or not. Mayor Tagliarini says they present reports giving levels of traffic existing and proposed with the development in place. Mayor Tagliarini says it was a County project coming down Lloyd Road to the highway, making two lanes for a left hand turn til you get to the area where it merges to one lane.

Meeting adjourned.

