

PLANNING BOARD MINUTES  
**PUBLIC MEETING**  
SEPTEMBER 8, 2022- 7:00 P.M.  
HELD AT THE OAKLAND SENIOR CENTER  
20 Lawlor Drive, Oakland, NJ  
[www.oakland-nj.org](http://www.oakland-nj.org)

Pursuant to Chapter 231, Public Law 1975 (Open Public Meetings Act) adequate notice of this meeting has been provided by:

- ❑ Adoption of an annual schedule of meetings
- ❑ Posting a copy of same at Borough Hall and the Borough's website
- ❑ Advertised in The Record more than 48 hours in advance of the meeting
- ❑ Mailing a copy to any person requesting same

**\*\* MEETINGS CONCLUDE AT 10:30 P.M., THEREFORE, NO TESTIMONY WILL BE TAKEN AFTER 10:00 P.M.**

**PLANNING BOARD MEMBERS:**

Sarah Michel, Andrea Levy, Gregory Liss, Joseph Marscovetra, Michael Rose, Thomas Connolly, Lee Haymon, John Morris, Councilman Pignatelli, Mayor Linda H. Schwager and Chairman Thomas Potash.

**FLAG SALUTE, MEETING OPENED AT 7:05 P.M., ROLL CALL:**

Present Members: Mmes. Michel and \*Levy, Messrs. Marscovetra, Connolly, Morris Councilman Pignatelli, \*Mayor Schwager and Chairman Potash.  
Absent Members: Messrs. Liss, Rose and Haymon

**EXCUSE ABSENCES:**

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to excuse the absence of Messrs. Liss, Rose and Haymon was voted unanimously by the Board.

Mr. Joseph Russo, Esq., Board Attorney, Mr. John Yakimik, Board Engineer and Mr. Steve Lydon, Board Planner were in attendance.

**BOARD PROFESSIONALS SWORN IN:**

Mr. Yakimik and Mr. Lydon were sworn in.

OPEN MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Motioned by Ms. Michel and seconded by Councilman Pignatelli, to open the meeting to the public was voted unanimously by the Board.

No comments.

CLOSE MEETING TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA.

Motioned by Councilman Pignatelli and seconded by Mr. Connolly, to close the meeting to the public was voted unanimously by the Board.

Ms. Michel sitting in for Mr. Haymon.

\*Mayor Schwager and Andrea Levy entered the meeting at 7:09 p.m.

Ms. Levy sitting in for Mr. Liss.

Chairman Potash made an announcement that the documents displayed on the tables are for the public's observation and are not to be removed.

PUBLIC HEARING:

1. K Hovnanian – McCoy Road, Block 4202, Lots 1, 2 & 3. Public hearing for a Preliminary Site plan and Major Subdivision.

Mr. Greg Meese, Esq. with Price, Meese, Shulman & D'Arminio located in Woodcliff Lake, New Jersey explained that they left off on the August 25<sup>th</sup> meeting with closing questions for Mr. Cote by the public. Mr. Lydon still had questions and this week, he received Mr. Yakimik's memorandum.

Mr. Meese expressed the importance of addressing the sidewalk issue. He referenced an RSIS regulation code stating that existing conditions need to be taken into consideration. The issue is sidewalks leading to nowhere would not serve any purpose on McCoy Road and the Board should have consideration with this issue. He explained the requirements again and the impact that sidewalks would have on the flood hazard area.

There was a suggestion from the Board to connect sidewalks to a pathway at IHHS and Mr. Cote may have come up with a solution concerning that matter. With respect to the emergency access issue, their traffic engineer will review that in full detail. Also the architect for the affordable units will review a misunderstanding the fire chief had concerning the building height. A 35-foot ladder will be able to reach the roof and apartments with full accessibility.

Mr. Meese explained that he disagrees with Mr. Yakimik concerning the issue with the bollards. He reviewed their memorandum concerning sidewalks and bollards and the RSIS site improvement standards as it pertains to this application.

He explained that further discussions concerning drainage issues should be between Mr. Cote and Mr. Yakimik who will come to a resolution. They have testified that the run off rate for that property will be reduced and that there will be no negative impact concerning drainage and velocity. The property has received their permits from the state and are compliant with the standards required by the DEP.

Mr. Meese informed the Board that they will be moving forward with testimony from both architects for the affordable units and townhomes. If there is time available, they would like to offer the testimony from their traffic engineer so that questions and comments from the traffic officer and fire chief can be addressed.

Councilman Pignatelli referenced the sidewalk issue. Mr. Meese explained that Mr. Cote may have come up with a solution concerning the sidewalks. He recalled Mr. Cote and reminded him that he was still under oath to continue answering questions. Mr. Cote entered an exhibit.

Exhibit A-25, Stream Stats Report for Pond Brook and Crystal Lake.

Mr. Cote explained the exhibit. The watershed area amounts to 7.1 miles, approximately 4,500 acres. He explained that the area of contribution from the subject property of 39.96 acres impacts less than one-percent to that watershed that contributes to Crystal Lake. Mr. Cote entered exhibits.

Exhibit A-26, Stormwater Management Memorandum to John Yakimik.

Exhibit A-27, Aerial Photo with Overlay of Site Plan dated May 11, 2022.

He commented that residents want to know what we are doing beyond the requirements which he referred to the stormwater management memorandum he drafted for the Board and Mr. Yakimik. The memorandum is a summary of the discharge down to Pond Brook which leads to Allerman Brook and Crystal Lake.

He explained a table identifying 2 discharge points for the site at the northeast and southeast side and from the primary basin. The tables show peak discharge summary 1, peak discharge summary 2 and a total peak discharge summary of the site for a 2, 10 and 100-year storm event. The last table lists the total existing, allowable and proposed peak discharge rates contributing to Pond Brook (Allerman). They exceed the required amount of reduction of flow in a 2-year storm by an additional 14-percent, a ten-year storm by an additional 32-percent reduction and a 100-year storm by an additional 29-percent. This is beyond what is required to be reduced. Additionally, a design function not included in their tables are the 3 infiltration basins on the site which have infiltration components to handle and offset a 2-year storm by 250,000 gallons of flow, a 10-year storm by over 500,000 gallons of flow and a 100-year storm, by over 750,000 gallons of water

that infiltrates in. This system on site exceeds the ordinance requirements as far as water leaving the site stressing that this is the above and beyond that is added to the site.

Ms. Michel referenced the Shade Tree ordinance and questioned if contribution to the runoff would increase with the removal of trees on the property. Mr. Cote responded that this has been taken into consideration and explained as provisions under the settlement agreement. In the agreement, the replacement of trees will not be in accordance with the ordinance for the affordable housing section. But they have agreed to go above and beyond by including additional trees to the site as well as different species.

Councilman Pignatelli confirmed that the 3 detention basins will reduce the flow to the river and prior there was no way of retaining the water from the property. The 3 detention basins will collect and slowly release water off the site. Mr. Cote responded that is correct.

Mayor Schwager questioned what the numbers on the tables represent. Mr. Cote explained that the numbers in the chart represent cubic feet per second which is 7.5 gallons. Mr. Morris questioned if an assessment was done in the event there is a storm exceeds the 100-year storm. Mr. Cote responded that the Borough's ordinance only requires up to a 100-year storm. Mr. Morris questioned if the turning capacity of the storm conveyance system is also designed for a 100-year storm. Mr. Cote responded the storm conveyance system is designed for a 25-year storm. In any event of anything over a 100-year storm, the reduction of flow as compared to what is there now will be less.

Ms. Levy questioned impact to the brook and lake storm during drought conditions. Mr. Cote responded ground water recharge is important in these matters but with the infiltration system, water will still leave the site at a slower pace.

Mr. Yakimik touched on Mr. Morris's question concerning the storm water conveyance system is designed for the 25-year storm. The retention and infiltration basins are designed for the 100-year storm and there is a storm greater than 25-years, will the water conveyance system overflow and surpass the infiltration system. Mr. Cote responded that the surcharge overflow would move on to the next basin.

Mr. Morris questioned what happens to the chemicals that mix in with the storm water. Mr. Cote responded that the DEP standard is to use infiltration basins specifically used to address the nitrates and phosphates. Mr. Morris questioned if wetlands helps reduce the impact of the soluble component before they reach the lake. Mr. Cote responded that discharge from the site is going to the wetlands as part of the DEP requirements. It is acceptable to discharge into the wetlands. Mr. Cote entered an exhibit.

Exhibit A-28, Partial Fire Truck Circulation Plan.

Mr. Cote referred to the fire chief's comments and as per their request, they added a 6-inch extension to the front end overhang. Details shows the fire truck route going through the affordable units and townhouse units with no impacts.

Mr. Cote referred to exhibit A-27 concerning sidewalks. They reviewed the grades and there may be a way to connect to the IHHS site near the track and football field contingent to approval of the Board of Education. The interconnection of sidewalks will give direct access to and from the high school. Mr. Meese requested assistance from the Mayor and Mr. Yakimik to approach the Board of Education. Mr. Yakimik informed the Board that he called the superintendent and he has agreed to meet with himself and Sgt. Rowin next week. Mr. Cote agreed to supply Mr. Yakimik with a sidewalk sketch to use for the meeting.

A discussion ensued concerning doubts with the drainage. Mr. Meese explained that the DEP has approved and issued permits for the drainage design. Mr. Cote expressed that he has responsibility as a licensed engineer to design a compliant and adequate system for the site. Mr. Yakimik did note in his memorandum some stormwater clarifications and asked Mr. Cote to address them so that he can forward them to their stormwater expert at Boswell.

Chairman Potash questioned testimony with regard to steep slope encroachments. Mr. Cote responded that they meet the Borough's requirements as per the settlement agreement. A discussion ensued concerning steep slope requirements being loosened in the settlement agreement. He entered an exhibit.

Exhibit A-29, Steep Slope Disturbance Analysis.

Mr. Cote explained the exhibit which illustrates the percentages of steep slope being encroached. The majority of steep slopes are located within the wetlands which cannot be encroached upon. No further questions. Chairman Potash entertained a motion to open the meeting to the public for further questioning of Mr. Cote.

Motioned by Ms. Michel and seconded by Councilman Pignatelli, to open the meeting to the public regarding questions concerning the testimony of Mr. Cote was voted unanimously by the Board.

Mr. Roy Bauberger, OEM Coordinator, expressed that he believes that Allerman Brook cannot handle any more water. As an OEM Coordinator, he has worked every flood there is for the past 40 years. Problems with flooding along Allerman Brook began since 287 was put in and they have been battling with NJDOT ever since. Mr. Meese reminded the public that this is a time for questions and not comments. Mr. Bauberger explained that he wanted the engineer to know how dire the existing conditions are. Chairman Potash added that when all that pavement was put down for 287, there was no question it had an effect on Allerman Brook. A discussion ensued concerning that DOT is not held to the standards that private property owners are. Mr. Cote responded that the standards when 287 was put in, are not the same standards as of today.

Mr. Elkin, 147 Lakeshore Drive, expressed that serious storms are coming more frequent and doing more damaging. He stressed that no more development should be permitted that may have an impact on the brook. He questioned the reliability of the drainage system and counting on the wetlands. Flooding is causing economic stress on residents living downstream who are responsible for maintaining the brook and their properties. He suggested that the town and developer work together with the community to help these residents offset the cost and burden as part of the project.

Chairman Potash reminded the public that this portion of the meeting is limited to questions of Mr. Cote, not comments.

Lew Levy, 112 Lakeview Terrace, has worked with the Borough and has been a member of Flood Commission since 2002. He has been involved in the rebuild of Allerman Brook. He questioned if the applicant is aware of the velocity of water that travels down the brook during a 100 year storm. Mr. Cote explained the requirements they are held to for controlling water velocity on their property but not for Allerman Brook since it is not a part of the project. The improvements will not increase the velocity of water. Mr. Levy commented that the proposed development will not make more water but the problem is that 287, DOT and now this development will feed into it which will add to the velocity. Velocities at certain percentages can take apart gabion walls and move concrete which has occurred on this brook. The Borough has spent \$175,000 repairing damages to the gabion walls along Allerman Brook. He questioned if the developer would be willing to participate if it contributes to the damages along the brook. Mr. Meese responded that they are responsible developers and have received approval under state regulations but Allerman Brook is not their responsibility. However, he discussed with Mr. Yakimik a reasonable contribution that would help the homeowners and the community. Mr. Levy expressed that he believes the development will go through and the town gain another ratable. A discussion ensued that the developer and engineer make a site visit of the brook during a rain storm. Mr. Cote agreed to do this.

Mr. Levy questioned the retention and infiltration basins maintenance process. He wanted it confirmed that the Borough will not be responsible for the maintenance of the retention and infiltration basins. Mr. Cote responded that the state requires the maintenance of the retention and infiltration basins and this will be the homeowner association's responsibility.

Mr. Elkin, 147 Lakeshore Drive, questioned if the wetlands could handle the gas, oil and phosphates. Mr. Cote responded that this is all done through the infiltration system basins and the advantage of the wetlands to act as a secondary filter. Mr. Elkin questioned if the developer is open to help the resident downstream financially with improvement projects to the brook. Mr. Meese responded that the developer is willing to have the conversation.

Judy Piretra, 40 Nokomis Avenue, questioned the timeline for when Mr. Cote would make a site visit of the brook to see the damage. Mr. Cote responded that at the next storm event he will visit the site but not to provide an analysis since it is not part of the application. Ms. Piretra expressed

that she wants the applicant to understand what can happen with additional runoff and consider helping the gabion walls that are damaged.

Mr. Ed Clark, 6 Martin Place, informed the Board that he, Mr. Cote and their landscape architect did get an opportunity to meet. He questioned if a storm beyond the 100-year storm and the system were to meet capacity with water exiting, would it cause water to exit faster off the developed site. Mr. Cote responded that it would be the same as it is today. A discussion ensued concerning nutrient production leaving the site untreated during a 100-year or beyond storm and impacting the wetlands. No further questions. Chairman Potash entertained a motion to the close the meeting to the public.

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to close the meeting to the public regarding questions concerning the testimony of Mr. Cote was voted unanimously by the Board.

Meeting recessed at 8:36 p.m.

Meeting resumed at 8:50 p.m.

Roll Call:

Present:	Mmes. Michel and Levy, Messrs. Marscovetra, Connolly, Morris Councilman Pignatelli, Mayor Schwager and Chairman Potash.
Absent:	Messrs. Liss, Rose and Haymon.

Chairman Potash noted for the record that Mr. Morris who missed the first 2 meetings for K Hovnanian, August 11<sup>th</sup> and the August 25<sup>th</sup>, has been certified that he read the transcripts of those meetings.

Mr. Meese introduced Mr. Michael Donovan with Donovan Architects located in Cherry Hill, New Jersey. Mr. Donovan gave his credentials and the Board accepted his qualifications. Mr. Donovan prepared the architectural design for the Ingerman (affordable) buildings. Mr. Donovan entered an exhibit and handed out a copy of that exhibit.

Exhibit A-30, Architectural Drawings Willow at Oakland dated July 14, 2022 consisting of 10 sheets.

He explained that the two affordable buildings proposed by Ingerman will consist of 40 units in total. Building A, closest to the boulevard, will consist of 16 units and include a community space and Building B, which is further back, consisting of 24 units. They are required to follow the rule and regulations of the NJHFMA. According to NJHFMA requirements, they exceed unit size with 8 one-bedroom units, 700 square feet, 24 two-bedroom units, 900 square feet and 8 three-bedroom units, 1180 square feet. Ingerman takes pride with building quality and exceeds all of the Borough codes.

He explained the ADA component for the building and assured that the buildings will be energy efficient. All 13 ground floor units are required to be handicapped adaptable, according to the Fair Housing Act. Three of those units, a one, two and three-bedroom, will be fully handicapped accessible and 10 units will remain adaptable. All the ground floor units will have a 0 percent threshold and the appropriate clearances. Safety grab-bars for the bathrooms will be in place for the 3 fully accessible units and reinforcements for the future installation in the remaining 10 units. Each building is required to have an indoor sprinkler system in place and each building will be fully accessible for a fire truck to maneuver around those buildings. He entered an exhibit.

#### Exhibit A-31, Fire Truck Drive Diagram

Mr. Donovan explained that all access points could be reached by a fire truck as well as all the windows. He explained that materials for the exterior of the building will be consistent throughout the project.

He discussed in detail the materials and insulation for the buildings consisting of cultured stone and vinyl siding. They meet and exceed the energy code mandated by the state. There is a pedestrian feel and it does not resemble the typical affordable housing look. Each unit has access and use to a common balcony or patio. There is a small community room totaling 580 square feet, a fitness room, office, conference room and a men's and women's room. This is all adjacent to the market rate recreation center offering duplicate services for affordable tenants.

Facing the boulevard, the elevation drops off. He gave the elevation for each of the buildings. Sidewalks and access to both buildings are fully ADA accessible. Each floor is similar. A discussion ensued concerning security, fob access to the buildings and construction material quality. The exterior of these properties are maintained through the HOA. There was a discussion on the different locations that Ingerman built and manages that can be visited. The closest development would be Woodridge, New Bridge Crossing in River Edge consisting of 69 unit mix luxury/affordable. Mr. Russo confirmed that there will be an employee, Monday through Friday, in the affordable building office. The office will handle management and income qualifying tenants. There was a discussion about application and income verifying.

Mr. Lydon questioned light pole design being proposed, the type of HVAC for units and bike storage. Mr. Donovan responded that the light pole design will be LED and similar to what is depicted on the architectural plans. Instead of an HVAC system, they are proposing magic package systems (a duct system) for each unit which is energy efficient. There will be no outdoor condensers except for perhaps the common space. Washer and dryers are being proposed for each of the units as well as bike racks throughout the site and a common area for the mailboxes. Gang mailboxes will be located outside the building and packages will be left at the community center.

Mr. Lydon questioned space that is covered that does not look like it has a purpose. He wondered if this space could be turned into bike storage keeping them out of the elements. Mr. Donovan responded that they can discuss this request with their professionals. Mr. Lydon questioned what



is being proposed for onsite security. Mr. Donovan responded that there will be cameras throughout the site, at stairwells access residents will require a key-fob and a fob to enter the apartment. A discussion ensued concerning notification of guests. Mr. Donovan responded that this will be done through an app on your phone to notify you when guests arrive and the renter can automatically open the door. Mr. Russo questioned the number of EV spaces. Mr. Meese responded that there will be 12 spaces in the affordable location. No further questions. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to open the meeting to the public regarding questions concerning the testimony of Mr. Donovan was voted unanimously by the Board.

No questions.

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to close the meeting to the public regarding questions concerning the testimony of Mr. Donovan was voted unanimously by the Board.

Mr. Meese introduced Mr. Joseph Lipanovski who is an architect for K. Hovnanian for the past 30 years. Mr. Lipanovski reviewed his credentials and the Board accepted his qualifications. He entered exhibits.

Exhibit A-32, Colored Version

Exhibit A-33, Clubhouse Building and Generator Pump Station.

Mr. Lipanovski testified that they are proposing 151 market rate townhomes consisting of 31 buildings varying from 3, 4, 5, and 6 homes per building. Two types of homes will be offered, an end unit and interior unit. The buildings are two-stories and comply with the Borough's height ordinance. The townhomes are separated by a two hour fire common separation wall from the basement to the underside of the roof. The end units will be approximately 2,483 square feet, 28-feet wide by 54-feet in length. Front door leads into an entry foyer adjacent to the staircase.

The exterior design is compatible with the affordable units consisting of cultured stone, vinyl siding, shutters, gables and non-functional dormers. He reviewed the style and sizes of the townhouse buildings which will vary with full, partial and walk-out basements depending on the grade.

The first floor plan will be open living space with modern kitchen and bathrooms and each model includes three bedrooms and 2 ½ bathrooms, all bedrooms are located on the second story. Each townhome includes a two-car garage with a double-wide driveway for additional parking, fitting two additional vehicles. There is entry from the garages into a common area with a closet and a pantry of the townhome. The front of the townhome will display triple windows and in the rear, a 9-foot sliding doors leading out to a deck or a patio.

Ms. Levy questioned if any of the townhomes would have a main suite on the first floor for seniors downsizing. Mr. Lipanovski responded all bedrooms will be located on the second floor. Mr. Lydon questioned guest parking. Mr. Lipanovski responded that the driveways will be double-wide and each townhouse will have a two-car garage for parking as well. Mr. Yakimik confirmed that the garage floor was elevated from the roadway. The Mayor questioned about mailboxes and fencing for privacy. Mr. Lipanovski responded that they are proposing gang-boxes shown on the site plan throughout the site. There was further discussion concerning fencing in the rear. Mr. Yakimik requested to see fencing on the plan to confirm continuity. Chairman Potash confirmed that landscaping will be common throughout the site. Mr. Lipanovski responded even though they are separate lots, landscaping in the front yards of the townhomes will be common. There was a consensus of the Board not to include fencing in the rear of the townhomes. Mr. Russo requested clarification concerning metes and bounds.

Mr. Yakimik questioned the size of the gutters and drainage from the roof. Mr. Lipanovski responded that the gutter size is 5-inches. All gutter and leader systems throughout the units will flow directly into manifolds and lead to the stormwater system. The Mayor questioned if sidewalks are being proposed throughout the interior of the development. Mr. Cote responded that sidewalks are throughout the site on both sides of the road.

Mr. Lydon questioned the 3 free-standing signs and if they require a variance. He would like to see more sign detail on the plans. Mr. Cote explained that testimony was given earlier about the detail lighting, square footage and lettering. There are 2 signs at the entrance for Ingerman's buildings and K. Hovnanian townhomes and a smaller sign when entering the affordable buildings. He believes the signs are compliant but there will be more testimony concerning the issue. No further questions. Chairman Potash entertained a motion to open the meeting to the public.

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to open the meeting to the public for questions concerning Mr. Lipanovski's testimony was voted unanimously by the Board.

No questions.

Motioned by Councilman Pignatelli and seconded by Mr. Connolly, to close the meeting to the public for questions concerning Mr. Lipanovski's testimony was voted unanimously by the Board.

Mr. Russo advised the Board members who have not yet read the Settlement Agreement, to do so. He suggested that this be entered as an exhibit.

Exhibit A-34, Settlement Agreement dated July 10, 2019.

Mr. Lipanovski reviewed the structure for the pump station and the generator. Mr. Cote explained that the generator will only be exercised during the day and reviewed the noise decibels. No further questions. Chairman Potash entertained a motion to carry the application.

Motioned by Ms. Levy and seconded by Ms. Michel, to carry the K. Hovnanian application to the October 13th public hearing.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Liss, Rose, Connolly, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Morris

Chairman Potash announced that this meeting will be carried to the October 13th public hearing at 7:00 p.m. at the Senior Center with no further notice.

#### PAYMENT OF BILLS:

Motioned by Mr. Connolly and seconded by Councilman Pignatelli, to approve the bills list subject to the availability of funds.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Liss, Rose, Connolly, Haymon, Councilman Pignatelli, Mayor Schwager and Chairman Potash.  
Nays: None  
Abstain: None  
Absent: Mr. Morris

#### APPROVAL OF MINUTES:

Approval of August 11, 2022 and August 25, 2022 minutes were tabled until the October 13, 2022 meeting.

#### ORDINANCE REVIEW:

Ordinance 22-CODE-891 and 22-CODE-892

Mr. Lydon explained that these ordinances are affordable housing overlays for CBD I & CBD II. He explained that the Court Master was not in favor of some of the changes so this ordinance may be premature. He suggested that adoption of these 2 ordinance be tabled to a future date. Chairman Potash entertained a motion to table Ordinances 22-CODE-891 and 22-CODE-892.

Motioned by Mr. Marscovetra and seconded by Councilman Pignatelli, to table Ordinances 22-CODE-891 and 22-CODE-892.

Roll Call Vote: Ayes: Mmes. Michel and Levy, Messrs. Marscovetra, Connolly, Morris, Councilman Pignatelli, Mayor Schwager and Chairman Potash.

Nays: None  
Abstain: None  
Absent: Messrs. Rose, Liss and Haymon

MEMORIALIZATIONS:

None

NEW BUSINESS:

Mr. Yakimik gave information concerning A&E developer's agreement.

OLD BUSINESS:

None

PUBLIC MEETING ADJOURNED AT 10:40 P.M.

Motioned by Ms. Levy and seconded by Mr. Morris, to adjourn the meeting by a unanimous vote by the Board.

Respectfully Submitted by,

Kathlyn Gurney, Administrative Assistant

\*Next meeting on October 13, 2022