

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, May 3, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512**

Chairman Gervens opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: William Gervens, Chairman; Kenneth Simpson, Vice Chairman; County Engineer Steve Edmond; Miguel Diaz (until 6:25); Joseph Metzler; Nakima Redmon; Stephen Martinique; Sam Mirza, Alternate; Freeholder Terry Duffy

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Michael La Place, Assistant Planning Director; Elizabeth Ward, Principal Planner; Jason Miranda, Assistant Planner

MINUTES: The minutes of April 19th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by Commissioner Diaz, the minutes as noted above were officially adopted.

PLANNING DIRECTOR'S REPORT: Planning Director Michael La Place reported on the following initiatives:

- Elizabeth Ward, the Department's new principal planner, was introduced and provided some background on her professional experience.
- In conjunction with County Administration and the Passaic County Affordable Housing Corporation, the Department is working with the Borough of Pompton Lakes to redevelop the site of the public works garage on Ringwood Avenue in Pompton Lakes in order to provide public housing and activity space. A project description is being developed per Borough request.
- Planning and Engineering are working together on design concepts to reconfigure Lakeview Avenue and the Market Street Traffic Circle. A public meeting scheduled for April 26th was postponed and a new meeting date will be scheduled shortly.
- The Department is assisting with the preparation for the County Fair, Paws in the Park and other upcoming events.

PUBLIC PORTION: Commissioner Diaz made a motion to open the meeting to the public which was seconded by Commissioner Redmon. The motion passed unanimously.

Seeing no one present, Freeholder Duffy made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-18-015 – Quest Diagnostics – 1153 Bloomfield Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct an 180,080 sq. ft. office and laboratory facility on a vacant lot. A 5-story, 1,004-stall parking garage, with the potential to be a 7-story, 1,442-stall garage, is also proposed at the site. The site is located along Bloomfield Avenue in Clifton, and is part of the former Hoffmann-La Roche property.

The site contains an existing access driveway along Bloomfield Avenue. Besides the driveway, the site does not have any other frontage along Bloomfield Avenue. The plans do not indicate whether there would be any changes at the driveway. There would be additional access to the site along Isabella Street (a municipal street). The site would have 28 off-street parking spaces in addition to the aforementioned garage spaces. The applicant has also proposed to install five loading docks on the site. There is existing pedestrian access to the site along both Isabella Street and the Bloomfield Avenue driveway. The site slopes away from Bloomfield Avenue. All drainage is collected on-site and conveyed into a 54" reinforced concrete pipe (RCP), which extends from the site into the Township of Nutley to the south. The applicant has proposed on-site landscaping, including screening from adjacent properties.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a written scale on all sheets with plan diagrams. A hard copy of the landscaping plan must be submitted in addition to the digital copy. The County recommends the use of green infrastructure techniques, such as green roofs and solar panels, throughout the site. The Bloomfield Avenue driveway should be eliminated, as the proposed Isabella Street driveway and signalized intersection at Isabella and Bloomfield will more adequately serve traffic to and from the site. The applicant should provide curbing and sidewalk in place of the existing curb cut, per County detail, and coordinate with other adjacent property owners in order to close off all other existing curb cuts along the driveway. The applicant must provide copies of any existing easements that allow shared use of the private driveway. The County recommends that the driveway pavement be replaced with landscaping. The proposed traffic signal at Isabella and Bloomfield should incorporate automated traffic counts and/or adaptive signal control systems technology. The traffic signal must be placed under City of Clifton or NJDOT ownership. The applicant must submit any construction plans showing the planned improvements to Bloomfield Avenue and Route 3 ramps and the intersection of Bloomfield Avenue and Isabella Street. The applicant must provide any plans and details regarding mass transit access to the site, including any proposed bus shelters, and clarify whether there would be any carpooling policies in place.

Staff provided several comments in response to the submitted traffic study. The study refers to the fact that 10,000 employees previously worked at this site, implying that the current proposal will be more beneficial to traffic than the former use. However, the site has been vacant since 2013 and it was many years prior to that when 10,000 employees were last located at the site. Therefore, the former use should not be used as an indicator that the project will not pose a significant impact to the surrounding roadways. The traffic study also states that 1,328 employees will arrive during the AM peak hour, but that only 427 cars will arrive – this discrepancy must be addressed by the applicant. The eastbound Knollwood Terrace approach to Bloomfield Avenue will experience a 25% increase in AM peak hour delay, and a 98% increase in the PM peak hour. This impact must be addressed by the applicant. Possible solutions include providing a signal at Knollwood instead of Isabella Street (using the private driveway as the main access instead of Isabella), or in addition to the signal at Isabella. The applicant must provide the Corridor Enhancement Fee of \$1,021.00 payable to Passaic County.

Meryl Gonchar, the attorney representing Quest Diagnostics, and Gene Diaz, the property owner, testified in respect to their development of the entire property.

Mr. Diaz provided context on the overall development of the site, describing the conditions and operations of the site before redevelopment of the property as well as the economic impacts of the site as it was operated at its peak by Hoffmann-La Roche, its current state, and the proposed development. The site was declared an area in need of redevelopment by both Nutley Township and the City of Clifton and led to the designation of the master developer. One goal of the redevelopment is to replace the

economic value that the site previously had when occupied by Hoffmann-La Roche. Mr. Diaz presented Quest Diagnostics as a tenant that is suitable for the site. Quest Diagnostics would operate in three shifts, with much of their traffic during off-peak period. Mr. Diaz stated that the Isabella Street driveway would be exclusively for use by Quest Diagnostics, whereas the driveway previously provided access to the entire site in its previous iteration. The site is already in the process of receiving \$20 million of internal transportation improvements.

Chris Roche, P.E., the civil engineer, was sworn in and provided an overview of the site's access. Mr. Roche presented Exhibit A, showing the private drive as a limited use driveway. The largest vehicle using the driveway would be an 18-wheel truck, with box trucks and garbage trucks also using the driveway. Truck deliveries would be limited from 7am to 3pm. The specimen vans would enter on Isabella Street and have a designated drop-off point on site. Mr. Roche indicated that there are restricted-access gates at the roadways connecting to other parts of the site. Commissioner Edmond requested that the proposed access restrictions be noted in the amended traffic report.

Carl Pehnke, P.E., the traffic engineer, was sworn in and explained that existing Quest Diagnostics offices were observed to understand the real-time traffic demands of the three-shift, off-peak operation of the proposed site. The signal at Isabella Street and Bloomfield Avenue would be coordinated with nearby signals. The private driveway is used by adjacent businesses and cannot be closed due to existing easement agreements.

Lisa Zinis, a resident of Knollwood Terrace and a member of the Clifton Action Committee, was sworn in and provided input on the site's impact to the residents on Knollwood Terrace. Ms. Zinis stated that the development would be beneficial to the surrounding communities, but that the traffic impact of the development would exacerbate existing difficulties for vehicles exiting Knollwood Terrace onto Bloomfield Avenue. Ms. Zinis suggested that a signal at the intersection of Knollwood and Bloomfield would provide safer and more convenient egress from Knollwood Terrace. Mr. Pehnke stated that the project team would review the impact of a signal on Knollwood Terrace.

Dominick Villano, Business Administrator for the City of Clifton, was sworn in and expressed similar concern with the intersection of Knollwood Terrace and Bloomfield Avenue. However, Mr. Villano stated that placing two signals in such close proximity to each other could create major congestion issues. Mr. Villano referred to a large aerial map of the site, Exhibit B. The plan was to create a second roadway adjacent to Route 3, but it would be very difficult and would need to be accessible to Bloomfield Avenue.

Gail Bedford, a resident of Knollwood Terrace, was sworn in and provided input. Ms. Bedford expressed concern with the impact of secondary access across to Knollwood Terrace and the traffic impact to Knollwood. Ms. Bedford stated that a red light at Isabella Street and Bloomfield Avenue could result in major traffic back-up from the intersection. Mr. Pehnke stated that the light at Isabella and Bloomfield would be designed in coordination with the existing Route 3 signals in order to mitigate delay as much as possible. Mr. Pehnke added that the entire site will have alternate access to Route 3, which should reduce the impact to Bloomfield Avenue.

Paula Montoya, a resident of Knollwood Terrace, was sworn in and recommended that the private driveway be used as the main entrance and Isabella Street as the truck entrance.

Tiffany Nieto, a resident of Knollwood Terrace, was sworn in and questioned how many vehicles could be accommodated between Isabella Street and Knollwood Terrace. Ms. Nieto expressed concern about the delays that could create and stated that school drop-off schedules must also be taken into consideration.

Denise Regalato, a resident of Knollwood Terrace, was sworn in and requested more information regarding the traffic impact at different times of the day and noted that the former Hoffmann-La Roche operations did not have access along Bloomfield, with their only ingress and egress being along Kingsland Street.

Commissioner Diaz made a motion to **withhold** approval of the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously.

SP-18-005 – Safeguard Self Storage – 54-66 Goffle Road, Hawthorne

This is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 100,136 sq. ft. self-storage facility. The existing commercial building on the site would be demolished. The application was withheld by the Planning Board on April 5th with 10 conditions.

There would be an entrance-only driveway (easterly) and an exit-only driveway (westerly) along the Goffle Road frontage, with 15 off-street parking spaces located on the site. The parking lot would be located in a “porte cochere”, an overhead canopy. The applicant has requested a waiver from the Site Plan Resolution in order to allow grades in excess of 2% within 50 feet of the right-of-way line. The site is sloped towards Goffle Road; the applicant has proposed to install an inlet at the westerly driveway and roof leaders on the building, both of which would connect into an on-site infiltration basin. The applicant has proposed to plant an evergreen hedge, consisting of Shamrock Holly shrubs, between the sidewalk and the proposed “porte cochere”. There would be additional landscaping along the perimeter of the site in order to screen the property from neighboring residences. The applicant has provided on-site lighting, which would have minimal visibility from adjacent residences.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. Storm Structure #26 should be shifted approximately 30’ up the driveway in order to facilitate an open grate being installed above the infiltration basin, which shall have a grate elevation 6” lower than structure #26. The plans must show the routing of the roof leaders into the underground detention system. The final architectural construction drawings must be provided prior to receiving final approval from the County. The “DO NOT ENTER” signs must be placed between the curb and the sidewalk.

Freeholder Duffy made a motion to grant **conditional** approval to the site plan application. Commissioner Redmon seconded that motion. The motion passed with Commissioner Metzler voting in the negative.

16-066 – Main Street-SNN – 59 Main Street, Bloomingdale

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to install a wireless telecommunications facility at an existing shopping center. The facility would consist of two equipment cabinets in a fenced-in area at grade level and two panel antennas on the roof. The application was withheld by the Planning Board on December 4th, 2016 with 4 conditions. There is an existing full-access driveway along Main Street, with 57 off-street parking spaces located on the site. The applicant has not proposed any changes to the site, with the exception of the proposed telecommunications facility.

There are conditions that must be satisfied before the application can be granted unconditional approval. The requested improvements must be completed prior to receiving approval. The stop sign must be reflective and mounted at the required height.

Commissioner Martinique made a motion to **withhold** approval of the site plan application. Vice Chairman Simpson seconded that motion. The motion passed unanimously.

SP-18-016 – JCM Investors – 144-150 Fair Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a 4-story building with a ground floor parking garage and 24 apartment units on the upper floors. The applicant has proposed to remove the existing stone masonry wall along the perimeter of the site. County staff recommends that this historic and attractive feature should be preserved to the greatest extent possible. The application was withheld by the Planning Board on April 19th with 11 conditions.

The 29-space parking garage would have access along the Fair Street (a municipal street) frontage of the site. The Straight Street frontage would not have any access driveways or curb cuts. The applicant has proposed to replace all curbing and sidewalk along the Straight Street frontage of the site. Roof drains have been proposed with connections to on-site recharge pits. The applicant has proposed to plant seven (7) Japanese zelkova trees along the Straight and Fair Street frontages of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant has indicated that the wall will be removed; the County recommends that the wall should be preserved to the greatest extent possible. The applicant must note on the plans the elevations of the top and bottom of the curb. The proposed on-site system must be designed to handle all stormwater from the site, allowing no runoff or overflow into the County roadway.

Commissioner Metzler recommended that the applicant request if any local governments wish to reclaim the materials from the historic wall.

Vice Chairman Simpson requested clarification on the limits and character of the chain link fence proposed at the rear of the property.

Commissioner Metzler made a motion to grant **conditional** approval to the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously.

SP-18-019 – Union Avenue Middle School – 202 Union Avenue, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a four-story school building of approximately 160,000 sq. ft. (gross floor area), with an estimated 52,000 sq. ft. of building coverage. The site is currently vacant, but was formerly the site of the now-demolished Don Bosco School. The site is located along Union Avenue in the Totowa section of Paterson.

There would be no driveway access along Union Avenue. The applicant has proposed to install new sidewalk and curbing. The main school entrance would be located along Sherwood Avenue (a municipal street), with a delivery/service area entrance to be located along Linwood Avenue (municipal). The property is adjacent to the Molly Ann Brook, and the majority of the property lies within the flood hazard area. The proposed school building will have roof leaders that connect into the existing municipal

stormwater systems along Sherwood and Linwood Avenues, in addition to a proposed connection into the Union Avenue system. No other structural stormwater management practices are proposed. The remainder of the site is designed to allow sheet flow towards Molly Ann Brook. There will be a decrease of 136 sq. ft. of impervious coverage compared to pre-demolition conditions. The applicant has proposed on-site landscaping, including foundation plantings of shrubs and street trees along both Union Avenue and Sherwood Avenue.

Staff explained that the application has been submitted for courtesy review by the Board, as the owner/applicant is the New Jersey Schools Development Authority. Staff provided comments which should be addressed by the applicant. The cover sheet should include a key map, showing the entire site development and its relationship to the surrounding area. The name of the County and the block and lot numbers should be included in the title block of the site plan. The site plan should have a written scale in addition to a graphic scale. The name, address, and title of the appropriate licensed professional preparing the site plan (AS-101) should be noted on the plan sheet. The plans should include a zoning table, which should include the existing, proposed, and required site information. The table should include the total amount of impervious surfaces at the site. The zoning district of the site should be indicated. The property line should be shown on all plan diagrams. The existing bus stop along the Union Avenue frontage of the site should be indicated on the survey and site plan. The drainage system along Union Avenue must be analyzed in order to verify that the system could handle stormwater from the site. The roof leader connecting to Union Avenue must be 10" in diameter. The applicant should provide details regarding transportation to and from the site, as there is no proposed off-street parking. The County recommends that bike parking be provided adjacent to the entrance along Sherwood Avenue. The proposed landscaping within the right-of-way, between the sidewalk and the property line, will require an encroachment permit. The applicant must submit a permit application to the County for review. At least 8' feet of clearance must be provided between the proposed landscaping and the tree planting boxes on the outer edge of the sidewalk.

Assistant Planning Director Lysicatos recommended that the applicant refer to the Molly Ann Brook Watershed Management Plan and consider green infrastructure treatments on the site.

Commissioner Mirza made a motion to submit the comments to the applicant for consideration. Commissioner Edmond seconded that motion. The motion passed unanimously with Commissioner Redmon abstaining.

SP-18-020 – Alimi Residential Development – 249-251 5th Avenue, Paterson

This is a new site plan application in which the applicant has proposed to construct a three-story, five-unit residential building on a 5,000 sq. ft. vacant lot. The site has frontage along 5th Avenue and is located on the east side of Paterson. The applicant received site plan approval from the Paterson Planning Board on April 4th, 2018, subject to 4 conditions.

The building is proposed to be constructed 5' from the property line of 5th Avenue. There would be no building entrance proposed along the 5th Avenue frontage. The only access door into the building would be located on the right side of the building 40' from the front property line. The site would have no on-site parking or driveway access. The site is sloped towards the rear of the property, away from 5th Avenue. Roof leaders would connect to proposed storage tanks at the rear of the site. The applicant has proposed shade trees and other landscaping along the frontage of the site, although the plant species have not been indicated on the plans.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The block and lot numbers for the site must be included in the title block. The plans must include a graphic scale in addition to a written scale. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table must include existing site information, in addition to required and proposed site information. The table should include the total amount of impervious surfaces. The applicant must provide drainage calculations for the entire site, not only the proposed increase in impervious surfaces. The applicant must provide more information regarding the lack of proposed parking and how residents would access the site. All utilities must be shown on the plan. The plans must include a table listing the plant species and quantity for the proposed landscaping. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Commissioner Metzler requested that the applicant verify whether the Paterson Fire Department has reviewed the means of ingress and egress of the building.

Commissioner Mirza made a motion to **withhold** approval of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-021 – Bekdas Realty – 241-251 Crooks Avenue, Paterson

Planning Board Counsel Abdelhadi recused himself from the review of the application and left the room for the duration of the review.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a new four-story mixed-use building of approximately 60,000 sq. ft. with retail space on the 1st floor and a total of 48 residential units on the second, third, and fourth floors (16 per floor). The existing building on the site would be demolished. The proposed area of impervious surfaces on the site is 97% (11,928 sq. ft. building area and 17,042 sq. ft. paved area), and increase from the existing 20, 718 sq. ft. The site has frontage along Crooks Avenue in south Paterson. The applicant received site plan approval from the Paterson Planning Board on February 1st, 2017, subject to 2 conditions.

The applicant proposes 11,000 sq. ft. of retail, divided into 6 spaces, with hours of operation from 8:00am to 9:00pm. The site would have access along Knickerbocker Avenue (a municipal street) to the rear, with a total of 49 on-site parking spaces. In addition, the applicant has a lease for 35 off-site parking spaces for overnight parking between the hours of 6:00pm and 7:30am at 17-25 Lake Avenue and 254-256 Knickerbocker Avenue. The applicant did not provide any information regarding grading or drainage on the site plan or survey. The applicant has not provided any information regarding existing or proposed landscaping along the Crooks Avenue frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. The plans must include a graphic scale in addition to a written scale. The name and address of the applicant and the owner must be included on the cover sheet. The zoning table must include the total required, existing, and proposed amount of impervious surfaces at the site. The plans must show the frontage sidewalk up to the curbline. The applicant must provide shade trees along the Crooks Avenue frontage of the site. The existing shade tree must be shown on the plans. All drainage, including roof leaders and the connection of the proposed trench drain, must be shown on a plan diagram. The applicant must clarify how stormwater will infiltrate into the ground with a solid pipe. The plans must show all utility connections. Grades must be shown on the plans and the survey. The applicant must provide an explanation for the

discrepancy between the proposed off-street parking and the required parking. The plans must include elevation profiles for the six front doors located along the Crooks Avenue frontage. The applicant must provide the Corridor Enhancement Fee of \$3,000.00 payable to Passaic County.

Commissioner Metzler made a motion to **withhold** approval of the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously.

SP-18-022 – First World Properties – 477-479 Main Street, Paterson

Planning Board Counsel Abdelhadi returned to the meeting.

This is a new site plan application in which the applicant has proposed to construct a four-story, 14-unit building on a vacant lot. The building would have ground-floor retail space, with the apartment units to be located on the upper floors. The site has frontage along Main Street in south Paterson and is located within the Dale Avenue/Jackson Street Redevelopment Area. The applicant received site plan approval from the Paterson Planning Board on April 4th, 2018, subject to 6 conditions.

The proposed retail and apartment units would have pedestrian access along the Main Street frontage. There is no proposed off-street parking or driveway access. The applicant has proposed to install roof leaders, which would connect to storage tanks located at the rear of the property. The lot area is 5,000 sq. ft. or 0.12 acres; impervious surfaces would be installed on 4,594 sq. ft. of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The block and lot numbers must be included in the title block. The plans must include a graphic scale in addition to a written scale. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table must include existing site information, in addition to the required and proposed site information. The table should include the total amount of impervious surfaces at the site. The applicant must provide shade trees along the Main Street frontage of the site. The plans must show all proposed landscaping, including any private landscaping that would require an encroachment permit from the County. The note on the plans should clarify the limits of the proposed sidewalk and curb replacement. The plans must include elevation profiles for the proposed doorways along Main Street. The applicant must verify that the inward swinging doors have been approved by all code officials. If the doors are required to swing outwards, the door swings must not encroach into the County right-of-way. The applicant must provide details on the location of the proposed off-site parking, as required by the Paterson Planning Board. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Commissioner Edmond requested that the applicant provide a copy of the agreement with the Paterson Parking Authority.

Commissioner Metzler made a motion to **withhold** approval of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

18-002 – Flannagan Subdivision – 34-38 Warren Street, Little Falls

This is a new major subdivision application in which the applicant has proposed to subdivide an existing lot (9), resulting in a total of three lots (9.01, 9.02 & 9.03). The lot currently contains three single-family dwellings. The subdivision would provide lot lines between the existing dwellings, resulting in three lots with one dwelling each. The applicant has not proposed any site improvements or demolition. The

property is located along Warren Street in Little Falls and does not have any frontage along a County roadway.

Staff explained that the application would not have any impact on County facilities and recommended to the Board that it be granted unconditional approval.

Commissioner Metzler made a motion to grant **unconditional** approval to the subdivision application. Commissioner Martinique seconded that motion. The motion passed unanimously.

OLD BUSINESS

1. **SP-16-065 – Daughters of Miriam** – The applicant has requested a reduction of the Corridor Enhancement Fee, due to the site’s non-profit use. The fee was previously assessed by the Board at \$20,168.00. The applicant has provided documentation of their non-profit status. Staff recommended that the Corridor Enhancement Fee be reduced to \$250.00, which has been granted to non-profit uses in the past. Vice Chairman Simpson made a motion to **grant** the request. The motion was seconded by Commissioner Martinique. The motion passed unanimously.
2. **SP-18-010 – McDonald’s (Madison/Broadway)** – The applicant has requested a waiver from the requirement to construct a bus shelter along the Madison Avenue frontage of the site and enter into a maintenance agreement with the City of Paterson. The waiver is being requested due to the potential length of time that the process would require and the possibility of the application’s full approval being delayed during the process. Based on correspondence with the applicant, as well as the City of Paterson and NJTransit staff, County staff have deemed there to be validity to the applicant’s concerns and recommend that the requirement be eliminated. The applicant has also requested a waiver from the requirement to plant shade trees along the same frontage due to the same concern with the project being delayed. County staff recommended that this waiver not be granted as the provision and approval of shade trees should not cause any delay in the project’s approval and permitting. Commissioner Mirza made a motion to **grant** the waiver request in regards to the bus shelter comment and **deny** the waiver request in regards to the shade tree comment. The motion was seconded by Commissioner Redmon. The motion passed unanimously.

NEW BUSINESS – None.

ADJOURNMENT

Chairman Gervens made a motion to adjourn the meeting at 7:06 PM that was seconded by Commissioner Redmon.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE