

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
AUGUST 13, 2008**

At 7:30 p.m., Mitchell Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Roll Call: Blanco, Grbelja, Newman, Pado, Pinney, Beck, Pepe, Rundella and Kurzman. Absent: Weintraub and Sico.

Salute to the Flag.

**Approval of the June 11, 2008 Minutes:** Mr. Kurzman made a Motion to approve the June 11, 2008 Minutes and Mr. Blanco offered a second. Roll Call Vote: Kurzman, Pado, Pinney, Beck and Newman voted yes to approve.

**Approval of the July 9, 2008 Minutes:** Mr. Blanco made a Motion to approve the July 9, 2008 Minutes and Ms. Grbelja offered a second. Roll Call Vote: Blanco, Grbelja, Pado, Pinney, Beck and Newman voted yes to approve.

**Open Public Comment Portion.** Chairman Newman opened the Public comment portion of the meeting to the public at 7:35. Seeing no public comment, he closed same at 7:35 p.m.

**REVIEW AND RECOMMEND:**

**ORDINANCE NO. 08-25 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXXV "LAND USE AND DEVELOPMENT REGULATIONS" IN ORDER TO PROVIDE FOR "LANDSCAPING STANDARDS" WITHIN MILLSTONE TOWNSHIP**

Mr. Coppola gave a brief overview of the proposed Ordinance. He advised that the Architectural Design Standards Ordinance was adopted by the Governing Body. The Landscaping Ordinance is comprehensive and is a performance orientated ordinance. Mr. Coppola stated that the Ordinance contains specific standards while giving a developer choices and options. The Ordinance requires that a landscaping plan be designed by a landscape architect. Mr. Coppola stated that this Ordinance is applicable to subdivisions as well as site plans, anything that requires landscaping is covered by the ordinance.

Ms. Grbelja advised that the Ordinance was amended to include the definition of the "Street Trees". Mr. Coppola is agreeable to that addition. Ms. Grbelja had discussed some suggested changes with Mr. Coppola.

Mr. Coppola suggested a new section should be added instead of reiterating the whole landscape ordinance.

Chairman Newman had a question regarding buffering in section 11-14.2. Mr. Coppola explained the difference between buffering and screening. Chairman Newman's concern is buffering a business that would be located next to a non-business. Mr. Coppola clarified that this is covered under nuisance buffer in the proposed Ordinance.

Mr. Coppola advised that regarding section 11-14-4 "planting hardy species", he had worked with a landscape architect in preparing the Ordinance. He advised that we could add a reference to maintenance. The Ordinance is a performance ordinance and allows a different way to accomplish the objectives.

Chairman Newman discussed that the landscaping should be bonded. Mr. Coppola advised that this would be placed in the Ordinance.

Mr. Pepe made a Motion finding the Ordinance to be consistent with the Master Plan and Ms. Pinney offered a Second. Roll Call Vote: Pepe, Pinney, Pado, Beck, Kurzman, Blanco, Grbelja, Rundella and Newman voted yes to the consistency of the Ordinance.

**P05-17 FIRST CHOICE** – Block 16, Lot 9.10. Located on Rike Drive, consisting of 3.26 acres in the BP Zone. Applicant Received Preliminary and Final Major Site plan approval to construct a 20,843 s.f. building consisting of 8,000 s.f. office space and 12,483 s.f. warehouse. Resolution Memorialized 4-6-06. Applicant seeks an extension of time to complete Resolution compliance.

Mr. Pado Steps down for the application

Mr. Kenneth Pape representing the applicant. He advised that Resolution compliance has been met except for the bonding. He explained that the applicants are requesting a one-year approval. There had been no zone change and no variances were needed for the applicant. Engineer Shafai has approved the plans and everything is in order. We are waiting for the bonds.

Mr. Blanco made a Motion to grant the one-year extension and Mr. Kurzman offered a Second. Roll call Vote: Blanco, Kurzman, Pinney, Pepe, Beck, Rundella, Grbelja and Newman voted yes to the extension to April 6, 2009.

#### **NEW APPLICATION:**

**P08-03 BEAVER CONCRETE** - Block 16, Lot 9.09. Located on Rike Drive in the Moto Industrial Park consisting of 7.91 acres in the BP Zone. Applicant seeks Preliminary and Final Major Site Plan approval to construct a 22,400 s.f. building comprised of 6,400 s.f. office space and 16,000 s.f. warehouse for contractor. No bulk variances are being requested. Deemed Complete: 7-11-08. Date of Action: 8-25-08.

Attorney Michael Steib advised that he had reviewed the jurisdictional packet and finds same to be in order to accept jurisdiction. He read the following exhibits into evidence:

- A-1 Jurisdictional Packet
- A-2 Web Notice dated 07/23/08
- A-3 Application dated 01/17/08
- A-4 Amendment to application dated 06/26/08
- A-5 SWM Plan prepared by Crest Engineering dated 02/01/08; last revised 06/10/08
- A-6 Operation and Maintenance Manual for SWM BMP  
prepared by Crest Engineering dated 01/16/08; last revised 06/10/08
- A-7 Environmental Impact & Assessment prepared by Crest Engineering dated 01/02/08
- A-8 Historic Pesticide & Soil Contamination Report prepared by Peter Strong of Crest Engineering dated 01/02/08
- A-9 Traffic Study prepared by Kenneth Fears, PE of Oracle Engineering, Inc. dated 12/27/07
- A-10 Survey of Property prepared by Daniel Hundley of Crest Engineering dated 08/01/06; last revised 12/03/07
- A-11 Preliminary & Final Site Plan prepared by Crest Engineering dated 01/25/08; last revised 06/11/08
- A-12 Declarations of Covenants and Restrictions for the Moto Industrial Park Association, Inc. dated 02/14/01, recorded on 02/20/01
- A-13 First Amendment to Declarations of Covenants and Restrictions for the Moto Industrial Park Association, Inc dated 11/24/04, recorded 12/13/04
- A-14 One Half Mile Radius Map prepared by Crest Engineering dated 12/07/2007
- A-15 Omitted
- A-16 Color Rendering of the Landscape Plan prepared by Crest Engineering dated 08/13/08

- A-17 Garbage Truck Circulation Analysis prepared by Maser Consulting dated 08/12/08
- A-18 WB 50 Truck Circulation Analysis prepared by Maser Consulting dated 08/12/08
- PB-1 Report of Board Engineer dated 07/11/08
- PB-2 Report from Planner dated 08/11/08
- PB-3 MCPB letter dated 02/25/08 - site does not require MCPB approval
- PB-4 MCBOH soil suitability letter dated 04/01/05
- PB-5 Freehold Soil Conservation District Initial Application Review dated 07/02/08
- PB-6 Millstone Township Shade Tree Commission Report dated 07/23/08

Mr. Kenneth Pape representing the applicant. He explained that the proposed building is for 6,400 s.f. of office space and 16,000 s.f. plus for warehouse. No variances are needed. He explained that this is the second largest lot in the business park. The project is for the applicant's business.

Mr. Peter Strong of Crest Engineering is sworn in his credentials have been presented in the past and he has testified before the Board in the past. He is accepted as applicants PE and PP.

Mr. Strong gave a brief overview of the project. Marked into evidence A-14, one-half mile radius map. He explained that the lot consists of 7.91 acres and is the second largest lot. The lot meets the requirements of the BP zone. No variances are needed. The lot is situated in the back part of the Park.

Marked into evidence is A-15, the development for Beaver Concrete office and warehouse and A-16, Color Rendering of the landscaping plan.

Mr. Strong advised that the building consists of 16,000 s.f. with single access off of Rike Drive. There are 35 parking spaces located in the front area and right side of building . The driveway goes to the back. Trucks may enter from the rear to load and unload. Mr. Strong stated that the stormwater management is located in the back and he explained how water is handled on the property. He testified that soils have been tested and approved by Monmouth County Board of Health for soil suitability for septic.

Mr. Strong explained to the Board how trucks maneuver around the site.

Buffer averaging of the wetlands has been provided.

The sign located in front of the building is to be a monument-type sign. Mr. Strong advised that sheet 4 of 7 of the plans shows the sign detail. He advised the Board that this type of sign has been used throughout the park. The sign would not be lighted.

Attorney Pape stated that the address numerals would be located on the building and would be 18 to 24 inches. This has been done for all of the buildings that have been erected in the Park.

Attorney Pape advised that there are regional basins located in the Park. He explained this is to take care of the community.

Lighting fixtures in the parking area (sheet 5 of the plans) are shoe box-type fixtures with a maximum height of 16 feet and would be placed in the parking fields. Two lights would be located in front and three lights are to be located along the driveway and one light is to be located in the back of the building. There are no lights in the stone area where the trucks traverse. Ms. Pinney voiced her concerns about safety and security and asked about installing a motion light. She offered that it is wise and prudent to consider a light. Mr. Strong stated that the area is to be fenced for perimeter control. The area close to the building is to be lit.

The Board discussed additional lighting. The applicant and the Board professionals are to work out the details and make this a condition of approval.

Mr. Strong advised that he met with Mr. Shafai a few weeks ago and stated that he could comply with Mr. Shafai's recommendations.

Mr. Pape reported to the Board that the applicant has secured an NJDEP LOI. Limited buffer averaging is to be filed after local approval is received. The D&R approvals for the entire subdivision are in place. The applicant has not received a report from the Fire Commissioners. Mr. Pape will direct a letter to them. The applicant agreed to comply with Subtitle 1 of Title 39.

Ms. Grbelja asked what the property is to be used for. Bruce Junge, Executive Vice-President of Beaver Concrete has worked with Engineer Peter Strong regarding the plans for the facility and he is sworn in to testify.

Mr. Junge offered a brief history of the Company. He stated that they were founded in 1946. Since 1978 they have been heavy highway contractors, providing their services for such projects as the Garden State Parkway and NJ Turnpike. They work in New York and New Jersey. Presently, they are located in Hazlet. In the warehouse, they store painter's platforms (40 foot long) and traffic control devices and the like. The applicant will stipulate on the record that there would be no outside storage.

Mr. Junge explained that workers go directly to the job site. Equipment is not cleaned or maintained on this site. A forklift is stationed in the warehouse. Concrete materials,

signs, expansion joints are stored in the warehouse. This allows Mr. Junge to order the stock he will need for a project (cost effective) and store the pieces in the warehouse. No mixing cements, crushing stones, etc. Some chemicals (epoxy) are stored on the site in drums. Any chemicals they receive in 5 gallon drums are shrink-wrapped. The intent is to have the needed supplies stored at the warehouse for transport to a job site. Storing supplies at the warehouse allows for staging projects ahead of time.

The people that will be in the building are 6 permanent employees in the office and 1 in the warehouse, the company principals and family members consisting of 3 people. The primary purpose is for the company to grow.

In the building, there will be the storage of vehicles and tractor trailers that would be pre-loaded for the next day, and a forklift.

The applicant advised that they would have less than one delivery per week. Two doors located in the back of the facility are for flexibility depending on where Mr. Junge stores the items.

Engineer Matt Shafai asked about the vehicles. The applicant owns 2 trailers and 23 trucks. The trucks are located one-half in Newark and the other half in Staten Island.

Mr. Junge advised that they have a staging area (1-2 acres) on a site for a period of time where their equipment is kept for that job.

No trucks or vans are located on the premises.

Mr. Junge provided information about prior and current jobs. They have performed work at La Guardia Airport for runways that go over water. They have been there for over 20 years.

Mr. Kurzman asked for a list of chemicals that they store. Mr. Junge advised that the list of chemicals changes from job to job but he could provide him with a list from a current job. Mr. Kurzman advised that the list should be provided to our Fire Commissioner.

Maurice Rached, is sworn in as applicant's traffic expert. He currently works for Maser Consulting. He advised that he has been a professional engineer since 1993 and a traffic engineer for the past 20 years. He is involved in teaching at Rutgers, the Stevens institute and has worked for the NJDOT.

He is accepted as an expert. Kenneth Fears of Oracle Engineering has retired and Mr. Rached has assumed his responsibilities.

Mr. Rached advised that in 1998, Mr. Fears did a trip generation. This lot use and size is very similar to his 1998 report for the entire park. Office component would generate

9-10 incoming in the morning and one trip outgoing in morning. In the evening, 8 would be leaving. He explained where the calculated figures came from. This is peak hour analysis.

Referring to Exhibit to A-16, he goes over the site. Parking is adequate. Site circulation, box trucks, garbage trucks, large vehicles (40 trailer), etc. Entered into Evidence is Exhibit A-17, Garbage truck circulation analysis. Mr. Rached explained that he worked with Mr. Strong to coordinate design revisions. Entered into evidence is Exhibit A-18, Truck circulation analysis. He explains the circulation of the vehicles. Mr. Coppola asked why the circulation area is so large. Mr. Rached explained the sweep. Mr. Coppola is concerned about the extent of coverage needed. He feels that it is excessive and is overkill from an environmental viewpoint. Mr. Rached will work with the engineer and the planner to "tweak" the area to achieve the minimum needed space for trucks to maneuver.

Mr. Shafai recommends paving. Stone is noisy, creates dust, etc. Mr. Coppola asked if the fence is necessary. He suggested eliminating the fence and providing landscape. Mr. Coppola stated that he understands the concerns of the applicant. He sees storage areas fenced but this is not a storage area. He suggested that the applicant could beef up security lighting. Mr. Pepe suggested that if they pave, they should pave the least amount as possible. Ms. Pinney offered why she felt that in this situation, paving would be preferably. The Board took a straw poll and opted for paving.

The applicant wanted the area fenced for security reasons. He does not want that area open.

The applicant proposes that in the front, there would be an 8 foot PVC fence and in the back, there would be black vinyl fencing. Mr. Coppola and Ms. Grbelja have concerns regarding the proposed fencing.

Mr. Pape reviewed the comments received from the Board and staff and respectfully asked that we reconvene on September 10, 2008.

The applicant is to provide the MSDS sheets of materials used on current jobs and for the last five years.

Regarding asphalt vs. stone, the applicant is to meet with the Board professionals and Mr. Rached to see what is appropriate. Regarding the fencing, the alternatives to the fencing would be reviewed and the applicant would work with the staff.

Demolition of concrete to take place off site and not taken to the site. Handheld jacks and machine mounted jack hammers are used to demolish the concrete.

The application is not opened to public at this time. The application will be open to the public next month. An extension of time is granted to September 30, 2008.

No further noticing is required and the application is carried to September 10, 2007 in this meeting room at 7:30 p.m.

**P08-07 ST. JOSEPH'S CHURCH** – Block 41, Lot 1. Property located on Sweetman's Lane and Stillhouse Road, consisting of 30.38 acres located in the RU-P zone. Applicant seeks Preliminary and Final Major Subdivision approval. Variance needed. Deemed Complete 7-11-08. Date of Action: 11-08-08.

Members Rundella, Pepe and Pado have stepped down due to a conflict. Although Mr. Sico has a conflict, he is absent this evening.

Attorney Steib explained the noticing situation. The Tax Assessor's office missed five persons. The applicant has the right to rely upon the certified list of property owners that has been issued by the Tax Assessor. Mr. Pape was not required to do so but he hand-delivered to those parties not originally noticed. Notwithstanding this, the applicant has noticed properly and the Board can accept jurisdiction over this application.

Attorney Steib places into evidence the following exhibits:

- A-1 Jurisdictional Packet
- A-2 Web Notice dated 07/23/08
- A-3 Application dated 07/11/08
- A-4 EIS Prepared by Crest Engineering dated 05/01/08
- A-5 SWM Prepared by Crest Engineering Report dated 05/01/08
- A-6 Operation & Maintenance Manual for SWM prepared by Crest Engineering dated 05/01/08
- A-7 Historic Pesticide & Soil Contaminant Report prepared by Crest Engineering dated 03/10/08
- A-8 Preliminary & Final Major Subdivision Plan prepared by Crest Engineering dated 04/18/08
- A-9 MCPB Preliminary approval dated 7/14/08
- PB-1 Report from Board Engineer dated 07/11/08
- PB-2 Report from Planner dated 08/12/08
- PB-3 Monmouth County Planning Board Report dated 06/09/08

Attorney Kenneth Pape representing the applicant. He advised that the application is for major subdivision approval. The property is located in RU-P Zone. It is located across the street from the parish. There is a 2.03 acre lot that the Church has created for the Board for their affordable housing. The Church would be a good steward of an affordable unit. This is proposed Lot 1.03.

Mr. Peter Strong is sworn in as the applicant's engineer and his credentials have been placed on the record numerous times and the Board has accepted him as the applicant's expert professional engineer.

Mr. Strong explains the project. Referring to Exhibit A-10, one-half mile radius map, Mr. Strong explains the application. The two roads where the property has frontage is Sweetman's Lane with 800 feet of frontage and Stillhouse Road with 94 feet of frontage. Across the street on Sweetman's Lane, the lots are 2-3 acres lots with 250 foot frontage.

Mr. Strong explained the project to the Board. Referring to marked Exhibit A-11, a Color Rendering of the proposed Major Subdivision consisting of a composite of the two landscaping plans submitted to the Board, Mr. Strong explained the project to the Board. Lot 1.09 consists of 11 acres which goes through the Millstone River and has nursery stock on the lot. Lot 1.03 would have a small detention basin on it for the roadway stormwater management.

Engineer Shafai asked the applicant to narrow the right of way to 50 or 60 feet to provide access to the property on Stillhouse and provide the excess property to the adjoining property owners.

The applicant wishes to relocate the driveway to the parish across the street so that the drives are across from each other. The existing sign would be removed from the Church to allow for this.

The proposed landscaping street trees are spaced 50 feet in accordance with the Township Ordinances. The stormwater basin is to have additional landscaping.

The applicant advised that the Monmouth County Planning Board considers Sweetman's Lane (County Rt. 1) a scenic roadway. Mr. Pape advised that the Monmouth County Planning Board placed in their Resolution that there would be zero access on Sweetman's Lane. The MCPB is concerned with the crest on the road. This is reflected on three documents.

Chairman Newman asked Mr. Strong if the island in the roadway is to be maintained by the Church. In this subdivision, Church activity is for a limited period of time. The

applicant advised that for the time being, the 11 acre lot is to be kept as a nursery. The roadway would be private for them to maintain.

Arsenic had been identified on one spot. Memorandum of Agreement is to be filed with the NJDEP to pursue an "No further Action" letter. Mr. Pape explained the process. Mr. Strong explained that the location of the arsenic seems to reflect that it is in the clay.

St. Joseph's Church is to maintain the street and all of the associated street trees, the island landscaping and around the detention basin. Mr. Coppola asked for more evergreens around the basin. The 20 trees per acre requirement has been met.

Mr. Strong is to comply with the comments of Engineer Shafai. The cul-de-sac bulb increases. Sidewalks were discussed. Lights would be provided at the intersection. The lights are per the ordinance. They are the small carriage lamps provided by JCP&L.

Steep slopes were discussed. The applicant is requesting a waiver from the ordinance requiring provision of a 50 foot buffer. Mr. Strong stated that the purpose of the ordinance as he understands it is to protect the vegetation. The vegetation has been artificially planted there as nursery stock. Mr. Halka will be taking the nursery stock out over time. The slopes are scattered throughout the property. He refers to the site plan to show and explain the slope location.

Chairman Newman asked Mr. Strong if he is able to comply with Engineer Shafai's report regarding some slopes and not providing buffering or conservation easements.

Peter Strong explained that they will stabilize the area with vegetation and grass, street trees and hydro seed.

Mr. Coppola stated that the larger lot is to be used for the Church in the future. The smaller lot was discussed for COAH use. This should be discussed by the COAH work group. Mr. Coppola explained what would need to be done to consider this third lot as a possible COAH lot.

The Third lot is to remain a nursery, but for how long. Mr. Pape stated that there is no intention for a residential development. The lot shall remain a nursery and would be for church need in the future.

Mr. Coppola asked that if the detention basin could be moved to the 11 acre lot. Mr. Strong explained that it is placed in the low point.

Ms. Grbelja asked how trucks access the nursery. Mr. Strong stated that via Sweetman's Lane.

The possibility of a trail easement was discussed.

Mr. Coppola's Memorandum asked for the exact acreage of the easement and non-easement area. He advised that the Board must decide on the lighting.

Mr. Pape asked that although the application is for preliminary and final major subdivision, that the Board would consider granting preliminary approval. Chairman Newman advised that he is uncomfortable with granting preliminary while the undersized lot is still being considered. Chairman Newman needs to know that it is a realistic possibility before he feels comfortable with granting preliminary.

Mr. Coppola advised that we need input from the person who helps the Township with its COAH obligation. Mr. Coppola advised that Father Lang and Mr. Pape should come to the COAH work group to see if it is feasible. Mr. Blanco asked what the solution to the slope would be. There would be no access from Sweetman's Lane due to the County.

Chairman Newman opened the application to the public at 10:25 p.m.

Edward Herrschaft , 94 Stillhouse Road. He has concerns about the traffic. He felt that the road realignment with the Church will allow people to shoot across the road from the Church to the new road. He has lived here for 16 years. He explained the inability to see traffic on Stillhouse.

Mr. Pape stated that the larger lot would be used for a parish center, CCD classes, offices and maybe some indoor recreation. It is not a party building or a rental hall.

Jason Reese, Stillhouse Road. He resided on Lot 1.04 and had lived there for three months. He has concerns about the use. Chairman Newman explained that the building is an issue for another day. Attorney Steib advised that the RU-P Zone provides for conditional uses and he reads the ordinance. Mr. Reese asked if the slopes on the larger lots will be graded. Chairman Newman explained that any grading will be part of the site plan stage. He stated that today, they are requesting approval of the subdivision only.

Mike Champion. He explained that he received an incorrect hearing notice on August 7<sup>th</sup> and the correct hearing notice on August 8<sup>th</sup>. He has concerns with the smaller COAH lot. He feels that there is not enough information before the Board in order to make a decision tonight.

Mr. Strong addressed soil sampling advising, as per ordinance, 15 samples were taken. Mr. Strong advised they tested for Pesticides, etc.

Gina Capadanno explained that her property is up high and she can see anything that may be built on the property. She is very concerned about the traffic. The old church is located on Sweetman's Lane and has traffic issues. She is concerned about having an entrance on Sweetman's Lane. She stated the slopes are steep.

Karen Loupassakis, 260 Sweetman's Lane. She explains the location of her home. She explained how the rain drains on the property. She has lived here for 20 years. She is concerned about drainage. Traffic is dangerous there. She must inch out of her driveway. She stated that the curve coming from Backbone down Stillhouse is very dangerous.

Mr. Pape stated that the property is currently farmland and does not have to have a stormwater system in place but when the land is developed, you must have a stormwater management system in place.

Robin Reese, Stillhouse Road resides on Lot 1.04. She stated that the proposed project is at her back door. She is concerned about the lighting in her backyard. She feels that before we subdivide land that the Board should explore the potential of what is going there. She is concerned about the project's impact on her property.

Gabe Capadanno, Sweetman's Lane. He agrees with the comments from the public this evening. He feels that the undersized lot is wrong location for the Town to place COAH housing.

Jeff Hawk , Agress Road. Mr. Hawk came to support the Church this evening.

Jerry Gilch. He is here to support St. Joseph's Church this evening. Everyone's concerns would be his as well. He stated that the Church has a reasonable right to grow. He feels they have made a big stride by moving the trailers from the old church to the current temporary position. This project would go to further alleviate that situation. He feels any development would be done aesthetically.

Dave Cirrello, Ivy Court, He stated that he appreciates the concerns of the adjacent property owners concern. He has been in Millstone for 14 years. He explained that the Church family has grown and it is important that the continued growth be accommodated. He stated that the growth and the trailers do not suffice the children's educational needs.

Seeing no more public comment on the application, Chairman Newman closed the public portion at 11:00 05 p.m.

Applicant asked that it be carried to the next meeting.

Chairman Newman advised the public that they will have a chance to understand and comment on any changes.

The applicant offered that they will re-notice even though they are not legally required, they feel it would be appropriate.

Ms. Grbelja stated that the Church has explained their need for the space. The issue before us today is whether or not this piece of property can be subdivided into three lots. She agrees that she is not certain that this is the appropriate for COAH Housing

and she is not sure that COAH would agree with this location. This will be discussed with the COAH work group. She has a problem with a 94 foot frontage into this piece, and Sweetman's Lane cannot be used as an access to the piece. She stated that it is very important, even though the applicant may receive subdivision approval, the ability to build will be extremely difficult. She stated that a question would be based on the topography of the land, the slopes and the small road, is this the best piece of property. Issues must be considered before contemplation of approvals.

Mr. Kurzman feels that the concerns of the neighbors have been brought to light.

The application has been carried to the September 10, 2008 meeting beginning at 7:30 p.m.

Seeing no other business, the meeting adjourned at 11:15 p.m. by Motion of Mr. Blanco with a Second Offered by Ms. Pinney and by unanimous vote the meeting adjourned.

Respectfully submitted,

Pamela D'Andrea