Township of Hillsborough – PLANNING BOARD
Approved Public Meeting Minutes

January 9, 2025

Chairman Carl Suraci called the Planning Board Regular Public Meeting of January 9 2025, to order at 7:28 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING
Chairman Suraci announced the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law"). Notice of the 2025 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the Township's website and available at the Hillsborough Township Municipal Complex.

Application documents have been made available on the Township's web site https://hillsboroughnj.portal.civicclerk.com/ . Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Present -	Mayor John Ciccarelli	Present -	Bruce Radowitz
Present -	Robert Wagner, Jr	Present -	Angelo Vitale
Present -	Committeeman Shawn Lipani	Present -	Patricia Smith, *Secretary*
Present -	Robert Peason, *Vice Chairman*	*Absent* -	Surajit Deb (*Alt. #1*)
Present -	Carl Suraci, *Chairman*	Present -	Jason Smith *(Alt. #2)*
Present -	Jason Flagg		

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Samantha Ball, *Assistant Planner / Sustainability Program Manager*; Eric Bernstein, Esq., *Board Attorney (Eric M. Bernstein & Associates)*; Mark Mayhew, PE, CME, *Board Engineer (Pennoni Associates*); Michael Lombardozzi, CSR, CCR, *Board Court Reporter.;* Alex Pallis, *Township Videographer (Fuerza Strategy Group)*

Chairman Suraci formally welcomes Jason Flagg & Jason Smith to the Planning Board and thanks them for committing their time.

CONSIDERATION OF MEETING MINUTES

- **December 5, 2024,** meeting minutes were reviewed.

  Mr. Bernstein state who is eligible to vote on this matter.

  A motion to approve as written is made by Committeeman Lipani, seconded by Ms. Smith . No comments.

  Roll Call:

Yes -	Mr. Vitale	Yes -	Committeeman Lipani
Yes -	Mr. Wagner	Yes -	Mayor Ciccarelli
Yes -	Mr. Radowitz	Yes -	Vice Chairman Peason
Yes -	Ms. Smith, Secretary	Yes -	Chairman Suraci

Motion carries

CONSIDERATION OF RESOLUTIONS

- None

PLANNING BOARD BUSINESS

- **Draft 2024 Planning Board Annual Report**

  Mr. Kois states the Annual Report is basically the Planning Board's yearbook; a summary of all the activity from the prior year and it is a requirement for it to be adopted.

  A motion to approve the 2024 Planning Board Annual Report as written is made by Mr. Radowitz, seconded by Mr. Smith.

  Mayor Ciccarelli suggests the attendance sheet should reflect when a Board member was absent but eligible to vote after having completed a review of the meeting's transcripts.

  Mr. Bernstein recommends adding this suggestion as he has had requests for confirmation of members' attendance, and he believes it is based off this report.

  Mr. Kois states an asterisk can be added in the final version.

  Mr. Radowitz updates his motion to approve as amended, seconded by Ms. Smith.

  There are no further comments.

  Roll Call:

Yes -	Mr. Flagg	Yes -	Ms. Smith, Secretary
Yes -	Mr. Smith *(Alt. #2)*	Yes -	Committeeman Lipani
Yes -	Mr. Vitale	Yes -	Mayor Ciccarelli
Yes -	Mr. Wagner	Yes -	Vice Chairman Peason
Yes -	Mr. Radowitz	Yes -	Chairman Suraci

  Motion carries

CONSIDERATION OF ORDINANCES

- None

BUSINESS FROM THE FLOOR *(public comment for matters not on the agenda)*
Chairman Suraci opens to comments from the public. He reminds of the rules, comments only no questions (there will be an additional period for questions), no comments regarding warehousing direct or indirect*, and there is a five-minute limit per person. He asks that each person state their name and address for the record.
(*warehouse-related comments and questions should be expressed during the designated public hearing portion of the meeting)

Maria Janucik – 720 East Frech Ave., Manville (residence) / 2155 Camplain Road, Hillsborough (property owner)

- Ms. Janucik asks why 303 Amwell Road is still an application before the Board when it has been purchased by the Hillsborough Township Committee.

Chairman Suraci states it is on the agenda and will be addressed.

David Brook – 7 Winding Way

- Mr. Brook asks if the meetings are now being recorded by the 'main cameras' as he does not see a videographer.

Chairman Suraci confirms

- Mr. Brook proposes an alternative method for the public comment portion of the meetings and the establishment of Flexible Time Limit (FTL).

There are no further comments from the public.

APPLICATIONS – PUBLIC HEARING

- **303 Amwell Road (JMJ4 ABEEL LLC) - File 21-PB-17-MSP(V)** – (TOD: 03-28-24 w/Ext.) - Block 198, Lot 2.03 (formerly Lot 2.B) – 303 Amwell Road (f/k/a as 301 Amwell Road). *Revised Application 10-06-23*: Applicant seeking preliminary and final major site plan approval; ~~'c' bulk variance~~; and design waivers, to construct an ~~85,348~~ 80,000 square foot industrial building with revised associated stormwater management, parking, lighting and improvements, on Property located in the CDZ, Corporate Development Zone. Adjourned from September 12, 2024 without further notice. ***Application had been adjourned from the December 12, 2024 meeting agenda to a date to be determined by the Board, without further notice. Application to be scheduled (only) at this meeting. Extension of Time provided through March 28, 2025.***

1. Approximately 7:38 pm start of hearing
2. Chairman Suraci states the agenda is showing the Time of Decision date in 2024 and notes for the purpose of the record the correct Time of Decision date is March 28, 2025.
3. **Michael O'Grodnick**, attorney for the applicant, introduces himself. He confirms this application is still in the contract phase of the purchase and sale agreement, explains an environmental concern, why they want to 'keep this application alive' and asks for an adjournment to allow for the parties to work out the details related to the environmental contamination.
4. Chairman Suraci notes the Objector, Craig Berlin, is not present.
5. There is a discussion about dates to adjourn to.
6. A motion to extend the application to June 12, 2025 without further notice and TOD to June 30, 2025 is made **by Committeeman Lipani, seconded by Mr. Vitale.**
   No comments.
   Roll Call:

Yes -	Mr. Wagner	Yes -	Committeeman Lipani
Yes -	Ms. Smith, Secretary	Yes -	Vice Chairman Peason
Yes -	Mr. Radowitz	Yes -	Chairman Suraci

   Motion carries
7. Approximately 7:42 pm end of hearing.

- **<u>Weston RD, LLC (Guastella) – File 22-PB-03-MSPV</u>** (TOD: 01-10-25) - Block 185, Lot 1 – Weston Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 130,418 square foot warehouse building with associated parking and loading, walkways, trash dumpster enclosure area, landscaping and lighting, utilities, stormwater management, and site improvements, on Property located in the I-1, Light Industrial District and in the Airport Hazard Zone Area Overlay District. (EC Review: 10-24-22) *(Mtg. history: 11-10-22; 01-12-23 – NO testimony – for scheduling only; 02-02-23; 03-23-23; 05-04-23; 05-11-23; 06-01-23; 06-08-23; 07-06-23; 10-12-23; 02-01-24; 04-04-24; 06-06-24; 09-05-24; 11-14-24)*. ***Application continued from November 14, 2024 without further notice.***

  <u>Participating for the Applicant</u>: Michael O'Grodnick, Esq. of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.; Jeffrey Chang, Esq. of Fox Rothschild LLP; Jack Zybura, PE, INCE Bd. Cert. Lewis S. Goodfriend & Associates; Glenn Bodnar, PE of Bodnar Engineering LLC; Michael K. Ford, PE of Van Cleef Engineering Associates; Gary Dean, PE, PP, of Dolan & Dean Consulting Engineers, LLC; Thomas Auffenorde, PE of EcolScience; James Scott (Operations); Steve Radosti, AIA of Perez & Radosti Architecture; Peter Downham, LSRP of Roux Associates; Keenan Hughes, PP, of Philips Preiss LLC; and Ahad Arif, Owner of Miracle Brands (prospective tenant).

  Participating for the Objector: Michael Sinkevich, Esq. of Lieberman, Blecher & Sinkevich, PC (Land Use matters), and Jordan Asch, Esq. of Riker Danzig, LLP (Environmental matters), representing Hearthstone at Hillsborough; Clay Emerson, PhD, PE, CFM, of Princeton Hydro; Paul Gleitz of L&G Planning, LLC; Hal Simoff, PE of Simoff Engineering Associates Inc.; Pamela Grigas, Richard Couzzi, and James Vonderhorst of Member representatives of Hearthstone at Hillsborough.

  1. Approximately 7:43 pm start of hearing.
  2. Mayor Ciccarelli asks for Mr. Bernstein to give a summary of the history of the application thus far so as to bring new members up to speed.
  3. Mr. Bernstein asks Mr. Vitale if he has reviewed all the documentation of previous meetings.
  4. Mr. Bernstein explains for the public qualifications of eligibility for Board members to participate in a hearing. He states that ineligible members are permitted to sit on the dais during the hearing. However, he asks Mr. Flagg to state his situation as it is an exception.
  5. Mr. Flagg states for the record he is recusing himself for this matter due to the fact one of his colleagues is representing the applicant.
  6. Mr. Bernstein states he will have to step down from the dais.
  7. Mr. Bernstein states the Board members eligible to participate in this matter are Vice Chairman Peason, Mayor Ciccarelli, Chairman Suraci, Committeeman Lipani, Mr. Wagner, Mr. Radowitz, and Ms. Smith.
  8. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for [then] Deputy Mayor Ciccarelli, Ms. Smith for the September 5, 2024, meeting therefore they are eligible to vote.
  9. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for Mr. Vitale for the meetings four, five and six, however, has

not finished reviewing the remaining meeting so is not eligible to participate in this evening's hearing.

10. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for Mr. Deb however due to his absence from this evening's meeting he is not eligible.
11. Mr. O'Grodnick and Mr. Asch discussed where they left-off at the previous meeting.
12. **Michael O'Grodnick,** attorney for the applicant, introduces himself.
13. **Jordan Asch**, representing Objector Hearthstone's Homeowners Association, introduces himself.
14. **Michael Sinkevich**, attorney for Objector Hearthstone, introduced himself.
15. Mr. Sinkevich states two opening questions he raises to the Board to ask the applicant; Is Miracle Brands still going to be a tenant as it is their understanding Mr. Arif has sold his interest in the company and is Mr. Arif's testimony still valid.
16. Mr. Bernstein confirms the Board received Mr. Sinkevich's letter regarding this matter.
17. Mr. O'Grodnick confirms Miracle Brands was sold and states there is no specific tenant under lease for the space which will now be constructed on spec. He discusses the Municipal Land Use Law regarding land use and ownership verses tenants.
18. Committeeman Lipani asks if the applicant is still purchasing a third of the warehouse.
19. Mr. O'Grodnick states he does not know the specific ownership interest. He states they are still under contract with Guastella and the applicant is still intending to construct this project.
20. Mr. Sinkevich reminds this Board has required throughout the application, along with in other applications, the identification, explanation and testimony regarding the tenant operations in the proposed space and now they on't have that. He states that it is important that the Board and community at large understand what is going to happen in this warehouse.
21. Mr. O'Grodnick quotes from NJ Realtors vs Township of Berkely. He discusses the permitted use.
22. Mr. Sinkevich asks the status of the 'donut-shaped' property in the middle of the lot.
23. Mr. O'Grodnick states the foreclosure has not been perfected as of date.
24. Mr. Sinkevich calls their final witness
25. **Richard Couzzie**, resident of Hearthstone, is sworn in.
26. Mr. Sinkevich asks Mr. Couzzie about his residency at Hearthstone, if he has been attending the application hearings and if so what comments he would like to provide to the Board.
27. Mr. Couzzie states he is at a lose for words with regard to the information brought to light. He states he will proceed with his presentation though some may now be irrelevant due to the tenant changes.
28. Mr. Couzzie reads his statement which discusses the possible significant negative impact of large scale regional warehousing including but not limited to impact to air, water, quality of life, public health, safety, infrastructure and transportation networks.
29. Mr. O'Grodnick objects implications to noise and diesel/emissions pollution as there has been no expert witness.
30. Mr. Bernstein reminds the Board this witness is not here in any sort of expert capacity and cannot be considered as an expert in nature during the Board's deliberation.
31. The Board has no questions for the witness.
32. There is a motion and second to open to public questions. All are in favor, none opposed. Motion carries.
33. There are no questions from the public.

34. Mr. Sinkevich states they rest.
35. Mr. O'Grodnick calls his rebuttal witness.
36. **Michael Ford,** civil engineer to the applicant, is sworn in and states his educational and professional background.
37. Chairman Suraci states the Board accepts Mr. Ford as expert witness.
38. Mr. O'Grodnick states Mr. Ford has prepared a rebuttal report dated December 27, 2024, in response to Dr. Emerson's testimony at the previous meeting. He asks him to review his report.
39. Mr. Ford reviews his stormwater management points, outlines his analysis process; parking space reductions, reduction of building size with increased front yard setback,
40. 8:40 pm Chairman Suraci calls for a 10-minute break.
41. 8:50 pm Chairman Suraci calls the meeting back into session.
42. There is a discussion as to if Mr. Asch and Mr. Sinkevich should begin cross-examination for the rebuttal testimony or first let Mr. Ford address the letters they received from the Township today.
43. Mr. O'Grodnick agrees to cross-examination of Mr. Ford.
44. Mr. Asch asks for confirmation as to whether he reviewed Dr. Emerson's report and testimony. He reads an excerpt of the transcript from Dr. Emerson's testimony on June 6, 2024 and asks if it is still his testimony that Dr. Emerson failed to acknowledge the submittals.
45. Mr. Ford refers to Dr. Emerson's January 2024 letter to the Board in which he ascertains no new submissions had been made despite the September 2023 Storm Water Management report which new soil test data.
46. Mr. Asch reads an excerpt of the transcript from November 14, 2024, testimony and ask if he still believes Dr. Emerson failed to acknowledge the report.
47. Mr. Ford confirms and points out the lack of dispute of the report on Dr. Emerson's part.
48. Mr. Asch asks for their exchange to be read back to him. He asks several questions clarifying the stormwater management plan, about water quality, water flow, and wetlands.
49. Mr. Asch has no further questions.
50. Mr. Mayhew asks if the NJDEP does not agree to reclassify the soils to hydrologic group D, would it require adjustments to the storm water management plan.
51. Mr. Ford states that is a 'what if' he has not reviewed or analyzed. He explains how that 'what if' would be attributed to all aspects of the storm water management and discusses concerns of downstream flooding from the site.
52. Mr. Mayhew asks if the state does not accept his reclassification, would he be able to design the site to meet the storm water criteria.
53. Mr. O'Grodnick objects to its speculative nature but allows Mr. Ford to answer.
54. Mr. Mayhew has no further questions.
55. Mr. Kois and the Board have no questions.
56. Chairman Suraci opens to public questions for this witness.
57. **Grant Kolmer**, 144 Taylor Ave, states he is not represented by the Objector. He asks if Mr. Ford was in contact with Miracle Brands during the planning and development of the site plan.
58. Mr. Ford states no.
59. Mr. Kolmer asks if the building was from inception to be built for spec.
60. Mr. Ford explains as a site engineer he deals with the site engineering and not the ownership and operation. He states while he was aware of Miracle Brand, was present for their testimony, he never dealt with Miracle Brand or had discussions with them.

61. Mr. Kolmer asks if there would be updates to a plan now that Miracle Brand has backed out.
62. Mr. Ford states from the site civil standpoint, no.
63. **David Brook,** 7 Winding Way, asks if he was involved with the easement issue on the property and the realignment, if so what role did he play and did he have communications with the Township about the proposed realignment.
64. Mr. Ford states yes and explains various roles.
65. Mr. Brook asks about to Block 187 Lot 7, did he play any role with regard to the design of the building as it pertains to this lot.
66. Mr. Ford explains how they have to consider and plan for Lot as it has a different owner.
67. Maria Janucik, Manville/Hillsborough, asks the current classification of the soil, if anything has been submitted to reclassify the soil,
68. Mr. Ford discusses the reclassification process.
69. There are no further questions from the public.
70. Mr. O'Grodnick has no further questions. He has no more witnesses.
71. Mr. Asch state they have no more witnesses.
72. Before going into public comment Mr. Bernstein reminds the rule stands members of the public who are represented by the Objector cannot make public comment.
73. Chairman Suraci asks if this includes anyone represented by the applicant.
74. Mr. Bernstein confirms.
75. There is a motion and second to open to public comment for this application. All are in favor, none opposed. Motion carries.
76. **Grant Kolmer** states he is not represented by the objector or applicant. He states his objection to the application, stating it is not a good property to build on for various reasons and believes there is enough evidence to deny this application to protect the residents of Hearthstone and the town.
77. **Gail Martin**, Hillsborough Rd, states she is not represented by either party. She reads a statement into the record discussing her 33 years as a Hillsborough resident, praising Hillsborough's proactive leadership on behalf of the elderly population, her concerns of the negative impact the application may have if approved and encourages the Planning Board to deny the application.
78. **Brian Tarantino,** 235 Fairfield Lane, states he is not represented by Hearthstone. He reminds of some of the previous testimony from earlier meetings.
79. Mr. O'Gronick objects to mischaracterizations in his comments.
80. Mr. Bernstein states his comments are noted but this is public comment.
81. **Richard Onderko, Mayor of Manville**
82. Mr. Bernstein interjects to clarify if Mr. Onderko is speaking on behalf of the Boro of Manville Mayor and Council, on behalf of himself or on behalf of himself in his capacity as the Mayor.
83. Manville Mayor Onderko states he is speaking on behalf of the Mayor and Boro Council. He states they are in opposition of this application and reads a statement into the record.
84. 10:00 pm Mr. Bernstein interjects to point out the time.
85. Chairman Suraci reminds all of their 10:00 pm rule and calls for action from the Board.
86. There is a motion made by Vice Chair Peason to extend the time on the application to 10:30 pm, seconded by Mr. Radowitz.

    Roll Call:

Recused -	Mr. Flagg	Yes -	Ms. Smith, Secretary
Yes -	Mr. Smith *(Alt. #2)*	Yes -	Committeeman Lipani
Yes -	Mr. Vitale	Yes -	Mayor Ciccarelli

Yes -	Mr. Wagner	Yes -	Vice Chairman Peason
Yes -	Mr. Radowitz	Yes -	Chairman Suraci

Motion carries

87. Manville Mayor Onderko reads his statement into the record and states the Boro of Manville Mayor together with unanimous support of the Manville Boro Council objects to this application.
88. **Richard Onderko**, 921 Lewis Street, Manville, speaks as a resident of Manville. He speaks to his concerns as it regards to the application, asks the Board to have empathy for Manville and objects to the application.
89. Mr. Bernstein asks him to provide a copy of the written statement he presented.
90. **Ina Sivriver**, 24 Tally Ho Trail, discusses the negative impact more tractor trailers will have on the area roads, a recent accident involving a tractor trailer and asks the Board to deny the application.
91. **David Brook** speculates on how a Board decides to approve or disapprove of an application, discusses his thoughts on the honesty and credibility of the applicant, the issues of authority over moving an easement, the testimony of the Objectors from Hearthstone, concerns of delayed or inaccurate information and requests the Board deny the application.
92. **Judy Hoss,** Hillsborough, states she is not represented by Hearthstone. She states she has been present at all of the hearings and that listening has made her feel betrayed and misled. She summarizes her questioning of the owner of Miricle Brand during a previous hearing and states her confusion when she heard he backed out of the sale. She discusses concerns with traffic and safety with regards to more tractor trailers on the road, the 'packed house' at all of the hearing for this application and requests the Board deny the application.
93. Maria Janucik discusses the zoning and expresses her concerns with the size of the proposed warehouse and traffic issues. She requests the Board deny this application.
94. There is no more public comments.
95. There is a motion and second to close to public comment. All are in favor, none opposed. Motion carries.
96. Mr. Asch gives his closing arguments discussing the Hearthstone Community, I-1 Zoning requirements and changes made to the application.
97. 10:30 pm Mr. Bernstein interjects to recommend extending another hour.
98. There is a motion made by Vice Chair Peason to extend the time on the application to 11:30 pm, seconded by Mr. Radowitz.

    Roll Call:

Recused -	Mr. Flagg	Yes -	Ms. Smith, Secretary
Yes -	Mr. Smith *(Alt. #2)*	Yes -	Committeeman Lipani
Yes -	Mr. Vitale	Yes -	Mayor Ciccarelli
Yes -	Mr. Wagner	Yes -	Vice Chairman Peason
Yes -	Mr. Radowitz	Yes -	Chairman Suraci

Motion carries

99. Mr. Asch continues with his closing argument and discusses why he believes the stormwater system will fail.
100. Mr. O'Grodnick gives his closing statement discussing his experience in Hillsborough Township and with developers; his appeal record, changes they have made to the application, and history of the property.

101. Mr. Bernstein states for the purpose of the record that Mr. Kois & Mr. Mayhew's reports from today are part of the record.
102. Mr. Bernstein reminds the Board the amount of money an applicant sent on the application is immaterial.
103. Mayor Ciccarelli expresses appreciation for all parties involved. He discusses three focal areas that give him pause: property access issues, master plan and warehouse use, various technical issues revealed during this process. He expresses concern over finding out there is no longer a tenant this will be a spec project. He states he feels he can make an informed decision and motions to deny this application.
104. Committeeman Lipani thanks all the residents who came to the meetings and to both parties involved in the application. He reviews facts of the application and states he feels the building does not meet scope of what the Master Plan intended. He seconds Mayor Ciccarelli's motion.
105. A **motion** to deny the application was made by Mayor Ciccarelli, seconded by Committeeman Lipani .
106. Mr. Wagner states he appreciates everyone's participation and time. He comments on the length of the application and discusses that the warehousing problem is not unique to Hillsborough.
107. Chairman Suraci comments on the recent memos from the Township professionals, the concept of spec building a warehouse, flaws in the traffic study and states he is not leaning towards approving.
108. Mr. Bernstein comments making sure the motion includes the comments by the Board members and the reports by the Township professionals and various testimony indication the application at head and failures to meet the criteria of the Township Code and related law.
109. Mr. Bernstein asks Mr. Kois for the purpose of the record if this is an amended site plan application.
110. Mr. Kois states he does not have that information in front of him.
111. Mr. Bernstein states he believes the answer is no and asks Mr. O'Grodnick to confirm.
112. Mr. O'Grodnick confirms stating it is not an amended application.
113. Mr. Bernstein refences comments made in both the professional reports regarding a settlement agreement regarding this property. He states it does impact the overall application and asks Mayor Ciccarelli and Committeeman Lipani if they agree to the additional comments relative to the resolution.
114. Mayor Ciccarelli and Committeman Lipani both confirm.
115. Chairman Suraci thanks everyone for their participation in this process.
116. There are no further comments or questions for Mr. Bernstein from the Board.
117. Mr. Bernstein asks that irrespective of how the Board rules, there be no response from the public.
118. Chairman Suraci agrees.
119. Mr. Bernstein clarifies of the motion; A **motion** to deny the application was made by Mayor Ciccarelli, seconded by Committeeman Lipani. He states a vote 'yes' is in favor to deny the application and a vote 'no' is against the denial.
120. Mr. Radowitz thanks both parties involved and all members of the public who participated in this process.
121. Vice Chair Peason thanks everyone on the dais and acknowledges there are currently three former mayors and the current mayor, he thanks the applicant and objectors, and the public for being civil and polite.
122. **Roll Call:**

Yes -	Mr. Wagner	Yes -	Committeeman Lipani
Yes -	Mr. Radowitz	Yes -	Mayor Ciccarelli
Yes -	Ms. Smith, Secretary	Yes -	Vice Chairman Peason
		Yes -	Chairman Suraci

Motion carries to deny the application.

123. Approximately 11:19pm

Chairman Suraci announces the next meeting will be a business meeting on January 23, 2025.

Mr. Bernstein and Mr. Kois confirm there will be no applications.

ADJOURNMENT

A motion to adjourn was made by Vice Chairman Peason, seconded by Mayor Ciccarelli. Motion carries unanimously.
11:20 pm meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary