

**The Regular Meeting** of the Planning Board of the Township of Upper Deerfield was held on Monday, April 19, 2021 via Zoom conferencing platform at 7:00 pm. Acting Secretary Roy Spoltore was in the Municipal Building, Seabrook, N.J. while Board members were in their homes.

Chairman: Russell Vanella called the meeting to order and read the following notice: This is a regularly scheduled meeting of the Planning Board of the Township of Upper Deerfield. In compliance with the "Open Public Meeting Act" a schedule of regular meetings containing the location and time and date of each meeting was approved at the Annual Organization Meeting of the Board, and within seven days following such Organization meeting, a copy of such schedule of regular meetings was posted in the Municipal Building at Seabrook, New Jersey, which Notice has remained so posted throughout the year, and copies of the schedule of regular meetings have been mailed to The Daily Journal and The Press of Atlantic City and filed with the Township Clerk in compliance with said Act. Both adequate & electronic notice has been provided on the Township web site at least 7 days prior to the next meeting. Documents were available at the Township Building for public inspection at least 2 days prior to the public meeting. The agenda was also posted on the Township web site. Public comment can be submitted through electronic mail or written letter and read aloud and addressed at the public meeting. This is not available on development applications because it is not subject to cross examination. Other public comment will be made available when the board opens up the public portion of the meeting.

**Present:**

**Chairman:** Russell Vanella

**Vice Chairman:** Jack Waselik

**Members:** Scott Smith, Terry O'Neill, Laura Hayes, Kenneth Jackson, Anthony Lamanteer, Joseph Spoltore, Wayne Sabota alt 1, William Whelan, alt 2 and William Taylor alt 3.

**Staff:** Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Matthew Ritter Esq. and Acting Secretary Roy Spoltore.

**Absent:** Anthony Buono, Brent Bodine alt 4 and Theodore H. Ritter, Esq., Solicitor

On motion of Joseph Spoltore, seconded by Wayne Sabota, with Russell Vanella voting to approve, the minutes of March 8, 2021 were approved.

On motion of Joseph Spoltore, seconded by Laura Hayes, with a unanimous vote, the minutes of April 12, 2021 were approved

On a motion of Anthony Lamanteer, seconded by Joseph Spoltore, the following resolution was memorialized.

**Roll Call**

Russell Vanella – No Vote

Jack Waselik - Aye

Terry O'Neill – No Vote

Scott Smith – Aye

Anthony Lamanteer – Aye

Joseph Spoltore – Aye

Anthony Buono Sr.- Absent

Laura Hayes – Aye

Kenneth Jackson – Aye

Wayne Sabota Alt #1- No Vote

William Whelan, Alt #2 – Aye

William Taylor Alt #3 – No Vote

Brent Bodine, Alt #4 – Absent

RESOLUTION #8-2021

**Township of Upper Deerfield Planning Board**

**Applicant's Name:** Love Lane 1, LLC

**Application No.:** P-3-2021

**Property:** Block 1301, Lot 1.11 – Love Lane

**Application For:** Final Major Site Plan Approval

**Hearing:** April 12, 2021

**Findings of Fact:**

1. Applicant was represented by Albert K. Marmero, Esq., who appeared and presented the application on its behalf.
2. Applicant is the contract purchaser of Block 1301, Lot 1.11, which was created via Major Subdivision approval granted by the Board on November 9, 2020, pursuant to Resolution 8-2020.
3. The property is presently vacant and was previously used as a nursery farm. The parcel in question is zoned R-1 and R-2, and was previously granted a Use Variance (in 2011 and again in 2019) for the proposed solar use.
4. Applicant seeks final approval for a solar facility on Lot 1.11 which will service Cumberland Regional High School, along with ancillary equipment, infrastructure, access (which will also service future solar uses on contiguous lots), berming, landscaping and a fence.
5. Interconnection details are still being negotiated with the School Board.
6. The property is contaminated with lead and arsenic due to historical pesticide use, which contamination severely limits its development potential.
7. Applicant is still coordinating proposed remediation with the NJDEP. The Applicant has recently conducted additional testing and is awaiting results. Once approved at the State level, the remediation plan will be supplied to the Township for review.
8. As part of the development of Lot 1.11, the Applicants propose to remediate the Township's right-of-way along Love Lane, under the supervision of a Licensed Site Remediation Professional (LSRP). The remediation

will replace a 24" depth of soil, 32' wide, for a distance of 450' along Love Lane. The Applicant will obtain formal approval from the Township for the right-of-way remediation.

9. The Board received and considered the following:

- A. Development Application Form
- B. Plan of Major Subdivision by Consulting Engineer Services (CES), dated October 2, 2020, last revised December 10, 2020
- C. Final Major Site Plan (9 sheets), by CES
- D. Upper Deerfield Planning Board Resolution 8-2020

10. Applicant was previously granted variances pursuant to NJSA 40:55D-70(c) for minimum lot area and minimum setback from Collector Road, a variance for fence height, and a waiver for landscaping along the railroad right-of-way.

11. John Renz, a member of the Applicant and the Project Manager, was sworn and gave testimony in favor of the Application. Mr. Renz updated the status of remediation efforts.

12. The Township's abandonment requirements were discussed and the Applicant indicated it preferred a decommissioning bond arrangement, to which the Board was agreeable. Mr. Renz testified that the panels were expected to last 30 to 40 years, and that their value significantly exceeds the potential cost of removal.

13. Applicant's Engineer, Michael R. Brown, PE, PTOE, CME, of CES was sworn and qualified as an Expert. Mr. Brown reviewed a color rendering of the Site Plan.

14. The Board also received and considered the April 7, 2021 Report of Board Planner Randall Scheule, PP/AICP who was present and participated in the hearing.

15. The Board received and considered the April 8, 2021 Report of Board Engineer J. Michael Fralinger, Jr., PE, CME, who was present and participated in the hearing.

16. The Board voted unanimously to deem the application Complete after granting waivers for:

- A. Checklist B-15: 200' list (as no notice was required)
- B. Checklist B-20: Polaroid (photographs previously provided)

17. The Applicant also requested an extension of the Use Variance granted in April, 2019, to which the Board was agreeable, given the complicated nature of the project(s) and related remediation.

18. The Board found that compliance was had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

19. The Planning Board has carefully considered the matter and finds that the standards set forth by N.J.S.A. 40:55D-50 have been met, and that good cause exists for the granting of Final Major Site Plan approval to the Applicant, subject to conditions.

**NOW THEREFORE BE IT RESOLVED** by the Board that, for the foregoing reasons, Final Major Site Plan approval for the Applicant's proposal as depicted on the plan and described herein, is hereby granted subject to the following conditions:

- A. That compliance be had with all other applicable requirements of the Upper Deerfield Township Development Ordinance and Building Code.
- B. That Applicant obtain approvals from all other agencies having jurisdiction including, but not limited to the Cumberland County Planning Board, New Jersey Department of Environmental Protection, Cumberland-Salem Soil Conservation District, and Atlantic City Electric. Proof of such approvals shall be provided to the Planning Board Secretary as they are received.
- C. That Applicants must comply with all representations made through any representative during the course of applicant's presentation to the Board, and in all documents filed with the application.
- D. That Applicant satisfy any financial responsibility to the Township related to the review of this application.
- E. The use variance granted to Applicant and memorialized in Resolution 08-2019, adopted May 20, 2019, will expire on May 20, 2021 per Upper Deerfield Ordinance 405-95(c). Given the nature of the project, Applicant is hereby granted a two-year extension through May 20, 2023. Applicant shall remit the extension fee of \$150.00 called for in Ordinance 405-100. No additional escrow is required given the escrow posted for the within application. Applicant may seek additional extensions, upon a showing of good cause, at any time.

- F. Applicant shall return to the Board for Final Major Site Plan approval, as to each of the eight remaining individual lots previously granted preliminary approvals.
- G. As the overall project is to be completed in phases, the Applicant shall post a bond, in an amount set by the Board Engineer, to cover the installation of all buffering and fencing required to be installed between and along the perimeter of lot 1.11 by Township Ordinance, in the event the future phases of the project are never completed.
- H. An Engineer's estimate of site improvements shall be submitted by the Applicant to the Board Engineer for review and determination of the performance bond and inspection escrow amounts.
- I. Prior to commencing construction or remediation, Applicant shall enter a Developer's Agreement with Upper Deerfield Township regarding the project, which Agreement shall specifically address (among other issues) right-of-way access and traffic control during remediation. The Township may include language regarding potential damage to Love Lane (which was very recently repaved) during remediation.
- J. The Applicant must complete all guaranteed improvements within two (2) years following the date of the Planning Board's Resolution memorializing final site plan approval. The completion deadline is an administrative deadline established for purposes of measuring default under the performance guarantee to ensure that the project will be completed to the extent that the site improvements are necessary for proper use of the site, and for the protection and benefit of adjacent property owners and the general public. The completion deadline is separate and distinct from the expiration date of Final Major Site Plan approval as provided in N.J.S.A. 40:55D-52. Once established, the completion deadline may be extended by the Board upon a showing of good cause by the Applicant.
- K. Applicant must post a maintenance guarantee with the Township to secure the maintenance of all guaranteed improvements for a period of two (2) years following the date the completed improvements are accepted or approved by the Township. The amount of the guarantee will be determined by the Board Engineer pursuant to N.J.S.A. 40:55D-53.
- L. The Applicant grants authorization to the Township to enter the property as may be necessary to inspect the site improvements and enforce other conditions of the applicable approvals, and, if necessary, to exercise any rights the Township may have under the aforementioned performance and maintenance guarantees.
- M. Upon the ten (10) year anniversary of the Commercial Operation Date, the Applicant (or any successor thereto) shall provide Upper Deerfield Township with a decommissioning deposit (in the form of a bond, irrevocable letter of credit, cash deposit, or parent guarantee), the form of which shall be acceptable to the Township Solicitor. Such decommissioning deposit shall be in such amount to sufficiently cover the estimated cost of the decommissioning obligations, which shall be calculated, signed, and sealed by a New Jersey licensed civil engineer. The Applicant shall provide an updated estimate every five (5) years thereafter, and adjust the decommissioning deposit accordingly.

- N. All applicable conditions attached to prior Planning Board approvals remain in effect unless modified by the approvals granted for this application.
  
- O. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor Site Plan changes requested, provided that such minor changes are consistent with the Planning Board's approval. Any such changes shall be reported to the Planning Board at its next regular meeting.

**BE IT FURTHER RESOLVED** that a Certified copy of this Resolution be furnished to Applicants and Notice of this action be advertised as required by Law.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on April 19, 2021, to memorialize the Board's action taken on April 12, 2021.

**Upper Deerfield Township Planning Board**

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JACK WASELIK, Vice-Chairman

ATTEST:

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ROY SPOLTRE, Acting Secretary

On a motion of Joseph Spoltore, seconded by William Whelan, the following resolution was memorialized.

**Roll Call**

Russell Vanella – No Vote	Jack Waselik - Aye
Terry O'Neill – No Vote	Scott Smith – Aye
Anthony Lamanteer – Aye	Joseph Spoltore – Aye
Anthony Buono Sr.- Absent	Laura Hayes – Aye
Kenneth Jackson – Aye	
Wayne Sabota Alt #1- No Vote	William Whelan, Alt #2 – Aye
William Taylor Alt #3 – No Vote	Brent Bodine, Alt #4 – Absent

RESOLUTION # 9- 2021

**Township of Upper Deerfield Planning Board**

**Applicant's Names:** Loretta Dilks

**Application No.:** P-4-2021

**Application For:** Minor Subdivision with variance for frontage on approved street

**Property:** Block 1102, Lot 3 - 351 Old Deerfield Pike

**Public Hearing:** April 12, 2021

**Findings of Fact:**

1. Applicant is the owner of Lot 3 of Block 1102, which is a 21.1-acre parcel in the Township's Agricultural Zone, with 50' of frontage on Dubois Road.

2. The property is currently improved with two single-family dwellings, and Applicant lives in one residence, while her brother lives in the other. The property was inherited from Applicant's parents. Applicant proposes to subdivide the lot to separate the two residential uses.

3. As proposed, surviving Lot 3 would be reduced from 21.1 acres to 10.07 acres, and new Lot 3.01 would contain 11.05 acres. Applicant proposes an ingress/egress easement across Lot 3 to provide proposed Lot 3.01 with access to Old Deerfield Pike.

4. Both residences, as proposed, would qualify as Non-Farm Dwellings, pursuant to recently adopted Ordinance 801.

5. No bulk variances are required, however Lot 3 as proposed does not have frontage or direct access to an improved street. A variance is therefore required from several provisions of the Township Code, as well as N.J.S.A. 40:55D-35, which provides that no permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure.

6. Existing Lot 3 currently utilizes a private right-of-way to access Old Deerfield Pike. Multiple residences currently share the same private access.

7. No new development is proposed at this time.

8. Applicant was sworn and gave testimony in support of the application.

9. The Board received and considered the following application materials:

A. Cover letter from Engel Land Surveying, dated January 28, 2021

- B. Development Application Form with Checklist
- C. Plan of Minor Subdivision, prepared by Engel Land Surveying, dated October 3, 2020 (one sheet)

10. The Board received and considered the March 11, 2021 Report of Board Planner Randall Scheule, PP, AICP.

11. The Board also received and considered the April 9, 2021 Report of Board Engineer J. Michael Fralinger, Jr., PE, CME.

12. Upon recommendation from its Professionals, and after granting the following waivers, the Board deemed the application complete and moved to the technical hearing:

- A. Checklist B, #15 – 200' list
- B. Checklist B, #20 – Polaroid or other photo
- C. Checklist B, #21 – Constraints provision calculation
- D. Checklist B, #22 – Contours
- E. Checklist B, #26 – Aquifer recharge areas
- F. Checklist B, #27 – Wooded areas including predominant species and size
- G. Checklist B, #49 – Waiver list with narrative
- H. Checklist B, #50 – Wetlands delineation

13. Applicant agreed to the conditions of approval recommended by the Boards' Professionals in their aforementioned Review Letters, including the construction of a vehicle turn-around to safely accommodate vehicle ingress and egress.

14. Applicant testified that both residences have received regular heating oil truck deliveries for many years, without issue. It was Applicant's opinion that the private right-of-way provided sufficient access for emergency vehicles.

15. The hearing was opened to the public and no one spoke for or against the application.



16. The Board finds that compliance was had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

17. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of minor subdivision approval, subject to conditions. The Board further finds, based upon the uncontradicted testimony of the Applicant, that the private access road provides adequate access for emergency vehicles. Additionally, Applicant has proven hardship under NJSA 40:55D-36, and that the granting of a variance from the requirements of §405-16, §405-62(A)(12) and §405-62(A)(18)(c) will not interfere with the Township's circulation plan. The Board further finds that the granting of the said variances will not substantially impair the intent and purpose of the zone plan, nor the Development Ordinance of the Township of Upper Deerfield.

**NOW, THEREFORE, BE IT RESOLVED** that this Board does hereby grant minor subdivision approval, and a variance for a lack of frontage on an improved street as to Lot 3, provided that the following conditions are met:

- A. Applicant must comply with all representations made during the course of Applicant's presentation to the Board, and in all documents filed with the Application.
- B. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding review escrow accounts as directed, within seven (7) days' notice thereof.
- C. Applicant shall obtain approvals and permits as may be required by any other agency having jurisdiction including, but not limited to the Cumberland County Planning Board.
- D. Applicant shall comply with all other applicable requirements of the Upper Deerfield Township Zoning Ordinance and Building Code.
- E. Applicant shall provide written confirmation of the lot numbers in consultation with the Upper Deerfield Township Tax Assessor.
- F. Applicant shall prepare and file a perfected minor subdivision plan which addresses the technical comments of the Board Planner and Board Engineer. This would include identifying corner markers as set or to be set, and building setback lines.
- G. Applicant shall install a turn-around which provides adequate ingress, egress, and maneuvering for firefighting equipment, which satisfies §405-62(A)(11)(a).
- H. The Applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds description for the Easement by which Lot 3.01 will access Old Deerfield Pike.

Additionally, the Applicant must submit the proposed Easement to the Planning Board Solicitor for review and approval, prior to recording.

- I. The Applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds descriptions to be included in the Deeds which will effectuate the subdivision.
- J. Applicant must submit to the Planning Board Solicitor, for review and approval as to form, the Deeds that will effectuate the subdivision. The minor subdivision deeds must contain the statement "Minor subdivision approval of the premises described herein was granted by the Upper Deerfield Township Planning Board at its April 12, 2021 regular meeting, and memorialized on April 19, 2021 in Resolution 9-2021." This text should be followed by signature lines for Russell S. Vanella, the Planning Board Chairman, and Vicki Vagnarelli, Planning Board Secretary.
- K. Once approved by the Planning Board Solicitor, the Applicant must submit the minor subdivision Deeds to the Planning Board for signature by the Chairman and Secretary. The Applicant must comply with all above conditions, prior to the Planning Board Chairman and Secretary signing the Deeds.
- L. Applicant must record the minor subdivision Deeds in the Cumberland County Clerk's Office, and file the Deeds with the Township Engineer and Tax Assessor, within 190 days of the date of this Resolution.
- M. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor changes provided that such minor changes are consistent with the Planning Board's approval. Any such changes shall be reported to the Planning Board at its next regular meeting.

**BE IT FURTHER RESOLVED** that a Certified copy of this Resolution be furnished to Applicants and Notice of this action be advertised as required by Law.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on April 19, 2021, to memorialize the Board's action taken on April 12, 2021.

**Upper Deerfield Township Planning Board**

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JACK WASELIK, Vice-Chairman

ATTEST:

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ROY SPOLTRE, Acting Secretary

AB Bridgeton, 61 Cornwell Drive - 1901/8,15,15.01,15.03,16 B-2, R-3, Final Major Subdivision and Final Major Site Plan. Seeking variance lot frontage on Proposed Lot 15.05, lot width on Proposed Lot 15.06, lot width on Proposed Lot 15.07.

Attorney Robert Washburn, CES Engineer Erik Littlehales, Collier Traffic Engineer Maurice Rached, Planner David Roberts, Architect Laura Staines Giordana, Steve Patron representing Amboy Bank and Developer Nishu Patel represented the applicant.

Mr. Washburn explained that this is a continuation of the project that previously received approval for a Preliminary Major Subdivision and Preliminary Major Site Plan. The applicant is requesting Final Major Subdivision and Final Major Site Plan for the redevelopment plan known as Bristol Ponds. The proposed development would consist of 240 rental units, 2 employee units, clubhouse and two commercial buildings fronting on Cornwell Drive and a proposed self-storage business located on 63.5 acres. Erik Littlehales testified that the applicant has updated the plans to provide for the planning board's comments from the preliminary approval meeting:

1. Architectural drawings of the clubhouse and commercial buildings on Cornwell Drive .
2. Mailboxes moved to three separate locations – one in each courtyard.
3. 10 station fitness trail has been added to the open space activities.
4. Access off of Cornwell Drive has been defined.
5. Project phasing has been included in the plans.

Maurice Rashad, Traffic Engineer spoke with David Shropshire, Township Traffic Consultant who could not be in attendance this evening, and Mr. Rashad explained that they are working out the details of the traffic report.

Mr. Scheule stated that most of his comments have been addressed and agreed to by the applicant, but he requested additional information on the designation of parking spaces and the width of the fitness trail. Erik Littlehales addressed Mr. Scheules comments.

Mr. Fralinger Scheule stated that most of his comments have been addressed and agreed to by the applicant but he requested additional information on the types of soils in the stormwater basin. Erik Littlehales addressed Mr. Fralingers comment. Mr. Fralinger added that a phased grading plan will not be necessary since all of the infrastructure will be completed at the beginning of the project. Mr. Washburn requested that the Township obtain the easement from the railroad to connect the water line loop with Laurel Heights Drive.

On motion of Ken Jackson seconded by Anthony Lamanteer and unanimously approved, the public hearing was opened. There being no comments before the Board, on motion of Jack Waselik seconded by Joseph Spoltore the public hearing was closed unanimously.

Matthew Ritter explained the basis for a resolution to grant final major subdivision and final major site plan approval, which consisted of the applicant consenting to the professional reviews and granting the variances for road frontage for the two commercial properties on Cornwell Drive and the lack of road frontage for the self-storage unit.

With no further questions from the board, Jack Waselik made a motion, seconded by Joseph Spoltore, to grant final major subdivision and final major site plan approval with the roll call vote shown below.

#### **Roll Call**

Russell Vanella - Aye

Jack Waselik - Aye

Terry O'Neill – No Vote

Scott Smith – Aye

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Anthony Lamanteer – Aye

Joseph Spoltore – Aye

Anthony Buono Sr.- Absent

Laura Hayes – Aye

Kenneth Jackson – Aye

Wayne Sabota Alt #1- Aye

William Whelan, Alt #2 – Aye

William Taylor Alt #3 – No Vote

Brent Bodine, Alt #4 – Absent

Zachary Large, 87 DuBois Road – 1102/1.01 - Minor Subdivision – Subdividing existing 18.56 lot into three lots – Two new lots each being 6 acres and the remaining lot being 6.56 acres.

Michael Fralinger, Esq. attorney for the applicant and Zach Large were present. Michael Fralinger asked the applicant various questions about the subdivision. Mr. Large stated that the 18.56 acres is owned by his grandfather and he intends to subdivide off 2 parcels for the two grandsons, no new construction is planned at this time.

Testimony on completeness was given by Mr. Scheule and Mr. Fralinger, and both professionals agreed to waive the following checklist item requirements: 21, 23, 24, 25, 26, 27, 28 and 50. On a motion of Ken Jackson seconded by William Whelan, completeness was approved on a roll call vote.

**Roll Call**

Russell Vanella - Aye

Jack Waselik - Aye

Terry O'Neill – Aye

Scott Smith – Aye

Anthony Lamanteer – Aye

Joseph Spoltore – Aye

Anthony Buono Sr.- Absent

Laura Hayes – Aye

Kenneth Jackson – Aye

Wayne Sabota Alt #1- Aye

William Whelan, Alt #2 – No Vote

William Taylor Alt #3 – No Vote

Brent Bodine, Alt #4 – Absent

Technical reviews by professionals were provided to the Board. Randall Scheule requested additional information pertaining to building heights and existing building coverage and informed the applicant that when construction would take place the applicant would need to maintain 50' of frontage on each street in the case where a lot abuts two streets. Michael Fralinger, PE reviewed his comments and conditions for approval located in his report. The applicant will comply with the review comments.

Matthew Ritter described a motion to approve a minor subdivision. On motion of Jack Waselik seconded by Joseph Spoltore, the application was approved on a roll call vote.

**Roll Call**

Russell Vanella - Aye

Jack Waselik - Aye

Terry O'Neill – Aye

Scott Smith – Aye

Anthony Lamanteer – Aye

Joseph Spoltore – Aye

Anthony Buono Sr.- Absent

Laura Hayes – Aye

Kenneth Jackson – Aye

Wayne Sabota Alt #1- Aye

William Whelan, Alt #2 – No Vote

William Taylor Alt #3 - No Vote

Brent Bodine, Alt #4 – Absent

**PROFESSIONALS/COMMITTEE/COMMISSION**

Randall Scheule explained the NJ Cannabis Act that was adopted February 22, 2021. Municipalities have 6 months to determine if they will permit any of the six licenses in their municipality. The municipality may prohibit all or permit any of the licenses. If no action is taken the five of the licenses will be permitted in industrial zones and the retail sale will be permitted in business zones. Mr. Scheule will present an idea on what a license to permit the cultivation for a micro business would look like.

On motion of Wayne Sabota seconded by Joseph Spoltore and unanimously carried, the public comment portion of the meeting was opened. Nancy Ridgway stated she would see everyone next month. With no other comments before the Board, Wayne Sabota made a motion, seconded by Ken Jackson to close the public portion of the meeting unanimously carried.

Being no further business, on motion of Jack Waselik, seconded by Wayne Sabota the meeting was adjourned.

Respectfully Submitted

Roy Spoltore, Acting Secretary