

**Borough of Franklin Lakes
Bergen County, New Jersey
Planning Board Minutes
July 20, 2016
Regular Meeting**

Meeting Called to Order at 7:30PM

Open Public Meetings Statement: Read into the record by Chairwoman Vierheilig

Salutation to the Flag

Preamble: Read into the record by Chairwoman Vierheilig

Roll Call: Mayor Bivona, Councilman Kahwaty, Messrs. Gostkowski, Lauber, Pullaro, Chairwoman Vierheilig, Messrs. Lazerowitz (absent), Linz, Sheppard (absent), Ms. Mucci (absent at time of roll call; arrived at 7:45PM), Mr. Ochs (absent at time of roll call; arrived at 7:38PM)

Fire Safety Announcement: Read into the record by Chairwoman Vierheilig

Also in Attendance: Mark Madaio Esq., Board Attorney; Ms. Eileen Boland, Boswell Engineering/Board Engineer; JoAnn Carroll, Recording Secretary

Board Discussion: None

Approval of Minutes:

July 6, 2016

Approval of Minutes carried to August 3, 2016.

Oral Communications: None

Schloesser/Mansmann, Major Subdivision, Conceptual Review held on 11/18/15), 233 & 237 Woodside Avenue, Block 2703, Lots 3, 3.01 and New Proposed Lot (1st hearing held 4/20/16)

Danza Crest, LLC, Preliminary Major Subdivision, 85 Pulis Avenue, Block 2701, Lot 3, Completeness Determination and Public Hearing (1st hearing 6/15/16)

Chairwoman Vierheilig: stated both the Schloesser/Mansmann and the Danza Crest applications have been carried to the August 17, 2016 meeting of the Board; a letter from the attorney for both applications, Bruce Whitaker, Esq., was received; extension to August 18, 2016.

Toll Brothers, The Reserve at Franklin Lakes, Final Major Site Plans & Final Major Subdivision Plans; was 845 Ewing Avenue, Block 3401, Lots 1 to 25, Block 3404, Lots 1 to 4, Block 3402, Lots 1 to 30, Block 3405, Lot 10

Please Note: Mr. Lauber has recused himself from this application and has left the dais.

Richard Hoff, Esq., Bisgaier Hoff, applicant's attorney: stated he, along with Mr. Andrew Grover, applicant's engineer and Mr. Craig Cherry, Toll Brothers' representative, were in attendance this evening for the final subdivision approval for the High Mountain project; the resolution was adopted last year; preliminary approval granted; at the time Mr. Hoff expressed his frustration with having to provide a great amount of detail on preliminary; he was assured by the Board that all the work done in preliminary makes final perfunctory; final approval application submitted; Mr. Grover has been in touch with Ms. Boland to go over the details associated with final approval; July 13, 2016 Boswell review letter received which is relative to their approval; this evening is not a public hearing; would like to go over the review letter.

Mr. Madaio: stated the sole purpose for the final approval is for the applicant to demonstrate compliance with the requirements of the preliminary; not for issues to be revisited; the applicant must demonstrate that they have complied with the resolution and engineering requirements.

Mr. Andrew Grover: licensed engineer in NJ; gave his professional background; was the engineer on the preliminary; representative of ESE. (Accepted as an expert in the field of engineering.)

Mr. Hoff: stated the project is not anticipated to be completed in two years; wants the Board to know that it is guaranteed that they would come back to extend the approval to protect the zoning; would rather come back in two years to give the Board a better understanding of where they stand; anticipating they will be back to protect themselves against any potential zoning changes.

Please note: Mr. Ochs has arrived at this point of the meeting; 7:38PM

Mayor Bivona: asked if the applicant where to receive final approval, if they could return in two years with changed plans.

Mr. Madaio: stated no.

Mayor Bivona: confirmed the applicant would return in two years to retain the approval they received.

Mr. Hoff: stated that was correct; the extension is only an extension.

The following were exhibits marked during this meeting:

- A1: Plans, consisting of 106 pages**
- A2: Tree location plan, consisting of 12 sheets**
- A3: Phasing plan, consisting of 22 sheets, collectively**
- A4: Planning Board preliminary resolution**
- A5: Fire hydrant location plan, last revised June 1, 2016**
- A6: Colored rendering of overall site plan**
- A7: Plans for Franklin Lake Road with County approval; dated September 2014, revised through January 26, 2016; consisting of 6 sheets.**
- A8: Access agreement with property owner adjacent to site**
- A9: Sheet 48 of 106; dated June 6, 2014, revised through July 18, 2016.**
- A10: Proposed list of road names**

Mr. Hoff: reviewed the Boswell Engineering letter dated July 13, 2016:

- a. The location of the proposed fire hydrants are to be reconciled between Mr. Linz and United Water and the applicant:**

Mr. Hoff: at the time of the preliminary hearing, there was an issue regarding the need for additional fire hydrants; a meeting with held with the water company and Mr. Linz after the approval received June 2015; additional fire hydrants were provided in the multi-family section; the revised plans refer to them; it is part of the Borough's safe drinking water application; approved by the NJDEP; complies with RSIS; believes it was responsive to Mr. Linz' comments; the water company was satisfied with the layout of the water system; the plan has been approved by the NJDEP.

Mr. Linz: stated he had just received A5 this same day; he has a marked up version of the plans showing what he had asked for; has not had the chance to compare them side by side; wanted to check the locations.

Mr. Hoff: stated the applicant proceeded with what they were required to do; based on the feedback from the meeting, they revised the plans and they have been approved by the State agency that has jurisdiction; wants the plan that was approved to be approved by the Board.

Mr. Madaio: stated, assuming the plan reflects what was agreed to at the meeting, with a week or ten days, this item could be satisfied; may not be able to give approval tonight because Mr. Linz has to check the plan to make sure it reflects what was agreed to.

Mr. Hoff: stated he believed this had already been concluded; at the meeting they had resolved the issue; they are reflected in the overall plan itself; A5 draws attention to where they are.

Mr. Madaio: stated he is sure it has been concluded; Mr. Linz will review and contact Mr. Madaio hopefully telling him all fire hydrant locations are acceptable.

b. Pedestrian access behind the multi-family section is revised to provide stabilized areas for the erection of fire ladders:

Mr. Hoff: stated the applicant is providing for a stabilized base around the building; stated the material to be used; believes it satisfies the concern with the fire ladders having sufficient area around the buildings.

Mr. Linz: stated that would have to be signed off on as well; stated the ladder is closer to one building than it is to the other 2; being farther away will not do the job; needs to be closer to the building; within 10-15 feet.

Mr. Grover: stated there are a/c units that prevent them from being closer.

Please note: Ms. Mucci has arrived at this point of the meeting; 7:45PM.

Mr. Linz: stated the a/c units can be relocated; it can be done.

c. The intersection of Franklin Lake Road and Road A be reconciled with the adjoining property owner, the Bergen county Planning Board/Engineering department.

Mr. Hoff: stated the property owner needed to do an access off of the third driveway; governor's driveway; off of Franklin Lake Road; an agreement has been entered into with the h/o; agreeing to put in an attractive new driveway; eliminating an access point off of Franklin Lakes Road; shown on sheet 11 of 106.

Mr. Grover: showed the location on A6; the property owner of the adjacent site has a governor's driveway; they are removing it and it is agreed upon that they are providing a driveway access along Road A which has been approved.

Mr. Pullaro: stated the plans do not show that the driveway is to be eliminated.

Mr. Grover: stated the Franklin Lakes improvement plan goes into greater detail.

Ms. Boland: stated those are the plans that were approved by the County.

Mr. Pullaro: asked why the Board did not receive a copy of those plans.

Mr. Grover: stated they were included with the preliminary but not submitted for final.

Mr. Hoff: stated the roadway improvement plans are under County jurisdiction and haven't changed since preliminary.

Mr. Madaio: stated the goal is to make sure all items have been addressed; there should be no loose ends by the end of the meeting.

Mr. Hoff: stated County approval has been received consistent with the plans; the open issue was obtaining an agreement with the property owner; there is now an agreement in place.

Mr. Pullaro: stated on sheet 11, it refers to the Franklin Lakes roadway improvement plans; further stated a sidewalk was agreed to; never saw the final details of the sidewalk.

Mr. Madaio: stated the only issue is if the applicant complied; it would have been helpful if that could have been concluded from the plan set provided; with the agreement, the applicant does comply per their testimony.

Ms. Boland: stated the plans do comply with the requirements of the Planning Board, item c; the applicant can testify to the compliance; she is more concerned with the property owner than the changes to the plan; the plan is conforming to the conditions of the Planning Board which includes the sidewalk, road crossing, handicapped access, etc.

Mr. Pullaro: stated nothing is mentioned regarding the sidewalk.

Ms. Boland: stated the only outstanding issue was the agreement with the property owner; the original plans contain all the information regarding the sidewalk, etc.

Mr. Madaio: asked if the Board was satisfied that comment "c" of the Boswell letter dated July 13, 2016 were satisfied.

Chairwoman Vierheilig: stated the Board was satisfied that the applicant complied with comment "c".

Mayor Bivona: asked if Ms. Boland required a copy of the agreement with the neighbor.

Ms. Boland: stated yes.

- d. The stormwater management plan, landscape improvements, and pump station design calculations to be conditioned upon compliance with the requirements of the Boswell reports and approval.**

Mr. Hoff: stated basically the applicant needed to get a flood hazard area permit; they had to also do soil reviews and whether that impacted how the stormwater management plan and report needed to be amended; that plan and report were amended to receive additional approvals from the NJDEP; those have been provided to Boswell.

Ms. Boland: stated their drainage review is underway; anything submitted is subject to comments from the hydrologist; his last review was March 2nd; he is still reviewing the latest submission.

Mr. Hoff: stated whatever comments the hydrologist may have will not be an issue on their side; they will await confirmation.

Ms. Boland: stated most of the issues have already been addressed; this is the third go-around.

e. Location of signage at Van Houten Avenue resolved by the applicant after consultation with Mr. Linz and Boswell Engineering.

Mr. Hoff: stated this has been resolved; they have proposed how they are going to reconstruct Van Houten and Sunset; they are throwing up their hands; it is anticipated it will be dedicated to the Borough; if the Borough wants to deal with signage they can deal with it; the applicant does not care; the parking is for the Borough to decide along with parking restrictions and parking signs; the decision is up to the Borough not the applicant.

Mr. Linz: stated he believes the width was a little narrow.

Ms. Boland: stated the 20 ft. was agreed to; the issue was where the parking signs would go.

Mayor Bivona: stated the Mayor and Council would adopt an ordinance.

Mr. Madaio: stated it will be indicated that it is not the Board's decision; the Board can make a recommendation; this condition will be satisfied in this way.

f. The applicant shall improve Van Houten Avenue and Sunset Avenue to the satisfaction of the Borough Engineer for potential dedication to the Borough. Mayor and Council approval is required for same.

Mr. Hoff: stated the applicant has dealt with the need to provide for reconstruction of the culvert.

Ms. Boland: stated the Board's plans do not show the culvert; sheet 48 of 106, dated July 18th, shows the culvert in the profile so they know it has to be replaced.

g. The establishment of walkways in the Project, which walkways would provide for unrestricted public access to the Nature Preserve and unrestricted public access to the subject site from Van Houten and Sunset Drive. The conditions of public access over the internal, private walkways to be established by an agreement between the applicant and the Borough Council establishing the Borough's responsibility for maintenance and liability relative to the public access of the private walkways within the Project.

Mr. Hoff: stated at the last preliminary meeting the applicant needed to enter into an agreement with the Borough for the maintenance and responsibility; talked to Mr. Smith, the Borough Attorney; Boswell reviewed; two exhibits are currently being prepared that need to be attached; one describes the materials and the other gives the delineation of the no parking areas; Mr. Smith has provided his last set of comments which came from the Mayor and Council; they will work out an agreement with the Governing Body; almost completed.

Mr. Pullaro: stated there is nothing on the plans that shows the width of the sidewalks or the material to be used for the sidewalks.

Mr. Hoff: stated it is marked on the plans; from the Planning Board perspective they have complied; focusing on what is their progress with the Borough; the plans have been revised to show the walkway and the gates.

Mr. Grover: stated the Board could refer to sheet 4 on the site plan sheets. (Approached Mr. Pullaro and showed him directly.)

Mr. Hoff: stated Mr. Boswell said the plans were reflected to show the sidewalks.

Mr. Pullaro: questioned why the plans were scaled and dimensions not shown.

Mr. Grover: stated the walkway is 4 ft. in width.

Mr. Madaio: asked if the 4ft. walkway was in compliance with the condition.

Ms. Boland: stated she was not sure if the condition was detailed to include the width.

Mr. Hoff: stated the walking paths were always on the preliminary plans; then they got into a disagreement regarding them being incorporated into the preliminary; agreed to put them back along with the fencing and the gate; the paths on the preliminary are the same paths that are on the plan today; they have simply put them back; they were always 4 ft.; did not skimp on the path.

Mr. Madaio: stated the Board has to deal with the question of whether or not the condition has been satisfied; asked if the condition was ever expressed numerically; they have not responded numerically which could be because the Board never agreed upon a number.

Councilman Kahwaty: asked if there was a standard size for walking paths.

Mr. Hoff: stated no; they are not the same as sidewalks; no RSIS as a guide; they are natural pathways.

Ms. Boland: stated the applicant would have walking trails but no number was associated with them.

Chairwoman Vierheilig: asked if the material was denoted.

Mr. Hoff: stated it is not specified; all part of the agreement with the Borough including the walking trails; one of the agreements with the Borough will provide for the replacement and maintenance of the path.

Mr. Linz: asked if the material would be hard like asphalt.

Mr. Hoff: stated they were anticipating compacted gravel.

Ms. Boland: stated that would be satisfactory; believes there will be input from the Mayor and Council; only thought would be if bikes would be able to use the trail if it were composed of gravel.

Mr. Hoff: stated the material would be worked out with the Borough; the Borough was going to take responsibility for the path.

Mr. Pullaro: asked what would happen if the Borough and the applicant could not come to an agreement.

Mr. Hoff: stated the applicant would then have to come back before the Board to address what they would do at that point; such a remote conclusion; the applicant has done what they were supposed to do by putting the path back on the plans along with the fencing, gates, etc.

Ms. Boland: stated it is a condition of approval of the Planning Board.

Mr. Grover: stated the 4 ft. width is a standard sidewalk width.

Mr. Pullaro: stated the fence along the reserve path is not shown on the plans.

Mr. Grover: stated the split rail fence is shown. (Approached Mr. Pullaro and showed him directly.)

Mr. Pullaro: stated that is an issue for the Mayor and Council to handle.

Mayor Bivona: stated he believed what complied with the request was to put the walkways in and fencing and he believes the applicant agreed to this; the materials and items of that nature of subject to review by the Mayor and Council; ultimately the Borough will agree to maintain it; that detail still has to be worked out; ongoing relationship with the Borough and this property; the Borough is not involved with where the fence and the walkway is going; that has already been decided.

Ms. Boland: stated the fence detail has been on the plans since the beginning; she had not looked at the gates specifically.

Mr. Grover: showed on the plans where the gates were to be located; one is by the clubhouse parcel and the other is by the access to the future connection with the reservoir.

- h. Installation of a compliant ADA access ramp as well as the relocation of the existing sign at Ramapo High school entrance crosswalk.**
- i. The applicant shall provide no parking signs within the streets accessing the carriage homes.**

Mr. Madaio: asked if the ADA compliant ramp and no parking signs accessing the carriage homes had been addressed.

Ms. Boland: stated yes to both.

Mr. Linz: asked if it would be a problem in the future to install additional no parking signs.

Ms. Boland: stated there is no parking by the carriage house; it is not a Borough roadway.

Mr. Hoff: stated some discussion was had during the preliminary; the signs have already been added per that discussion.

Mayor Bivona: stated he doesn't like signs all over the Borough; there is a common sense approach to this issue; the area should be adequately marked.

Mr. Hoff: stated the HOA would have to make the determination if additional signs were needed; the road is not a Borough road.

Mr. Linz: asked if the roadway was to be subject to ticketing by the Police Department.

Mr. Hoff: stated they will seek Title 39 jurisdiction so those regulations could be enforced.

Mr. Madaio: stated this had no bearing on final approval.

- j. Street trees shall be provided along all public and private roads consistent with the requirements of the Borough Ordinance. All required plantings shall be coordinated with the Borough's Tree Specialist.**

Mr. Madaio: stated it is indicated in the Boswell letter that this requirement has been addressed and is on the plans.

Ms. Boland: stated the applicant also submitted a tree location plan; this will go a long way to help the tree specialist to save as many trees as possible; all trees have been mapped.

- k. In the event environment site remediation involves significant changes in the amount of soil movement or tree removal, the applicant is required to return before the Board to fully consider the additional impacts with the possibility of restoration obligations being incorporated into an amended site plan approval.**

Mr. Hoff: stated, at the time of preliminary approval, it was represented that the intent is to seek an RAO (Response Action Outcome) on the property; when it is figured out once remediation is done, that it alters the way the site is configured, the applicant will come before the Board; believes they will receive an unrestricted RAO; until they are done they will not know; ongoing condition; some of the other conditions are ongoing; it is recognized that they need those permits; ongoing conditions; until construction is started, certain conditions can't be satisfied.

- 1. The preparation by the applicant of a construction sequence and an engineer's cost estimate to be utilized in determining the Performance Bond requirement approved by Boswell McClave Engineering for incorporation into the Developer's Agreement between the applicant and the Borough of Franklin Lakes.**

Mr. Hoff: stated he is working on the bond amounts with Boswell's office; construction phasing is part of the package; working with Boswell's office to determine the bond amounts for each phase; very close to determining the bond requirements for Phase 1.

Chairwoman Vierheilig: asked who works through how the site will look through each phase.

Mr. Hoff: stated the construction is done in phases and is very detailed.

Ms. Boland: referred to sheet 5; reiterated that the phases are very detailed; have bond estimates which include all of Phase 1; there will be new bonds once the applicant enters into the next phases; each phase can stand alone.

Mayor Bivona: asked if the sewers would be placed throughout the whole property or if they would be installed in phases.

Ms. Boland: stated most of the sewers fall under Phase 1; then they will connect with the other phases.

Chairwoman Vierheilig: asked if the areas not part of the current ongoing phase would be maintained.

Ms. Boland: stated yes; there are provisions that the entire site be maintained; would like them to put off disturbing as much as possible; if it has to be disturbed, it needs to be seeded and hayed.

Chairwoman Vierheilig: asked about the heavy landscaping going on between the buffers.

Ms. Boland: stated this is also part of Phase 1.

Chairwoman Vierheilig: asked if the area by Delaware Lane was also included in Phase 1.

Ms. Boland: stated yes; Sunset and Van Houten is Phase 1A; Phase 3 also has some buffering; they do not have to do that buffering up front; there is a natural buffer there right now.

m. Applicant's compliance with the Chapter 404 of the Borough Code addressing soil removal.

Mr. Madaio: stated this requires a permit.

Mr. Hoff: stated that was correct.

n. Except as discussed and resolved during the public hearings, compliance by the applicant with all requirements as contained in the reports of Boswell McClave Engineering as set forth in this agreement provided that the same do not contravene the terms and conditions of the resolution or the Developer's Agreement.

Mr. Madaio: stated this is continued compliance.

Mr. Hoff: agreed.

o. Any changes made during the course of the public hearings on this matter which have been accepted or rejected by the applicant, even though not set forth in this resolution shall be adhered to.

Mr. Madaio: stated this remains applicable.

Mr. Hoff: agreed.

Mr. Madaio: stated there were an additional six points in the Boswell letter.

- 1. The retaining of as many trees as possible.**
- 2. Revision of page 5 of 106 incorporating a temporary detention basin in Phase 1A.**

Ms. Boland: stated the revision was made; dated June 6, 2014 and revised through June 30, 2016; concerned that 4 had been included in Phase 3; the limits of that phase were included to include that; this item is done.

- 3. Stormwater Pollution Prevention Plan (SWPPP) is required by the NJDEP.**

Mr. Madaio: stated revisions are typically minor; in the event revisions in the SWPPP are necessary, the applicant will agree to make them.

Mr. Hoff: stated that is correct.

- 4. Applicant shall provide copies of all applicable outside agency approvals.**

Mr. Hoff: agreed; have already provided the flood hazard permit and County approvals.

Ms. Boland: stated in regards to the ROA; looking for no deed restrictions on any roadway in areas that will be taken over by the Borough.

- 5. No Borough permits will be issued prior to the execution of the required Developer's Agreement and the posting of all bonds and fees associated with same.**

Mr. Hoff: stated that is understood.

- 6. Lighting within dedicated roadways – who is responsible?**

Mr. Hoff: stated the Borough is responsible; the applicant installs the lights but the Borough is responsible for the poles and electricity; happens by operation of law.

Mr. Madaio: stated he wanted to confirm compliance with the resolution by reviewing the resolution, starting on page 17.

- Developer's Agreement

Mr. Madaio: stated the applicant is working on draft; testified about bonding numbers for Phase 1A.

- Maintain silt fence; delineating limit of disturbance area
- Need Bergen County Soil Conservation agreements

- Deed restrictions for COAH

Mr. Hoff: stated he will provide the UHAC; not done yet but it will be.

- Lighting to be done with the proposed plan and Borough designs

Mr. Hoff: agreed.

- Access for emergency vehicles; fire lane to be free of ice and snow

Mr. Hoff: agreed.

- Access for multi-family buildings with ladders
- Intersection to be reconciled
- Stormwater Management Plan, pump station, landscaping plan; compliance with Boswell report
- Location of fire hydrants to be reconciled
- Location of signage at Van Houten
- Execution with the Borough Counsel with Borough access over internal private walkways
- Preparation of construction sequence; provided
- Applicant compliance with soil conservation; ongoing

Accepted as otherwise agreed with the Boswell letters:

- Any changes during public hearings not set forth in letter
- Approval from the NJDEP
- Execution of a Developer's Agreement and submittal of same
- Material changes; need to come back before the Planning Board; continuing condition
- Under no circumstances is the issuance of a construction permit permitted without all terms and conditions of the resolution being met.
- Payment of all Planning Board fees required
- In the event of a violation of the terms of agreement and engineering, a stop order will be issued until corrected to the terms of the resolution
- NJDEP Sanitary Sewer Extension permit; will have in coming weeks
- Water Extension permit; received
- Bergen County Soil Conservation; under review
- Department of Planning and Economic Development permit; not sure what this item is; kept in resolution only if applicable
- Resolution of the Bergen County Planning Board in regards to ingress and egress; have County approval
- Ownership and maintenance of the sewer system
- COAH mediation agreement dated December 4, 2015; continues/is understood
- Planning Board engineering report; continues as a requirement
- Any other Federal, State or County approvals required; continues

Mr. Pullaro: stated that Mr. Boswell had been concerned about the access for the two homes that front on Van Houten; spoke of putting in an easement; shown on sheet 14; it was decided near the end of the hearings that there is a grade change there; Mr. Boswell was concerned with the grade change.

Ms. Boland: stated it was reviewed; it will work; part of the walking trail to be maintained by the Borough.

Mayor Bivona: asked about the timeline going forward; the applicant is not through remediation at this time.

Mr. Hoff: stated he can't comment at this time; are expecting no surprises and haven't had any surprises up until this point; based on information received, the applicant does not feel it will have to come back before the Board; seeking an unrestricted ROA; nothing found so far that shows a red flag; always potential but not at this time.

Mayor Bivona: asked about the timing of the project; there has been vandalism on the site and he is concerned about the activities at the site over the next six years; the current owners are not protecting the property.

Mr. Craig Cherry, Division Vice President, Toll Brothers: stated he is familiar with the project and has been involved since the beginning; sworn in by Mr. Madaio; assuming all approvals are received, from tomorrow to actually being out at the site exerting control would be within months; currently seeking permits to start remediation; will have to coordinate with the owners for demolition permits; remediate, close and then come in for demolition; can deal with the property once they have ownership.

Mayor Bivona: stated there are an approved list of road names; everyone has received copy; some of the names were confusing for safety reasons; under the Borough's ordinance, a name must be approved.

Mr. Madaio: stated the list can be approved in the resolution and a copy of the names will be attached to the resolution.

Mr. Linz: stated he agreed with the list of names per the Fire Department.

Mr. Madaio: stated he is not going to include in the resolution the process of applying for the soil movement permit.

Motion to approve the Final Major Site Plans and Final Major Subdivision Plans subject to all the conditions stated during this evening's meeting:

Councilman Kahwaty, Mayor Bivona

Ayes: Mayor Bivona, Councilman Kahwaty, Gostkowski, Lauber, Pullaro, Chairwoman Vierheilig, Linz, Mucci, Ochs

Recused: Lauber

Chairwoman Vierheilig: stated, as a reminder to the Board and for members of the public, that there will be a special meeting of the Board on Wednesday, July 27, 2016 beginning at 7:30PM for the two Gabrellian applications.

Motion to adjourn: Councilman Kahwaty, Mayor Bivona
All in Favor

Meeting adjourned at 8:50PM.

Respectfully submitted by:

JoAnn Carroll
Recording Secretary
July 24, 2016