

**BOROUGH OF BLOOMSBURY  
JOINT MEETING OF THE COUNCIL AND PLANNING BOARD  
REGULAR MEETING AGENDA  
NOVEMBER 17, 2009**

Actual meeting may contain discussion of items not mentioned on the Agenda and alternatively any item specifically listed may be omitted.

Call to Order – Planning Board, Chairman

Sunshine Law Announcement –Planning Board, Chairman

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on November 5, 2009 by the publication of said notice in the Hunterdon County Democrat and the posting of said notice in the Municipal Building on the same date.

Roll Call  
Flag Salute

1.     1a.     Approval of Bill List - October 20, 2009  
       1b.     Approval of Bill List - November 17, 2009
2.     Approval of Regular Meeting Minutes - August 18, 2009
3.     Zoning Report/ Violations Notices:
  - 3a.     August 11, 2009- September 10, 2009
  - 3b.     September 11, 2009 - October 16, 2009
  - 3c.     October 17, 2009 - ???
4.     Old Business
  - 4a.     RESOLUTION # 05-09 - FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION REGARDING THE APPLICATION OF ANNE FERRERO FOR A VARIANCE FOR BLOCK 18, LOT 8(54 MAIN STREET)
  - 4b.     RESOLUTION # 06-09 - FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION REGARDING THE APPLICATION OF PETER AND LAURIE SUBBE FOR A VARIANCE FOR BLOCK 21, LOT 9 (81 MAIN STREET)
  - 4d.     GROWMARK -
    - Revised Site Plan dated September 11, 2009
    - Letter from Steven Gruenberg dated August 26, 2009 in reference to the Growmark application for site plan and variance relief.
    - Letter from Dominick C. Santini dated September 11, 2009 in response to Mr. Gruenberg's August 26, 2009 letter.

● RESOLUTION # 07-09 - GROWMARK - ???

- 4e. TRAVEL CENTERS OF AMERICA - request for extension of preliminary and final site plan approval for Block 30; Lot 3.
- 5. New Business
  - 5a. PILOT - Appeal of Zoning Officer's Decision
  - 5b. BANISCH AND ASSOCIATES - Highlands Presentation
- 6. Correspondence
- 7. Public Comment
- 8. Adjournment

**BOROUGH OF BLOOMSBURY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
MARCH 17, 2009**

Actual meeting may contain discussion of items not mentioned on the Agenda and alternatively any item specifically listed may be omitted.

Call to Order – Planning Board, Chairman

Sunshine Law Announcement –Planning Board, Chairman

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on January 29, 2009 by the publication of said notice in the Hunterdon County Democrat and the posting of said notice in the Municipal Building on the same date.

Roll Call  
Flag Salute

1. Approval of Bill List - March 17, 2009
2. Approval of Minutes
  - 2a. Approval of Regular Meeting Minutes - February 17, 2009
  - 2b. Approval of Executive Session Meeting Minutes - February 17, 2009
3. Zoning Report/ Violations Notices - February, 2009
4. Old Business
  - 4a. Resolution # 02-09 - Resolution Authorizing the Award of Non-fair and Open Contracts with Certain Planning Board Professionals
  - 4b. Highlands Assessment Report
5. New Business
  - 5a. Completeness Determination - Growmark FS, LLC
    - Letter from Richard Roseberry, dated March 10, 2009
6. Correspondence
7. Public Comment
8. Adjournment

**BOROUGH OF BLOOMSBURY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
JUNE 16, 2009**

The regular meeting of the Bloomsbury Planning Board was held June 16, 2009 at the Bloomsbury Borough Hall, 91 Brunswick Avenue, Bloomsbury, New Jersey 08804. The meeting was called to order at 7:32 p.m. by the reading of the Sunshine Law by Tom Reilly, Chairman.

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on January 24, 2008 by the publication of said notice in the Hunterdon County Democrat and the posting of said notice in the Municipal Building on the same date.

Flag Salute

ROLL CALL:	George Allen	Robert Waterson
	Tom Reilly	Mark Peck, Mayor
	Ken Robbins	Steve Gruenberg, Attorney
	Chris Smith	Lawrence Creveling, Zoning Officer
	Martha Tersigni	

Flag Salute

**PAYMENT OF BILLS**

Mr. Peck moved the Board approve the bill list of June 16, 2009, provided funds are available; seconded by Mrs. Tersigni.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Smith-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

**APPROVAL OF REGULAR MEETING MINUTES OF MAY 19, 2009**

Mr. Peck moved the board approve the regular meeting minutes of May 19, 2009; seconded by Mr. Allen. All ayes. Motion carried.

**ESCROW ACCOUNT REPORT - JUNE 16, 2009**

The Board reviewed the escrow account report of June 16, 2009.

**ZONING REPORT/ VIOLATION NOTICES - JUNE 16, 2009**

Mrs. Tersigni reminded the board that the property owner from 46 Main Street address was denied permission to convert his one family home into a two family and was later found to have installed a sink and stove hook up without appropriate approvals and permits and claimed that it was a wet bar. His recent request includes installing a wet bar. The State Code Officials and the Zoning Officer will continue to monitor the property improvements. The Board reviewed the zoning report. Discussion followed.

**BANISCH ASSOCIATES, INC. - Highlands Plan Conformance Update**

Joanna Slagle presented the Board with a memo outlining the status of the seven modules which need to be addressed as part of Highlands Basic Plan Conformance. The Board reviewed the same. Discussion followed.

**OLD BUSINESS**

The Board reviewed an updated survey submitted by Melanie Owens for Block 9; Lot 9.03. The Board Engineer will review the same and it will be added to their recent variance application file.

**NEW BUSINESS**

**GROWMARK FS - Completeness Determination**

Dominick Santini appeared before the Board representing GrowMark FS, Inc.

Mr. Roseberry stated that he had originally deemed the application be deemed incomplete, but the applicant has submitted a revised site plan and that he recommend the Board deem the application complete based upon his March correspondence.

Mr. Smith left the table as he resides within 200' of the property for which the application has been submitted.

Mr. Gruenberg stated that he understood there to be an escrow account deficit which would need to be addressed before their application could be considered. Discussion followed.

Mr. Peck moved the application be deemed complete provided that the applicant will submit and additional \$1,000 to escrow to cover professional expenses; seconded by Mr. Robbins.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

Mr. Gruenberg stated that the application has been deemed complete with conditions and that the applicant has taken the liberty of noticing for this evening and do have the appropriate notice of hearing should the Board wish to proceed this evening.

Mrs. Tersigni moved the Board entertain a public hearing on this matter tonight, seconded by Mr. Peck.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

**PUBLIC HEARING:**

Esmond Crooke, William Dickey and Merlyn Jenkins were sworn in by Mr. Gruenberg as witnesses.

Mr. Crooke testified that he is the warehouse manager at GrowMark. He stated that they sell directly from the manufacturers to the farmers and that they store all bagged goods in the building which they want to expand including fertilizers, lime and corn, soy bean and grass seeds.

Mr. Crooke further testified that they need the addition on this building to enable them to accept and store full loads of goods and thereby allow them to fill orders more efficiently. Instead of accepting several partial loads and having to fill orders with multiple, separate deliveries, they could store all the products needed to fill an order in one truck and believe this addition will decrease truck traffic.

Mr. Crooke testified that in 2001 in accordance with the Borough Engineer's request, a riprap channel and seepage pit were installed to handle run off from the railroad tracks and any run off from the roof of the building. Discussion followed.

Mayor Peck asked Mr. Crooke if they are looking to expand their operations and generate more out look from the present volume by expanding this facility. Mr. Crooke stated they are not looking to increase business, just to handle what they have more efficiently.

Mayor Peck asked if they anticipate to a decrease in truck traffic with this addition. Mr. Crooke stated that they do anticipate less truck traffic as they will be able to accept full loads instead of partial loads coming in more frequently.

The Chairman asked the public if they had any questions of this witness.

Rob Walsh, 12 Woodlands Terrace asked Mr. Crooke what the total liquid storage volume of the site is. Discussion followed and Mr. Walsh agreed to hold his question for the next witness.

Mr. Crooke testified that they are subject to random testing and inspections by NJDEP. They have been subject to extensive soil testing since GrowMark purchased the site from Agway. Discussion followed.

Mr. Creveling asked if there are any outdoor storage bins at the facility. Mr. Crooke stated that one of nine bins has an open face but all others are enclosed. He further testified that they hope to remove the trailers that are currently used for storage when they complete the building addition.

Mr. Dickey testified that they have six 12,000 gallon above ground tanks which hold liquid fertilizer, and six tank ranging from 1,500 - 4,300 gallons that hold pesticides, all of which are contained inside a building. He further stated that they have a discharge plans which outlines how everything is contained and their methods for clean up should anything happen. Mr. Dickey continued to outline how the DEP did soil testing through out the property and found nothing expect one spot which tested positive for arsenic which was from when there was a graphite mill in that area. Discussion followed.

Mr. Dickey stated that all drivers and applicators are subject to continued training and safety education.

Mr. Dickey testified that he was present when the drainage system was installed in 2001. He stated that the Railroad lowered their railroad bed so that they could pass under the Rt. 579 Bridge and in doing so they installed a drainage channel on the opposite side to control the runoff from the other side and in doing so, they alleviated the runoff which previously came across the GrowMark parking lot. Discussion followed.

Mr. Dickey testified that residents would not see the addition as the building can't be seen by Fawn Run presently.

Mayor Peck asked if the addition will enhance safety either on surrounding residents or employees at the site. Mr. Dickey testified that it will enhance safety because they will have more room and will not have to stack things as high and can allow for more room for the fork lift to be maneuvered.

The Chairman opened discussion to the public.

Mr. Santini called Mr. Jenkins up to testify. Mr. Roseberry stated that because Mr. Jenkins is not a licensed Engineer in the State of New Jersey, and that he may not be able to be accepted as a Professional Engineer by the Board. Lengthy discussion followed.

Mr. Jenkins submitted his credentials they were entered and marked as exhibit A-1 and dated June 16, 2009.

Mr. Gruenberg stated that as in any case, the Board can accept or reject any testimony including expert testimony which is brought before us and what he urged the Board to do is to have Mr. Jenkins present the Board with his qualifications and then the Board can vote as to whether to accept him as an expert witness in the field of engineering and then based upon the opinion of the Borough Engineer and Council the Board can accept or reject that. He explained that the rules of evidence are not strictly adhered to. Mr. Jenkins explained that the Engineer who worked on and signed the plans was unable to attend the hearing.

Mr. Jenkins provided testimony about his professional qualifications and experiences. Mr. Jenkins testified that he has been working in the field for 61 years and has been licensed since 1960 in the State of Pennsylvania. He provided additional testimony about his work experience including being previously accepted as a professional engineer and providing testimony for the New Jersey Transit Authority at the New Jersey Administrative Law Section in landmark cases in Newark in the late 1970's. Discussion continued. Mr. Gruenberg asked if Mr. Jenkins had ever provided testimony for and been accepted as a professional engineer by any other Board in the State of New Jersey. Mr. Jenkins stated that he has on several occasions throughout Essex County. Discussion followed.

Mayor Peck moved the Board accept Mr. Jenkins as a fact witness; seconded by Mr. Robbins.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

Mr. Jenkins stated that he would like to clarify that the green belt between the GrowMark Property and Fawn Run has dense foliage and trees which prohibit site from the Fawn Run development.

Mr. Jenkins testified that he has observed the drainage design at the facility and that it appears to be working perfectly.

Mrs. Tersigni requested Mr. Jenkins she the Board where on the plans the drainage system is located. Mr. Gruenberg explained that the original Agway site plan submitted with the initial application does show the drainage system. Mr. Santini provided the Board with a copy of that plan which was entered and marked exhibit A-2 and dated June 16, 2009.

Mr. Roseberry stated that according to the plan there appears to be an electric line which will need to be relocated before the addition is completed. Discussion followed. The Pole will be relocated as needed.

Mr. Jenkins testified that the current building is 60' x 36' and the addition is 32' x 40'. The proposed building would be 92' x 36' on the west side and 92' x 40' on the west side.

Mrs. Tersigni asked if the proposed addition would eliminate any parking spaces. Mr. Roseberry stated that according to the plan, a few parking spaces will need to be relocated but the total number will remain the same.

Mr. Reilly asked what the total impervious coverage would be. Mr. Jenkins testified that the impervious coverage of the building will be approximately 16,500 sq. ft.. The Board explained that all gravel areas are considered impervious as well and the plan shows that the total impervious coverage for the site is 76,200 sq. ft. Discussion followed.

Mr. Roseberry stated that there are existing nonconforming set backs at the site, but this proposal is not creating a new setback issue.

Mrs. Tersigni questioned that one variance is because of the front yard of the property and Mr. Roseberry stated that because it is a warehouse it is considered an accessory structure and it is being proposed in the front yard of the business. Mrs. Tersigni questioned if that was really originally the front yard to that lot. Discussion followed.

Mr. Jenkins testified that they believe that this was not originally the front yard, and that instead, the front yard of the lot is actually on Lehigh Avenue. Discussion followed.

Mr. Gruenberg stated that two variances are required for this application, the first being that the accessory structure exists in the front yard and the second is the expansion of a non-conforming accessory structure of more than 25%.

Mr. Croke testified that they expect construction to be completed in approximately two months.

Mayor Peck asked if there are any anticipated changes to the lighting scheme. Mr. Croke testified that they do not anticipate any changes but will be relocating the light that is currently over the door at the end of the building to the same location on the addition.



Mr. Reilly adjourned the meeting for a five minute recess.

The Board returned to the table.

Mr. Santini stated that his clients, are disappointed that the person that the engineer and planner which was supposed to be here could not attend the meeting this evening and provide the testimony they wanted presented. They asked that the matter be continued till the July meeting. Discussion followed.

Mr. Gruenberg stated that this matter will be adjourned to July 21, 2009 at 7:30 PM and at that time, the applicant will provide additional testimony and then the public will be heard.

## **NEW BUSINESS**

### **THE FLOOD DAMAGE PREVENTION ORDINANCE**

The Board reviewed a draft flood damage prevention ordinance presented by Mr. Roseberry. Mr. Roseberry explained that all municipalities are now required to adopt a flood damage prevention ordinance.

Mayor Peck moved the Board recommend Council introduce and adopt this Ordinance and simultaneously repeal all other inconsistent Ordinance that is currently on the books; seconded by Mr. Waterson.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

Mr. Allen asked the Board consider having a requirement that clearance be obtained from the zoning officer prior to the sale of a property to prevent a situation which occurred last month where the applicant came before the board to get variance approval to replace something that was installed by the previous owner without the appropriate permits and variances.

Discussion followed.

## **CORRESPONDENCE**

The Board reviewed correspondence.

## **OPEN TO THE PUBLIC**

Mr. Walsh asked if an application came before the town if they would be subject to the Highlands rules, specifically would any construction trigger a highlands application. Mr. Gruenberg stated that he does not know the answer to that specific question, but advised that as with all applications, the Board approval is contingent upon satisfying any and all other outside governmental agency approvals including the Highlands must be satisfied.

Mayor Peck stated that there was a piece of correspondence from the NJ Transit regarding a proposed park and ride in the area. Mr. Robbins stated that he has attended a meeting about proposed rail service extension in the area and that currently there is no money available for these projects and they are still in preliminary discussion stages.

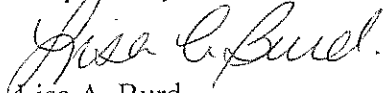
Mayor Peck stated that his concern is that they are looking very seriously at the property already owned by the state in Bethlehem Township, on Route 173 just outside the Borough for a park and ride which would exasperate an already difficult traffic situation at exit 7. Discussion followed. Mr. Robbins stated that he believes they were proposing about 500 parking spaces. Mr. Roseberry stated that he believes that Mayor Peck should respond to the letter from the Hunterdon County Planning Board with the Borough concerns about the implications on an already busy and often backed up interchange.

Mr. Reilly asked that Board members please review the letter and additional correspondence that Ken Robbins will forward to all board members and that comments to the same be given to the Board Secretary to be presented to Council.

### **ADJOURNMENT**

There being no further business, a motion to adjourn was made by Mr. Peck, seconded by Mr. Robbins. All ayes motion carried. Meeting adjourned at 9:36 PM.

Respectfully submitted,



Lisa A. Burd,  
Planning Board Secretary

**BOROUGH OF BLOOMSBURY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
MARCH 17, 2009**

The regular meeting of the Bloomsbury Planning Board was held March 17, 2009 at the Bloomsbury Borough Hall, 91 Brunswick Avenue, Bloomsbury, New Jersey 08804. The meeting was called to order at 7:31 p.m. by the reading of the Sunshine Law by Tom Reilly, Chairman.

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on January 24, 2008 by the publication of said notice in the Hunterdon County Democrat and the posting of said notice in the Municipal Building on the same date.

Flag Salute

ROLL CALL:	George Allen	Robert Waterson
	Tom Reilly	Mark Peck, Mayor
	Ken Robbins	Steve Gruenberg, Attorney
	Chris Smith - excused	Richard Roseberry, Engineer
	Martha Tersigni- arrived 7:42	Lawrence Creveling, Zoning Officer

Flag Salute

**PAYMENT OF BILLS**

Mr. Peck moved the Board approve the bill list of March 17, 2009, provided funds are available; seconded by Mr. Robbins.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Waterson-aye; Peck-aye. Motion carried.

**APPROVAL OF REGULAR MEETING MINUTES OF FEBRUARY 17, 2009**

Mr. Peck moved the board approve the regular meeting minutes of February 17, 2009; seconded by Mr. Allen. All ayes. Motion carried.

**APPROVAL OF EXECUTIVE SESSION MEETING MINUTES OF FEBRUARY 17, 2009**

Mr. Peck moved the board approve the executive session meeting minutes of February 17, 2009; seconded by Mr. Waterson. All ayes. Motion carried.

**ESCROW ACCOUNT REPORT - March 16, 2009**

The Board reviewed the escrow account report of March 17, 2009.

ZONING REPORT/ VIOLATION NOTICES - February 2009

The Board reviewed the zoning report. Discussion followed.

OLD BUSINESS

RESOLUTION # 02-09 - A RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT WITH CERTAIN PLANNING BOARD PROFESSIONALS

WHEREAS, the Borough of Bloomsbury Planning Board requires the services of an engineer and attorney; and

WHEREAS, funds are available in the 2009 municipal budget for the Borough of Bloomsbury Planning Board expenses; and,

WHEREAS, C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting is a duly qualified licensed engineer of the State of New Jersey; and

WHEREAS, Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, is a duly licensed attorney of the State of New Jersey; and

WHEREAS, the Board members are desirous of retaining the services of the aforementioned individuals;

WHEREAS, the Chief Finance Officer has certified that the contracts (recited below) with , C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting, and Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, may exceed \$17,500 in value, and such parties have furnished to the Borough of Bloomsbury (or will furnish to the Borough of Bloomsbury prior to the effectiveness of an award of contract with them) a Business Entity Disclosure Certification certifying that their entity has not made any reportable contributions under the New Jersey Local Pay-To-Play Law (N.J.S.A. 19:4A-20.4 et seq.) and that they will not, during the term of their contract make any political contribution so reportable; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1et seq.) requires a resolution authorizing the award of contracts for Professional services without competitive bidding must be advertised,

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Bloomsbury, County of Hunterdon, State of New Jersey as follows:

1. That the Chairman and Secretary of the Borough of Bloomsbury are hereby authorized and directed to execute contracts with the following all being for a period of one year, ending on December 31, 2009, contingent upon receipt from each of the following where the contract may exceed \$17,500 of a Business Entity Certification certifying that their entity has not made any reportable contributions under the New Jersey Local Pay-To-Play Law (N.J.S.A. 19:4A-20.4 et seq.) and that they will not, during the term of their contract make any political contributions so reportable:

C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting is appointed Planning Board Engineer for the calendar year 2009.

Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, is appointed Planning Board Attorney for the calendar year of 2009.

2. These contracts are awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5-(1) (a) of the Local Public Contracts Law.
3. This resolution shall be published once in the Hunterdon County Democrat.
4. Copies of said professional agreements shall be maintained in the municipal offices of the Borough.

Mr. Peck moved the Board adopt Resolution # 02-09; seconded by Mr. Allen.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Waterson-aye; Peck-aye. Motion carried.

### HIGHLANDS - INITIAL ASSESSMENT

Joanna Slagle presented the Board with a draft Highlands Initial Assessment Report and a memo in reference to Highlands Plan Conformance update dated March 17, 2009. Discussion followed.

Ms. Slagle reported that both have been submitted to the Highlands Council for their review and advised that she will contact Mr. Reilly to set up the next subcommittee meeting when one is needed. Discussion followed.

### NEW BUSINESS

#### GROWMARK FS, LLC - Completeness Determination

The Board reviewed the Growmark FS application and letter from Richard Roseberry dated March 10, 2009. Discussion followed.

Mr. Allen moved the Board deem the application incomplete based upon Mr. Roseberry's review letter dated March 10, 2009; seconded by Mr. Robbins.

ROLL CALL VOTE: Allen-aye; Reilly-aye; Robbins-aye; Tersigni-aye; Peck-aye.  
Mr. Waterson - Abstained as he is within 200' of the property. Motion carried.

### CORRESPONDENCE

The Board reviewed correspondence.

### OPEN TO THE PUBLIC

No comment.

### ADJOURNMENT

There being no further business, a motion to adjourn was made by Mr. Peck, seconded by Mr. Waterson. All ayes motion carried. Meeting adjourned at 8:31 PM.

Respectfully submitted,

Lisa A. Burd,  
Planning Board Secretary

STATE OF NEW JERSEY  
HUNTERDON COUNTY

.....  
Jill Machado, of full age, being duly sworn upon her oath,  
saith: that she is connected with **THE HUNTERDON  
COUNTY DEMOCRAT**, a newspaper published in  
Hunterdon County, New Jersey; that a notice of which the  
annexed is a true copy, was published on the

5th day of November A.D., 2009,

in said newspaper and once a week thereafter successively,

in all week(s), viz.: upon

*Jill Machado*  
.....

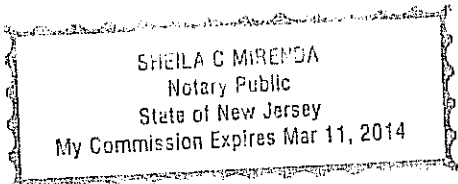
Sworn and subscribed before me this

9th day of November A.D. 2009

*Sheila C. Miranda*  
.....

Notary Public of N.J.  
Sheila C. Miranda

My Commission Expires March 11, 2014



**PLANNING BOARD  
BOROUGH OF BLOOMSBURY  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

Please take notice that there will be a joint meeting of the Bloomsbury Borough Planning Board and Borough Council on November 17, 2009 for the purpose of a public hearing on the DRAFT Highlands Council Regional Master Plan Element of the Bloomsbury Borough Master Plan. The meeting will be held at 7:30 p.m. at the Bloomsbury Borough Municipal Offices located at 91 Brunswick Avenue Bloomsbury, New Jersey 08804. Members of the public are invited to attend and offer comments on the draft document.

The draft Highlands Regional Master Plan Element are on file in the Bloomsbury Borough Municipal Offices (91 Brunswick Avenue Bloomsbury, New Jersey 08804) and are available for inspection during normal business hours (Monday - 6:30 pm to 6:00 pm; and Tuesday through Friday - 9:00 am to 3:00 pm)

Lisa A. Burd,  
Planning Board Secretary

(Pr's fee \$23.67)

11/5/09