

Call to Order:

The regular meeting of the Monroe Township Planning Board was called to order at 7:06 p.m. by Chairman Schwaiger. The Board saluted the flag. Roll call was as follows:

Present – Mayor DiLucia, Mr. R. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Absent – Mr. Crane, (excused), Mr. Cotton, (excused), Mr. J. Garbowski, (excused), Mr. Helsel, (excused). Also present – Mr. Boraske, Solicitor, Mr. Stettler, Engineer, Ms. Pellegrini, Planner, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Proper notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 4, 2019.

Chairman Schwaiger read the following statement: “Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.”

Memorialization of Resolutions:

1. PB-18-19 – Landfill Redevelopment Plan Approved

Motion by Mr. Garbowski, seconded by Mr. O’Brien to adopt resolution PB-18-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

2. PB-19-19 – Acme Shopping Center Redevelopment Plan Approved

Motion by Mr. Garbowski, seconded by Mr. Kozak to adopt resolution PB-19-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

3. PB-20-19 – Williamstown Square Redevelopment Plan Approved

Motion by Mr. Garbowski, seconded by Mr. Scardino to adopt resolution PB-20-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

4. PB-21-19 – Ordinance Amendments Approved (175-89.1, 175-125, & 175-130)

Motion by Mr. Garbowski, seconded by Mr. O’Brien to adopt resolution PB-21-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Memorialization of Resolutions: (continued)

5. PB-22-19 – App. #WSP-05-19 – Thomas Nahf (13th Child Brewery) Denied

Motion by Mr. Garbowski, seconded by Mr. Kozak to adopt resolution PB-22-19. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O’Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Site Plan Waiver:

1. #WSP-06-19 – Cardoso Properties, LLC

Present – Sergio Cardoso, applicant, Len Schwartz, applicant’s attorney.

The applicant is proposing to convert an existing residential home to an office use for his business, The Ambient Group, which provides environmental remediation services. In addition, he would also like to construct a 30’ x 30’ garage on the site to store equipment. The property is located at 2515 Glassboro-Cross Keys Road, also known as Block 14801, Lot 6, in the Commercial Zoning District.

Mr. Schwartz introduced himself as the applicant’s attorney. Mr. Cardoso was sworn in by Mr. Boraske. Mr. Schwartz commented that there was some question on the required rear yard setback for the proposed garage and it was determined that the requirement for the setback is thirty-five feet, which the applicant can and will meet. The fifteen-foot side yard setback can also be met. Mr. Cardoso stated that his company mainly provides environmental services for municipal, state, and federal government. This property suits their needs to set up an office and storage space. The existing home will be set up for office space; the property will also be cleaned up and landscaped. There are no proposed changes with regard to additions to the existing home.

Mr. Cardoso stated that the nature of the business is for them to set up at the worksite and remain there until they move to the next worksite. This location will be primarily a home base with minimal use and will not have impact on the area with regard to traffic or for the neighboring properties. He does not anticipate anyone being on the site for awhile; but when they do set up there will be approximately two or three office employees. The hours are typical office hours, Monday through Friday, from 8:00 a.m. to 4:00 p.m. There is adequate parking onsite for the employees and the driveway is a horseshoe type driveway. Any equipment stored on the property would only be there in between projects as they usually move the equipment from site to site.

Mr. Schwaiger asked Mrs. Farrell if the application can be deemed complete. Mrs. Farrell replied it can be deemed complete. Motion by Mr. Garbowski, seconded by Mr. Kozak to deem application #WSP-06-19 complete. Voice vote; all ayes, motion passed.

Site Plan Waiver: (continued)

1. #WSP-06-19 – Cardoso Properties, LLC (continued)

Mr. Masterson asked if the property will be uninhabited most of the time. Mr. Cardoso replied that for the next few months no one will be onsite. There may be an employee who goes to the site to pick up equipment after the garage is built; however, as time goes on, he would like to make the property a home base in this area and to have an employee onsite all the time for administrative purposes. Mr. Masterson's concern was property maintenance if no one is using the site. Mr. Cardoso replied that he has a lawn service to cut the lawn and he plans on making improvements to the site as well. Mr. Kozak commented on the house being used as half residential and half office use. Mr. Cardoso testified that no one will be living there; it is strictly for office use.

Mr. Schwaiger asked if the equipment will need to be decontaminated prior to storage onsite. Mr. Cardoso replied that contaminated materials or equipment will never be brought to the site. He stated there are strict protocols for decontaminating the equipment before they even move it to another job site. There was some discussion on how the town can be assured that the equipment has been decontaminated before they bring it to the site. It was determined that with the strict protocols in place for decontaminating the equipment before they move it from a hazardous site is the only assurance for the town. Mr. Cardoso commented that the equipment is typically moved from job site to job site and will very rarely be on the property here. It may only be stored there between projects. He also stated that they would obviously be responsible if they don't follow the proper protocols.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public.

Mr. Boraske reviewed the application for the Board. Motion by Mr. Masterson, seconded by Mr. Garbowski to grant the site plan waiver subject to the condition that the rear yard setback meets the thirty-five foot requirement. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Approval of Minutes:

1. 5/9/19 regular meeting.

Motion by Mr. Garbowski, seconded by Mr. Kozak to approve the minutes from the May 9, 2019 regular meeting. Voice vote; all ayes, motion passed.

Discussion:

1. Chapter 175-48 – Land Development Fees

Mrs. Farrell stated that at the joint meeting on April 25, 2019, both the Planning Board and Zoning Board of Adjustment, discussed changes to the fee ordinance. A copy of the proposed changes to the fees was provided in the Board member's packets. Mrs. Farrell stated the Zoning Board, by Resolution 19-25, recommended to the Planning Board changes to Chapter 175-48 for their application and escrow fees. Mr. Scardino asked if the increase in the fees is comparable to other towns. Mrs. Farrell stated that they are comparable to other towns. Also, the fee increases are in line with what they used to be before they were changed. Motion by Mr. Garbowski, seconded by Mr. Scardino to approve the proposed changes to the fee ordinance and recommend those changes to the Ordinance Committee. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Extension Request:

1. #1823 – Grandview Mews, LLC – Preliminary Major Subdivision

Present – Cliff Gail, applicant, Vincent D'Elia, applicant's attorney.

The applicant is requesting two one-year extensions on his preliminary approval which was granted by the Planning Board on January 5, 2017. The property is located between Grandview Avenue and North Main Street, also known as Block 801, Lots 7, 8, 10, 11, 14, & 15.01, in the R-2 Zoning District.

Mr. Gail was sworn in by Mr. Boraske. Mr. D'Elia introduced himself as the applicant's attorney. He stated that the applicant is entitled to two one-year extensions which they are requesting. The extension approval will give them protection through January 5, 2022. Mr. Gail explained the reason for the extension request is because the proposed subdivision will have connections for sewer and water via the Hamilton Greene development which has started but is not fully underway. They would like to make sure the Hamilton Greene development is almost fully developed before they start the Grandview Mews project so they are asking for the maximum number of extensions allowed. Mr. Boraske reviewed the request and noted that applicant is permitted to ask for two one-year extensions due to the economic conditions. Motion by Mayor DiLucia, seconded by Mr. Kozak to grant the two one-year extensions. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino. Nays – Mr. Schwaiger. Abstentions – Zero. 6 ayes, 1 nay, motion passed.

Final Major Subdivision:

1. #1751 – Morgan Development Group, LLC – Final Major Subdivision

Present – Ken Schatz, applicant, Rick Hoff, applicant’s attorney, Jay Simms, applicant’s engineer.

The applicant is requesting final major subdivision approval for a cluster development consisting of 89 single family homes and three open space/stormwater management lots. They were granted Preliminary Major Subdivision approval on October 11, 2018. The property is located on Tuckahoe Road, also known as Block 13001, Lots 9, 10, 11, 11.01, 12, & 13, in the RG-MR Zoning District.

Mr. Hoff introduced himself as the applicant’s attorney. Mr. Schatz and Mr. Simms were sworn in by Mr. Boraske. Mr. Simms displayed two plans for the Board. The first was marked as Exhibit A-1 which depicted the subdivision plan and an aerial photograph of the site and surrounding property. The layout of the residential subdivision is the same as in the preliminary approval plan with a couple exceptions. Matthews Drive originally had more of an s-curve to it in the front of the site and they have revised the plan and removed that severe curve however, due to that revision, Block 3001.4, Lot 16 is shown as needing a lot frontage variance; however they will revise the plan to correct that issue so no variance will be required. The other change includes the basin area. The drainage calculations required the basin area to be enlarged, so Lot 47 consists of two basins, Basin A and Basin B both of which have forebays. Lot 48, which originally consisted of approximately eight acres is now reduced to approximately six acres. The open space and stormwater management basins are being dedicated to the Township. Mr. Simms displayed the Open Space plan which was marked as Exhibit A-2. He pointed out the open space lots to the Board as Lots 47 and 48 as well as a small open space lot adjacent to Braves Boulevard.

There was discussion concerning the proposed traffic signal on Tuckahoe Road at Braves Boulevard and Twelve Oaks Drive. The proposed traffic signal is under County review. Mr. Schwaiger asked Mr. Stettler if the application can be deemed complete. Mr. Stettler replied that it cannot be deemed complete as there are outstanding submission requirements. Mr. Stettler recapped the preliminary review and commented on the submission items that have not been provided by the applicant. A waiver is being requested from showing significant trees and their sizes on the plans. Mr. Stettler commented that the entire site is being cleared for development so he doesn’t take issue with the granting of the waiver. A common open space map should be provided and the applicant has provided that map this evening; the open space report was not provided however the testimony this evening should suffice but that is the discretion of the Board. The applicant has not provided a sewer and water report as well as a development schedule which should be provided if the project will extend more than one year.

Final Major Subdivision: (continued)

1. #1751 – Morgan Development Group, LLC (continued)

Mr. Simms replied that based on market conditions, this project could take approximately four years to be completed. Mr. Stettler commented that since the project is being phased; the development schedule should include which phases will be completed in what years. With regard to a modification report, the applicant provided testimony as to the changes in the plan from the preliminary approval. Mr. Hoff asked to touch on some of the previously granted waivers that were granted until final. The protective covenants and deed restrictions have not been submitted because they typically do not get submitted until after all approvals are received. Mr. Boraske agreed with Mr. Hoff and stated that the submission of those documents to his office will be a condition of approval. With regard to the open space report he didn't know what the report would say since the open space is going to be dedicated to the town; they will request a waiver. The sewer and water report are not something they provide since the MMUA has jurisdiction on those utilities and they will have ownership of the water and sewer lines. The applicant needs final approval from the MMUA before the Township will sign the plans. The applicant is requesting a waiver from providing a development schedule since they cannot predict how long it will take to build the entire project nor could they know which phase will be completed in which year.

Mr. Stettler continued to comment on the submission waivers not provided by the applicant. He stated that the applicant should provide copies of their application to the Pinelands Commission and approvals from such. Mr. Hoff stated that they have a Certificate of Filing from the Pinelands from 2010. Mrs. Farrell replied that the applicant can proceed with their original Certificate of Filing. Once the plans are signed, the approved plans will be sent to the Pinelands for their review and comment. Mr. Stettler stated that the applicant has not provided an Environmental Assessment. Mr. Simms commented that the Environmental Assessment was provided with the original submission but he will provide an update as a condition of approval. Mr. Kozak commented on the number of items deferred to final that have not been provided. Mr. Stettler continued his review for the Board. He stated the Tax Assessor should approve the blocks and lots on the final plat. Mr. Simms agreed that the final plat will have approved blocks and lots from the Tax Assessor. There was some discussion on finished basements with regard to the depth to groundwater and where they are proposed near the inverts of the sanitary sewer main. Mr. Simms stated that basements are proposed in all of the units and finishing is an owner option and he believes it is standard practice that all basements have a sump pit with a sump pump regardless of distance to the seasonal high-water table. Mr. Kozak asked if the Board should be voting on completeness before moving on to the other issues of final approval. Mr. Stettler apologized and commented that he understood Mr. Kozak's point.

Final Major Subdivision: (continued)

1. #1751 – Morgan Development Group, LLC (continued)

Mr. Boraske stated that completeness is usually handled first before moving on with the technical review. Mr. Kozak commented that it seems there are important outstanding issues that should be addressed first since the outstanding items were supposed to be provided at final as a condition of preliminary approval. Mr. Hoff stated he thought he walked through the completeness items that were raised by Mr. Stettler. Mr. Schwaiger went over the submission items for the Board. Waivers are being requested from showing the size of the trees on the plan, and, from providing, at this time, the protective covenants and deed restrictions. Mr. Schwaiger commented on the traffic signal and when that is proposed to be installed as part of this project. Mr. Schatz replied that it will depend on the School Board as to when to move the entrance; but they will bond for it with the first phase. Mr. Schwaiger asked if they have received approval from the School Board to realign Braves Boulevard. Mr. Schatz replied he believes they agreed with at the original approval.

With regard to the development schedule, Mr. Schwaiger asked Mr. Stettler what level of detail is needed on this schedule. Mr. Stettler replied that will be up to the Board. He stated it might only be practical to say they might be doing Phase I in 2020 and Phase II in 2021 as he agrees with Mr. Hoff's statement that it will depend on the market conditions. Ms. Pellegrini commented that they are asking for final approval on the entire development so they don't technically need a phasing schedule. Mr. Schatz replied that there is a phasing plan that shows four phases. Mr. Schwaiger asked how the Township protects itself from a half-built project without a phasing schedule. Mr. Schatz replied that they have to bond each phase they start. Mr. Hoff stated that the bonding is what protects the Township. Mr. Schwaiger asked Mr. Stettler if a schedule is required. Mr. Stettler replied that it is required unless it is waived by the Board. There was further discussion on the issue of a development schedule. Mr. Schatz stated that he has never had to do a development schedule with regard to when each phase will be completed, etc. Mr. Boraske stated that a motion should be made with regard to completeness. The submission waiver being requested by the applicant is from providing the development schedule. All other outstanding submissions will be provided as part of compliance. Mr. Kozak asked Mr. Stettler if he was comfortable with the submission waiver. Mr. Stettler replied he did not have any issues; Ms. Pellegrini concurred that she did not have any issues with the application being deemed complete. Motion by Mr. Garbowski, seconded by Mr. Kozak to grant the waiver and deem application #1751 complete. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Final Major Subdivision: (continued)

1. #1751 – Morgan Development Group, LLC (continued)

Mr. Stettler continued his review for the Board. There was some discussion with regard to the basements in relation to the depth to groundwater. Mr. Simms and Ms. Pellegrini both commented that they are typically done on each plot plan based on the testing of the groundwater table. The applicant is requesting a waiver from showing the electric and gas service on the plan as the electric company and the gas company will dictate where those services will be on the site. There was some question as to the size of the open space lot located along Braves Boulevard with Mr. Simms stating that he did not think it was larger than originally proposed and thought maybe there was an error on the plan. In addition, the sidewalk along Braves Boulevard will be installed by the applicant as part of Phase I. Mr. Simms and the applicant agreed to comply with all of the other items listed in Mr. Stettler's report as all were minor in nature and mostly clean up items to be shown on the revised plans. Mr. Kozak asked Mr. Stettler if he is satisfied that the applicant can comply as he agreed to with the comments in the report. Mr. Stettler stated he is comfortable that all the outstanding items can be addressed as part of compliance.

Ms. Pellegrini reviewed her report for the Board. She stated that one of the modifications to the plan since it was first approved is that the twenty-five foot perimeter buffer/conservation easement is now part of the building lots. She also stated that the rear triangular open space area behind Lots 19 and 20 was originally part of Lot 47 but now is included in those building lots but still proposed to be dedicated to Monroe Township. She asked the Board to consider whether or not it makes sense to have those areas dedicated to the Township now that they are not part of the bigger open space lot. She also commented that the plans should include a note to show that street parking will be restricted to the residents and on one side of the street only. Mr. Boraske asked Ms. Pellegrini if she had any issue with the open space area being part of Lots 19 and 20; she stated she did not have any issue with it but the Board should decide. No one from the Board raised any questions or comments on the matter. The plan conforms with all the bulk requirements with the exception of Block 3001.4 Lot 16, which due to some road configurations, does not meet the lot frontage requirement. However the applicant has agreed to revise the plan so that lot will conform with the frontage requirement. With regard to the landscaping section in Ms. Pellegrini's report, Mr. Hoff stated that they will comply and work with her office to address any landscaping issues. Ms. Pellegrini agreed that the items are basically clean up items and not anything of major concern. Mr. Schatz did want to discuss the issue of the entrance island on Matthews Street. Mr. Schatz commented that he would prefer not to install the island since it is just more maintenance for the Township; he would prefer to have a painted island. Ms. Pellegrini asked if they could provide the requirements without an island from RSIS. Mr. Simms stated that he will look up the RSIS requirements. Mr. Hoff replied that if RSIS dictates it has to be a divided island, then they will provide a divided island.

Final Major Subdivision: (continued)

1. #1751 – Morgan Development Group, LLC (continued)

Mrs. Farrell inquired as to the ownership of the proposed development identification sign. She stated that the residents sometimes do not realize that the sign is their responsibility and if they choose to, they can remove it unless it's deed restricted. Mr. Schatz replied that if the Board chooses, they will remove the sign once construction of the development is completed. Ms. Pellegrini commented that the plan does show the sign in an easement but it doesn't indicate ownership. It should be noted on the plan who the easement is to as well as providing the sign details. With regard to open space, the project conforms with the exception of the Lot 48 where it's required to front on a public right-of-way. This parcel will be dedicated to the Township and be part of Owens Park so frontage on a public right-of-way is not an issue; however, a waiver is still required. Ms. Pellegrini commented on section six in her report and stated they are minor plan corrections. Mr. Simms agreed that they will comply with all the comments noted in that section of the report.

There was discussion regarding the applicant's COAH requirement with Mr. Schatz indicating that they have agreed to provide for COAH units on the corner of Virginia Avenue and Main Street. Mrs. Farrell agreed and stated that the application came in as 607 Main Morgan. The applicant must enter into a Developer's Agreement and Mr. Hoff stated that they will address the development signs in the agreement and if the town indicates they do not want the signs, they will remove them once the development is completed. Ms. Pellegrini commented that they still need a waiver for the development signs. She also pointed out that the signage easement is proposed in the twenty-five foot perimeter buffer area so if it went to the homeowner they would not be able to remove it or do anything in the buffer/conservation easement.

Mr. Simms was able to find the RSIS language on the divided boulevard entrance. He stated the RSIS does not actually define what a divided type entrance is supposed to be. It does say that the divided portion should extend to at least the first cross street with a median of sufficient width to insure freedom of continued emergency access. Ms. Pellegrini stated that the reason for the divided boulevard is due to the number of lots that will be accessing that drive. She stated she has never had someone suggest a painted median so she would like to reserve her advice to the Board until she can look into it further. Mr. Schatz stated that if it does come down to the raised median then they could just do a cobblestone median strip so there wouldn't be any maintenance for the Township but they will do whatever the Township decides is best. Ms. Pellegrini stated they can deal with this issue as part of compliance. Mr. Kozak commented that he liked Mr. Schatz's idea with the cobblestone median for less maintenance for the town.

Final Major Subdivision: (continued)

1. #1751 – Morgan Development Group, LLC (continued)

Motion passed to open the application to the public.

1. Len Fritz, 1712 N. Tuckahoe Road, was sworn in by Mr. Boraske. Mr. Fritz asked if any of the open space being dedicated to the Township and connected to Owens Park, is an environmentally sensitive area. Mr. Schatz stated he did not think any of it is environmentally sensitive however, they were asked, as a condition of the preliminary approval, that they clean up the dead trees. Mr. Fritz also commented on the small piece of open space adjacent to Braves Boulevard. Mr. Schatz replied that it's created by the movement of Braves Boulevard. He also commented that it has yet to be decided if that piece will be dedicated to the town or the school board.

Motion passed to close the application to the public.

Mr. Boraske gave a brief summary of the application. He recommended the waivers should be voted on separately from the final approval. The waivers are from showing the electric and gas service on the plans, a waiver from the condition at preliminary approval that Lots 19 & 20 of Block 3001.2 be dedicated to the Township, a waiver to allow development signage which ownership will be determined in the Developer's Agreement, a waiver for the open space on Lot 48 not fronting on a public right-of-way, the proposed boulevard island determination will be made by the Board's Planner through post resolution compliance. The applicant has agreed to comply with all the comments in both the Planner and Engineer reports discussed and agreed to on the record. Motion by Mr. Garbowski, seconded by Mr. O'Brien to grant the waivers as stated. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

Motion by Mr. Garbowski, seconded by Mr. Masterson to grant final major subdivision approval subject to the conditions stated and agreed to on the record. Roll call vote: Ayes – Mayor DiLucia, Mr. Garbowski, Mr. Kozak, Mr. Masterson, Mr. O'Brien, Mr. Scardino, Mr. Schwaiger. Nays – Zero. Abstentions – Zero.

The Board took a brief recess.

Discussion:

1. #1723 – Morgan Development Group, LLC/Morgan Landing

Present – Ken Schatz, applicant.

The applicant was denied preliminary major subdivision approval for a cluster subdivision located on Morgan Road. The applicant is before the Board to ask for an informal discussion on why the Board denied the application and to discuss a new application for this site.

Mr. Schatz stated that he would like to come back to the Board with the application showing revisions. He would like to be scheduled on a meeting at the end of June or the beginning of July. Mrs. Farrell stated that Mr. Schatz should submit the application which will be forwarded to the professionals for their review and after the reports are submitted, he will be scheduled for a public hearing. Mr. Schatz asked if it is possible to have a work session meeting with the Board before going to a public hearing. Mrs. Farrell replied that he would have to submit the application first and the professionals would have to do their review and then she can schedule a work session with the Board. No decisions will be made during the work session since the public will not be noticed. There was some further discussion on what exactly Mr. Schatz wanted to submit to the Board for a work session. Mrs. Farrell asked the Board if they wanted the conceptual design only or if they would like the professional review letters first. Mr. Schatz clarified that he already submitted an application that was reviewed; what he would like to do is come back to the Board with that plan and discuss what kind of changes they want to see. The Board agreed to have the work session meeting with Mr. Schatz on the plan that was denied to discuss possible changes.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. Mrs. Farrell stated that the Board Engineer has suggested, that in the future, they do a separate report for completeness so the Board can vote on completeness first.

Adjournment:

The meeting was adjourned at 9:20 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber.