

July 9, 2012
Regular Meeting
7:00p.m.

STATEMENT:

PUBLIC NOTICE of this meeting pursuant to the Open Public Meetings Act has been given by the Riverside Township Planning Board in the following manner:

1. Posting written notice on the official bulletin board at the Township Municipal Building on January 15, 2012.
2. Written notice was delivered to the Burlington County Times and mailed to the Courier Post on January 15, 2012.
3. Filed written notice with the Clerk of the Township of Riverside on January 15, 2012.

The Regular Meeting of the Riverside Township Planning Board was held on the above date at the Riverside Municipal Building.

Roll Call: Mrs. Jack, Mr. Cicali (7;04), Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane. Ms. Hatcher, Mr. Epperly and Ms. Carruthers. were excused.

APPROVAL OF MINUTES:

Motion made by Mr. Hart and Mr. Kenney that the minutes of the June 11, 2012 Regular Meeting be approved as written.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

RESOLUTIONS:

None.

NEW BUSINESS:

- 1) Carlos Marcano
Block 3106, Lots 6
Subdivision Application

Tim Hiskey, Esq. came forward as a representative for Mr. Marcano. Mr. Hiskey asked that the application be continued due to the fact that Mr. Robbins, Planner, failed to appear to testify.

Mr. Cappelli stated that the application will be continued for one month and that no further notice will be necessary.

- 2) HovBros, Riverside, LLC
Block 904, Lots 1 & 2.01
Block 1201, Lots 1, 1.01 & 2
Minor Subdivision & Preliminary & Final Major Site Plan Application

Mr. McAndrew, Esq. came forward as Attorney for the applicant. Mr. McAndrew introduced Mr. Peter Hovnanian, Mr. Jeffrey Goodwin and Jeffrey Crown as the individuals that will provide testimony on the application.

Mr. Cappelli swore in Mr. Goodwin and Mr. Crown as professionals and then Mr. Hovnanian.

Mr. McAndrew asked Mr. Hovnanian to provide some background on his business and the project. Mr. Hovnanian stated that he is one of two principles in the family owned business of J.S. Hovnanian, which started out as home builders, but have grown over the years to develop housing projects throughout NJ and DE. JD Power and Associates has recognized the business for the quality of work it has done over the years. Mr. Hovnanian explained that he became involved in Riverside some years ago beginning with the purchase of 3 buildings. Though it has been a long road, and many dollars and years later, they are before the Board tonight with a plan that he thinks can be successful.

Mr. Jeffrey Goodwin, Director of Land Planning for J.S. Hovnanian, came forward and provided testimony on the project. Mr. Goodwin stated that he has been involved with projects like this over several years and is very familiar with the town and site. Mr. Goodwin explained that the demolition of the buildings started over five years ago and was completed 6 months ago. The only outstanding item at this time is well monitoring on site, which should be finished soon. No Further Aaction (NFA) letters have been issued on the remainder of site.

Mr. Goodwin provided background on the project, stating that the plan before the Board is not the first plan that was considered. What started with an 8-story building, going to townhouses (too much competition) and conventional condominiums (like the garden club, which has a lot of asphalt), has evolved into the present project, something that could be brought to the market quickly. The application proposes the construction of 188 condominium units with garages and alley access to driveways. The majority of the units are 1,186 square feet with 2 bedrooms and one bathroom. The State, however, has required that one ADA unit be built in each building, and each of those units will have a smaller foot print. Mr. Goodwin stated that, if the Board gives approval, the goal is to fill in the small lot and erect a building by November. Though the application to the Board has been slow, they are ready to move forward.

Mr. Goodwin then walked the Board and public through a rendering of a building, which Mr. McAndrew marked as exhibit A-1. Mr. Goodwin cautioned that this is a general rendering of the building, as they have not gone to full architectural plans yet, but wanted to provide an overview of the composition of each building. Mr. Goodwin proceeded to explain the aerial photograph of the site, which Mr. McAndrew marked as A-2. Mr. Goodwin explained the unit architecture,

which Mr. McAndrew marked as A-3. Each unit is approximately 1,186 square feet, two bedrooms, one bathroom (standard with an option of a second bathroom). It is envisioned that this will be a starter home for young couples or divorced individuals, and/or those who want access to transit via the Riverline, but not those that will have many, if any children. The layout of the units is complete, but the interior amenities that will be provided are not. The heating within the building is contained within each unit by a magic pack, so all that will be seen is direct vents outside and not a sea of compressors. On the first floor are the garages, which are directly behind open porches, and will be accessible to all of the tenants. There is a storage unit for each of the units in the garages and there will be a fire suppression system within each of the buildings. There are currently no walls within the garages, but that item is still open for discussion, as the only individuals who can get into the garages are those who own the units above the garages. There is certainly the possibility that walls can and/or will be constructed. Mr. LaRossa, Township Engineer, asked Mr. Goodwin to clarify that there will be three garages on the back of the building even though there are only two openings for porches on the front. Mr. Goodwin indicated that was correct. Chairman Kane asked Mr. Goodwin to clarify that there are no walls in-between the garage bays. Mr. Goodwin indicated that there currently is not, and further explained, however, that the DCA is requiring that one of the garages within the building be ADA accessible.

Mr. McAndrew marked the efficiency plan A-4, which Mr. Goodwin explained. The efficiency, or ADA, unit is set up as a separate for-sale unit on the first floor of the garage. Mr. Goodwin explained, in response to questions by Mr. Cappelli and Mr. LaRossa, that the ADA unit will have a driveway, which means that there will be one unit in each building that will have no garage and no driveway. The ADA unit is presently a rough architectural rendering and it may not meet the minimum square footage for each unit on the presented plan.

After concluding Mr. Goodwin's testimony, Mr. McAndrew informed the Board that it was the intention of the applicant to seek preliminary site plan and subdivision approval.

Mr. Brown came forward to provide engineering testimony and subsequently placed his credentials on the record. Mr. McAndrew asked that he be accepted as an expert witness. Mr. McAndrew marked the first engineering plan as A-5. Mr. Brown explained the layout of the site, the utilities for the site, which will be underground, the open spaces and walkways on and through both lots, and the buffering on each site. Mr. Brown indicated that there would be two spaces for each unit and public parking available in the amount of 18 and 20 spaces by the train tracks and on each of the public streets surrounding the complex. The total number of parking spaces on the site are 166 and 177 (344), 53 spaces on New Jersey Avenue that front the River Line, 16 spaces on Delaware Avenue, 15 spaces on New Jersey Avenue. There is one unit in each building that does not have an associated parking space, but those units have been kept to the outer corners of the buildings. Mr. Brown also noted that there is the potential to put additional parking spaces in the open space on the small lot.

Mr. LaRossa asked if the parking on New Jersey Avenue is improved. Mr. Goodwin indicated that it is not, but that they would improve it and the Township may be looking for a grant to improve the parking on New Jersey between Chester Avenue and Fairview Street. Mr. Goodwin further added that the roadways in the complex are private and thus not the responsibility of the

taxpayer, but rather of the Homeowners Association (HOA). Mr. Goodwin also added that a fire truck simulation was run through the proposed building complex, copies of which were distributed and marked as A-6. Mr. Brown explained the navigation of the fire truck through the site, concluding that the truck can navigate easily through the site. Mr. Goodwin added that fire suppression will be provided in each building as well. Chairman Kane asked if cars and rogue trashcans were taken into account. Mr. Brown stated that parking is not permitted in the alley and that it would be signed accordingly. Mr. Goodwin stated that there is also a preference that there are no dumpsters on the site. These buildings make accommodation for trash within the unit and the HOA documents will specify placement and removal. Mr. LaRossa asked where the cans would be placed. Mr. Goodwin indicated that they will be at the end of the driveway. Chairman Kane asked if they would be containers. Mr. Hovnanian stated that it would be a part of the HOA documents.

Chairman Kane then asked Mr. LaRossa to go through the Engineer's report. Mr. Stottlemire first asked about the traffic report. Mr. Goodwin explained that a traffic report was not required, but that the Township had one done a number of years ago with a higher density of units. They would be happy to review the Township's report and provide more information if required. The question was posed about the number of children these units would generate. Mr. Goodwin stated candidly that they anticipate none, but would be shocked if there were twenty kids. There is a Rutgers study that can be provided if the Board desires. Chairman Kane asked Mr. Goodwin to comment on the HVAC system. Mr. Goodwin stated that the application proposes a magic pack in each unit, which is being used in Cinnaminson and there have been no problems to date. Chairman Kane asked Mr. Goodwin about the lighting plan, which has been submitted on the plan. The lighting is on a decorative pole and has no glare and no shine down and thus, no adverse impact on any of the surrounding residential buildings. Mr. Goodwin further stated that there is glass or an element that diffuses the light, which is essentially a down cast light. Mr. Goodwin also offered that there could be fewer lights if they used a typical cobra head, but the metal halo is the best product. Chairman Kane asked if any other lighting was considered for the buildings. Mr. Goodwin stated that they frankly had not gotten that far, but that if it was needed and required, it would be provided. Chairman Kane asked about the stairwells. Mr. Hovnanian stated lighting would absolutely be provided in the stairwells, but that the other lights were chosen specifically so that they would not impose on the surrounding community.

Mr. Hovnanian explain it was their desire to provide a realistic view of what the complex would look like so that it can be seen there is not a drastic transition from the proposal to the reality of what the market has dictated can be built. Hovnanian is also interested also in providing a housing element that complements the community. Riverside has the bones and character that is the hallmark of which Hovnanian wants to be a part. Mr. Hovnanian indicated that they are ready to start, but they will need approval from the Board in order to secure the funding to move forward with the project.

Chairman Kane asked Mr. McAndrew if he would like to comment on the subdivision plans. Mr. McAndrew stated that the subdivision is really a consolidation. Sheet 3 on the plans delineates the lots that would be consolidated on both lots through the removal of the lot lines. Chairman Kane asked if they would like to comment on the easement. Mr. Goodwin commented, as he spoke with Joe and Duke Canducci, owners of C&C Factory, which abuts the

project area on block 904, that there is a cross easement. Hovnanian does not require the easement and proposes to flip the easement closer to the water tower. While not speaking for either of the Canducci's, Mr. Goodwin believes that they are amenable to it and have even proposed an alternate paver product to replace the stone that is currently on site. Mr. Goodwin further commented that the building of the structures would start with the smallest building on the small lot (904), as it is the easiest to finance and it is environmentally clear. Chairman Kane asked about the phasing of this project. Mr. Goodwin stated that they are seeking preliminary approval for the entire site in order to get approval from the Department of Community Affairs and outside agency approval and final approval in stages, starting with the smallest site. Mr. Cappelli asked about sewer capacity. Mr. Goodwin indicated that they met with the Riverside Water Reclamation Authority earlier in the evening and that the Engineer indicated there is capacity and they will proceed with the necessary approval(s) immediately. New Jersey American Water has also indicated there is water capacity, but the only question is whether or not a separate water approval would be required from the Department of Environmental Protection. Mr. Stottlemire asked what the targeted price point would be for the units. Mr. Hovnanian stated that it would be in the area of \$140,000 to \$150,000.

Mr. LaRossa began the review of his twelve (12) page engineering letter. He stated that preliminary approval would allow for the report to be vetted. Mr. LaRossa indicated that the Environmental submissions could be more thorough. Mr. Goodwin stated that certain environmental reports are required for compliance with DEP and DCA regulations. On this site, a Phase I environmental has been completed to address environmental concerns common to the site. The Phase I environmental in this case indicated that there may be a concern with groundwater, so a limited Phase II environmental was conducted, which indicated that groundwater monitoring was appropriate in this case. Well monitors were placed on site and have been present for about two years. These wells have indicated that there are some groundwater contaminations, which Hovnanian has chosen to let naturally attenuate. Three of the wells are clear and three are just above the allowable level. Once two clean rounds are produced in consecutive tests, a NFA can be issued. It is projected that they should attenuate in a year, which would coincide with projected construction on the large site. Mr. Goodwin also noted that these contaminations are approximately 15 to 20 feet below ground level. Mr. LaRossa indicated that they have been proactive and there is little concern associated with this contamination.

Mr. LaRossa went through his report:

- 1) Submission Checklist:
 - A) EIS has been provided, but it is not as in depth as outlined with the Ordinance. Mr. Goodwin indicated that they have attempted to comply with the spirit of the Ordinance. Mr. LaRossa suggested that an RAO be provided by an LSRP in compliance with DEP regulations. Mr. Goodwin suggested that it be limited to a clean bill of health from the DEP.
 - B) Easement has been discussed and any changes to the current easement must be submitted to the Board.
 - C) Traffic Impact Statement must be provided to the Engineer.
- 2) Zoning Requirements:

- A) Square Footage of ADA unit is required and would need a variance if it does not meet the minimum requirement outlined in the Ordinance. Other units comply.
- B) Impervious Coverage calculation is provided and acceptable.
- C) Maximum building height would need to be confirmed.
- 3) Fire Protection Plan:
 - A) Waiver requested due to fire suppression system. Chairman Kane asked if they would be in each unit. Mr. Goodwin indicated yes and in the common areas.
- 4) Parking Requirements:
 - A) Requirement of 1.5 spaces per unit, but there may also be a .5 requirement for guest parking. Application provides 2 spaces per unit with the exception of the buildings that contain the ADA units.
- 5) Review Comments:
 - A) Full architectural renderings will be required.
 - B) Circulation:
 - 1) The Board may request additional ROW.
 - 2) Issue with curb radii. RSIS requires '20 and '12 is provided. Board Engineer has asked the applicant's Engineer to revisit.
 - 3) Driveway dimensions should be placed on plans. Must meet 2% max for ADA.
 - 4) Place no parking signs in alley.
 - 5) All ADA ramp requirements must be met.
 - 6) Trash collection through alleys should be discussed with current vendor, and a turnaround should be considered.
 - 7) Curb reveal should be considered between driveways.
 - 8) Driveway pulling out into alley D goes into crosswalk.
 - 9) Grading and drainage must be reviewed to address the potential for standing water.
 - 10) Stormwater management requirements have been met, as downstream tie-ins must be reviewed so there is no overtaxing of the system. Chairman Kane asked if there is any new infrastructure proposed. Mr. Brown indicated that new inlets would be provided and the existing system can handle estimated water flow.
 - 11) Landscaping and buffering are in agreement with the Ordinance.
 - 12) Lighting has been sufficiently addressed.
 - 13) Utilities to be provided are a water and fire service for each building, as well as a sewer service for each building. It was noted that the sewer service will be paid by the HOA and not the individual owners. Mr. LaRossa asked if easements are needed. Mr. Goodwin indicated yes, as a blanket easement. Mr. LaRossa defers to RWRA Engineer.
 - 14) Signs must be approved.
 - 15) Traffic Study must be provided.
 - 16) COAH must be addressed with Township.
 - 17) A number of miscellaneous items were addressed, including outside agency approvals.
 - 18) The topic of rental units was discussed. Mr. Hovnanian indicated that they are offered for sale as condominiums and it is not the intent to restrict them in the HOA documents.

Chairman Kane asked if there were any additional questions or comments from the Board. Hearing none, Chairman Kane opened the meeting to the public.

Marjorie Costello, owner of 110 Delaware Avenue, came forward to ask the question if an owner will be able to rent out the unit. Mr. Goodwin stated that yes, people would be permitted to rent out the unit. Ms. Costello asked if they would have to comply with the requirements of the Township. Mrs. Jack indicated that they would have to comply with the regulations of the Township. Mrs. Costello asked about the ADA unit not having a garage. Mr. Goodwin indicated that they would have a driveway that is ADA compliant. Mrs. Costello asked if the porch was a common area or just for one unit. Mr. Goodwin indicated that it would be a common area and that it would be regulated by the HOA. Mrs. Costello asked about the building materials for the building frontage. Mr. Goodwin stated that it would be close to the materials that were presented, which are brick and vinyl. Mr. Cappelli swore in Mrs. Costello who stated that she believes that the complex looks "tight."

Mr. Cappelli stated that for the benefit of the Board that an Ordinance that was recently adopted by the Township Committee limits the number of units that can be rentals.

Nancy Zirpolli, owner 440 Delaware Avenue, asked if there were any elevators in the buildings. Mr. Hovnanian indicated that there are none, as they are designed as walk-ups.

Anthony Zirpolli, 440 Delaware Avenue, asked about one sewer connection coming into the building. Mr. Goodwin stated that there is one main connection. Mr. Zirpolli asked that the application be denied given that there are too many questions regarding roofing, porches, etc. Mr. Goodwin stated that he can answer the questions, but it is typical that full architectural plans are not done until the time when preliminary approvals are obtained. Mr. Cappelli swore in Mr. Zirpolli, who indicated that he believes the building project would "stick out like a sore thumb." Mr. Zirpolli asked if the HOA would be responsible for the plowing at no cost, which was confirmed.

Linda McDonald, 204 New Jersey Avenue, was sworn in by Solicitor Cappelli. Ms. McDonald has a grave concern about parking because there is already competition for the on-street parking that exists on Delaware and New Jersey Avenue. Ms. McDonald had questions regarding access to the street and homes during the construction phase. Mr. Hovnanian stated that the construction crews on his projects try not to interfere with the residents and the traffic patterns and he stated they would be responsible to make sure to address the issue. Mr. Hovnanian also stated that he envisions that people will use the light rail for access to points of destination.

Gail Persichelli, 130 Delaware Avenue, questioned as to where snow would go once it is removed from the private alleys. Mr. Goodwin stated that during large snowstorms that it would have to be removed, but during regular snowstorms it would not be pushed on to the public streets. Mrs. Persichelli asked about the 16 parking spots on Delaware Avenue. Mr. Goodwin stated that the reference to that parking was meant to comply with the guest parking provision and there is nothing stating that they cannot park in the garage or driveway; these spots are not slated for the units, but are available to be used. Mrs. Persichelli stated that as a former commuter she is concerned about the type of clientele that is riding the train and that even

though they commute, they may still have a car. Mrs. Persichelli stated that she is really concerned with the parking, as it is already hard to park on Delaware. Mr. Hovnanian stated that it is designed for a certain clientele and that it is geared towards a certain lifestyle and there is clearly a lifestyle. Mrs. Persichelli was sworn in by Solicitor Cappelli. She stated that, frankly, there is a concern about building a four-story building. She further stated that because the lots have remained empty for 4 or 5 years, that people like it that way and feel as though they were given a snow job to buy into the original plan. Mr. Hovnanian stated that he appreciated the concerns and the comments, but that he believes this is the best project and it was a blessing in disguise that the original project was not built. Mrs. Persichelli asked how long the project would take to build. Mr. Hovnanian indicated that the market would dictate that. Mrs. Persichelli asked where all the construction workers are going to park. Mr. Hovnanian stated that there would be about 50 workers at one time and that it would be a phased project. Mrs. Persichelli asked that Mr. Hovnanian step back and look at it from the residents point of view. Mr. Hovnanian stated that he understands that and that he cannot do any of this without the residents input and support. Furthermore, he is proud of the workers and is confident that they can be a good partner. Mrs. Persichelli stated that she particularly likes to walk out on her porch and view the watchcase tower and with this project she will no longer be able to do so, which is sad and she would like to see a one story building. Mr. Hovnanian stated that the original intent was to keep the original building and that it is impossible to build one story. Mrs. Persichelli asked if there would be any improvements on the other side of Delaware Avenue. Mr. Hovnanian stated that the improvements are only proposed on the one side, but that if the Township required, they would fix any areas of disruption. Mr. Goodwin stated that they would also be happy to limit contractor parking.

Penny O'Neill, 18 Hancock Street, asked where Hovnanian will get the fill that will be placed in the sites. Mr. Goodwin stated that there is a site in Berlin Township with good fill, which has been tested. In addition, an Engineer will be on site to certify the compaction of the dirt, which will be provided with the construction permits. Mrs. O'Neill was sworn in by Solicitor Cappelli. She stated that she is concerned about the water run-off, as there has been a swamp in front of one of the buildings. Mr. Brown indicated that there is a drainage and grading plan that shows the grading and the drainage, all of which goes to Delaware, with the exception of the units which front onto Fairview Street, as they drain onto Fairview. Mr. Brown stated that the proposed has less impervious surface than the previous use.

Lonnie Parker, 38 Hancock Street, asked about making Hancock Street 10 feet wider. Mr. Parker stated that if that was required, the roadway would be in his living room. Mr. LaRossa indicated that it is a moot issue, but a potential.

Richard Horton, 412 Heulings Avenue, stated that if a forty-foot fire truck can get down the roadways, the Township Fire Department's new truck can make it down and around. Mr. Horton was sworn in by Solicitor Cappelli. Mr. Horton questioned if there are proposed hydrants, as there should be. Mr. Goodwin identified the hydrants on the utility plan.

Public Portion closed.

Mr. Cicali asked if the snow removal would be limited to the alleys and sidewalks only or if the driveways would be included. Mr. Goodwin stated that they have not gotten to that level of detail in the HOA yet.

Chairman Kane asked about design and parking, particularly as it relates to the location of the ADA units. Mr. Goodwin stated that there could be additional parking in the common green area. Chairman Kane stated that he feels as though it would be appropriate to look for as much on-site parking given the comments, even if that meant sacrificing green space. Chairman Kane asked where the runoff from the buildings would go. Mr. Brown indicated that there would be down spouts that would discharge on grade and then flow into the stormwater system. Chairman Kane stated that this should be looked into more indepth to ensure that there is no exacerbation of an existing problem. Chairman Kane asked about the height of the Taubel's Mill. It was concluded that it varied, but was, in sections, at least four stories tall and no taller than that.

Mr. Cicali asked if the meters for electric and gas would be per building or unit. Mr. Goodwin stated it would be per unit. Chairman Kane asked about water and sewer. Mr. Goodwin stated that those would be per building. Any meters on the buildings, however, will be ganged and shielded.

Chairman Kane stated that he used to live in a condominium community and was the President of the HOA. Chairman Kane stated that, from his expience, there are certainly going to be issues with parking and water. Mr. Goodwin stated that the water is actually sub-metered within the building.

Mr. Cicali asked what would prevent an owner from building a wall. Mr. Goodwin stated that the HOA would have the authority to prevent that. Mr. Cicali asked about preventing a parking unit from being converted to living space.

Mr. McAndrew stated that the key to the hearing is for the purpose of preliminary site plan and subdivision approval so that they can move forward with financing and outside approvals.

Mr. Cappelli asked that the subdivision plan be approved first. Mr. Cappelli stated that this is truly a Board decision.

Motion.

Mr. Cappelli stated that this property is in a redevelopment area, which has been most recently amended by Ordinance. The Board is ultimately bound by the Ordinance, unless it can be shown that there is a detriment to the public good. The approval would be based on the following conditions:

- Stormwater
- Water and Sewer
- Trash Can Enclosures
- Engineer's Review Letter
- Outside Agency Approval

Garage Cannot Be Converted to a Living Unit
Easement Issues Resolved

Mr. Stottlemire asked for a definition of “detriment to the quality of life.” Solicitor Cappelli stated that it could be any of a number of factors, such as traffic conditions, noise, light, etc.

Motion made by Mr. Hart and Mr. Cicali to approve preliminary site plan approval with the conditions delineated by the Solicitor.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Epperly, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

Motion made by Mr. Kenney and Mr. Daley to approve preliminary subdivision plan approval for consolidation of lots.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Epperly, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

ACTION:

Motion made by Mr. Cicali and Mr. Stottlemire to recommend that the Township Committee of the Township of Riverside approve and adopt the Master Plan Reexamination Report.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

CORRESPONDENCE:

None.

PUBLIC PORTION:

No public comment.

Motion made by Mrs. Hart and Mr. Cicali to close public portion.

Ayes – Mrs. Jack, Mr. Cicali, Mr. Hart, Ms. Avery, Mr. Stottlemire, Mr. Daley, Mr. Kenney and Chairman Kane.

Nays – None.

Abstentions – None.

Motion Carried.

There being no further business, **motion made by Mr. Daley and Mr. Cicali that the meeting be adjourned, and so declared by Chairman Kane.**

Meghan Jack, Secretary