

BOROUGH OF BERNARDSVILLE
Mayor & Borough Council Meeting Minutes
May 8, 2023

Mayor Canose called this meeting to order at 7:00 p.m. Present were Council Members Diane Greenfield, Jena McCredie, Chad McQueen, Al Ribeiro, and Christine Zamarra. Also present were Nancy Malool, Administrator, Anthony Suriano, Borough Clerk, and John Pidgeon, Borough Attorney. Council Member Jay Ambelang was absent.

STATEMENT OF PRESIDING OFFICER

Notice of this meeting was provided to the Bernardsville News, Courier News and the Star Ledger, filed with the Municipal Clerk and posted on the Municipal Bulletin Board on December 15, 2022.

PLEDGE OF ALLEGIANCE

PRESENTATIONS - None

Request for Tree Replacement Relief at 5 Garibaldi Street

This item was moved to this point in the meeting. Mr. McQueen moved to waive the provision of the tree protection ordinance so that no replacement tree is necessary to be replanted at 5 Garibaldi Street. Ms. McCredie seconded and the motion was approved with five yes votes.

OPEN SESSION

Mayor Canose opened the meeting to the public.

Johanna Wissinger, Washington Corner Road, thanked council for supporting the Environmental Commission's April events. She said April 15th was the Raritan Headwaters Stream Cleanup and some good news is that there was much less plastic. On April 29th there was an e-waste cleanup and for the first time we did styrofoam. She said she met the new chair of the Environmental Commission in Basking Ridge.

Kathy Peachey, Chilton Street, said she would like council to consider extending the amount of time that people have to speak from three to four or five minutes. She said we are experiencing a lot of growth and complex issues and other communities such as Morristown, Somerville, and Bernards Township allow five minutes. Ms. Peachey submitted her comments in writing. Ms. Peachey thanked Mayor Canose for attending the America's Sweethearts event at the Library. Regarding redevelopment, she said the size and scale feel a little incongruent with the small town feel that we have. She said in the past someone talked about tax reduction as a result of all this and she would be very interested to hear about that in the future. She said the landscaping with all the new developments should have The Heritage used as the bar. Ms. Peachey said she has questions about the dog park at Kiwanis and she thinks it's great that they're using that property. She said she had some thoughts for a little area in between those assistance houses. She said she

supports the Mayor's Wellness Committee with mental wellness, meditation, and gave examples of things for a small village like bocce and horseshoes.

Hearing no further comments, Mayor Canose closed the open session to the public.

ORDINANCES (Public Hearing)

Mayor Canose opened the public hearing on Ordinance #2023-1960 as amended, **ADOPTING PALMER SQUARE REDEVELOPMENT PLAN – 35 & 39 OLCOTT SQUARE AND 5 MORRISTOWN ROAD (BLOCK 125, LOTS 1, 2 AND 3).**

Justin Marchetta of Inglesino, Webster, Wyciskala & Taylor, LLC, said he represents Advanced Realty. He thanked the Council and Planning Board for their time and attention on this redevelopment topic. He said he has contacted Mr. DeMarco about an issue with the emergency or standby generator on site. Mr. Marchetta said the requirement for emergency or standby power is actually governed by the Uniform Construction Code (UCC) and what they are proposing is a clarifying clause in that section and not a substantive change.

Aaron Duff, Crestview Drive, said he wants to clarify the commercial use requirement. He said page 21 of the plan sets primary goals and there is no mandatory language around commercial use. However, it does have 10,000 square feet of commercial space included. He said it's excessive over development of this lot and completely out of character with our town. He said it's going to create traffic issues. He urged the Council to vote it down as it violates the principle behind our Master Plan and our zoning code. He said it really only benefits the property owner and not the residents. He referenced a point made by Jeff Hammond at a prior meeting that the entire emphasis of revitalization was Quimby. He said unlike this plan, that plan had a lot of public amenities involved in it such as a brand new Mine Brook park, public areas, wide pedestrian streetscapes, and a European Village setting. He said it was mentioned in the newspaper this project is on the chopping block and now we have a giant apartment block across the street which everybody said they didn't want during revitalization hearings. He said there's nothing in the Master Plan or in the 2020 amendments about high density residential apartments. He said we should look at all these issues around redevelopment, take a step back to see if we can come up with an overall plan for Quimby, Palmer, residential, and density within the entire downtown area, all the sub districts, and create a comprehensive vision for where we're going with redevelopment rather than a piecemeal basis.

Rosalie Ballantine, Pheasant Hill Drive, said in the 90s she asked a real estate agent why Bernardsville is kind of a hodgepodge of things and nothing seems to bring it all together to highlight our history. She said the real estate agent said it was because of the Master Plan. She said Bernardsville Centre is one huge area of macadam and there are no trees or benches. She said there is a fringe of shopping around and it is not user friendly. Ms. Ballantine said she doesn't think it works but Bernardsville Centre fits with the Master Plan and that's what concerns her about Palmer. She said the Palmer project is too big for this area of one acre and would like there to be a way to tone it down, but is not sure the Planning Board can do that at this point. She said she is concerned with sewer demands and school demands.

Kerry Haselton, Mine Brook Road, said she is in favor of downtown revitalization and having development take place in places where we already have infrastructure to support people living downtown. She said she thinks the project is too big and too high after seeing the elevation and how these buildings are going to tower over the Palmer building. She said this particular area is the most congested area of our town and it's not like Quimby. Ms. Haselton said she is also concerned about the lack of green space as there is no visibility of anything except the building. She said with what she's seeing right now, the green space is on the inside of the courtyard which there may be no access to. She said she feels that it's not in accordance with the Master Plan because it's too big. She said if we don't get this right now, and overshoot we're going to put ourselves in a bad position. She said we spent time to find out what the density should be and it is 35 units per acre and this is nearly twice that. She said she questions why that's being allowed to even be considered when our Planner said 35. She said it's higher than a lot of neighboring towns and to double it is going to get ourselves into trouble. She said if we don't have the ability to modify it later the way we normally do, it's just too massive.

Rob Wilson, Shadowbrook Court, said he agrees with Ms. Haselton and is in favor development downtown and likes the redevelopment plan. He said there is a little bit of diversity in our downtown architecture. He said he looks at the Master Plan as the guiding principles that take us through the development of Quimby, Palmer, Audi Dealership, and any number of other things. He said we have a chance to look like some of the other towns around us that really manage their development well and hopefully the guiding principles in the master plan will provide the coherence and consistency that we need to do that. He said we are going to need some strong governance and hopes the Planning Board will have that strong voice and make sure that we stay aligned with our Master Plan, which could end up being a really nice development, sticking to the character of the town and setting the tone for some good things to come.

Jerry Negri, Ambar Place, said he's all for redevelopment but after looking at that plan he was shocked because we were never allowed to have buildings that big in this town. He said he has two two-family houses in town and if one were to catch on fire and burn down he wouldn't be allowed to rebuild it as a two family as the ordinances shows right now. He said the Palmer project is a monstrosity yet that is allowed to be built in our town. He said he thinks the project is not a good idea and really feels we ought to start scaling this down and keeping our town within the standards to make it look nice. Mr. Negri suggested having a questionnaire at the next election to find out what people really want, such as do they want big monstrosities or a quaint town. He said he feels this would be a better way to find out the truth instead of an email that goes out that people might not read.

Nat Conti, Mendham Road, said he is in support of this project. He said he has heard a lot of good things about the builder (Peter Coccoziello of Advance Realty). Mr. Conti said when he was getting approvals for the condos he built on Claremont, the room was packed with people that were against it with the fear of traffic, lights going to be left on, and neighbors being uncomfortable. He said none of that has happened and it cost him just a fraction of under a million dollars to get that project approved. He said he believes if the Palmer property was improved, there will be more tax revenue coming into the town which is badly needed. He said if you look at The Coffee Shop's new addition and all the pictures on the wall of what used to exist in Bernardsville, there has been a lot of change. He said we should be designing this for the

new generation and the new generation is here and is not going to come if we stay stagnant. He said he hopes that this gets approved. He said he doesn't believe retail is worth trying to save as it's all internet. He suggested converting the lower areas to small condo living space for young couples that come in, and having selected shops that would survive the rent and the internet.

Barbara Long, Lloyd Road, Barbara said she loves good change but we also worked hard on the Master Plan for so many years. She said what they really wanted to capture was saving what was good about our town and it was certainly not to build high rises downtown. She said the quality of life of everyone who lived in Bernardsville was the prime concern when the Master Plan was done and it was done not only for downtown but also for any acreage around town. She said she does not think that when housing units are built downtown it is going to bring in more money. We probably won't be able to have a volunteer Fire Department, we don't know what's going to happen with the Police Department, and everything will have to be increased. Ms. Long said this isn't Bernardsville.

Kathy Peachey, Chilton Street, said part of her understanding of the Redevelopment or Transit Village topics was that there was going to be housing choices and so far she has only seen market value apartments come forward. She said she does not know if people who might want to stay here, own, and downsize have been taken into consideration. She said Borough Planner John Szabo had said when Equinet talked about townhouses, they were going to be rentals. She encourage Council to think about the housing choices that are supposed to be a part of the redevelopment and make that a reality. Ms. Peachey said she likes sidewalks and hopes that happens on both sides. She said with the Palmer building, the size and scale is too big. She said while there are already four story buildings in Bernardsville, they are blended in and they're freestanding units that are balanced with smaller units around them. She said she feels this is just the starting point and will affect our overall public services. She said she hopes this is something that can be scaled down a little.

Lisa Diaz, Downtown Bernardsville, said she is speaking in support of a development of some kind on that corner (Olcott Square). She said her interests are to make sure to encourage the entire process to be very careful in looking at evidential research, to make sure that we can answer to the parking demands, and to the density. She said one thing she learned when looking at development models is that one little change, such as taking off an entire floor of the development, drastically affects the bottom line. She said we should not get so far into this process that after we approve it we don't feel that the developers are already knee deep, that we've invested much time and money and can't say no now. She said we need to make sure we're looking at all the evidence regarding parking, height, and setbacks. Ms. Diaz said there are ways of finding a solution that will work, but the question is how it will affect the developer's bottom line so that it still is attractive for them to continue. She said she supports this project and thinks that this is Bernardsville. She said the beauty of Bernardsville is walking into to shops. She said our shops are welcoming and she'd rather shop there than go on the internet.

Jan Greco, Maple Village Court, Jan said she wanted to know what the idea behind this is. She asked if we want the town to be a transient town where people just come here and then they move out when they're ready to buy a house, or do we want this to be a town where people come and build to start a home and then they find something else. She said building apartments and

condos is not how you establish a town that feels like a forever home. She said she's not anti-redevelopment but wants to know what the goal is. Ms. Greco said she is against turning it into a town that people sweep through for a couple of years and then move on.

Hearing no further comments, Mayor Canose closed the public hearing.

Mayor Canose said there was some information that the Palmer development would not have any commercial on the first floor and that is not correct. She said it states that on page 21 of the plan that the first floor has retail commercial. She said in terms of sidewalks in the redevelopment plan, there's an addition of almost 7,000 square feet of sidewalk that has been added. She said we are not reviewing a site plan. She said there are no official drawings, there are concept plans that the architect has done to just give a feel for what this may look like. Mayor Canose said what the redevelopment plan does is set the framework or zoning, but then the developer has to do actual site plans, engineering, traffic studies, and other things that will go to the Planning Board. She said the Planning Board are the ones who will look at the details and council is looking at the framework tonight. Concept drawings were shown in the meeting room.

Mr. McQueen moved to pass this ordinance on final reading and adopt as published. Ms. Zamarra seconded.

Ms. Greenfield said the plan as is represents the beginning of the urbanization of Bernardsville. She said over development will forever change the aesthetic and historic character of Bernardsville, and will put strain on our services, infrastructure, and school system. She said revitalization of our downtown area is essential but any of the development that takes place should be much smaller in scale. She said it should propose solutions to ease traffic congestion, provide additional parking, and provide green and park space which will help to enhance the lives and businesses who currently call Bernardsville their home. Ms. Greenfield voted no.

Ms. McCredie said the building is high and there are only certain things that you can do once this is passed as the setbacks and height are set with this plan. She said traffic congestion was one of her main concerns when she originally voted for this to be an area in need of redevelopment. She said we haven't seen any movement on what we could do to ease traffic congestion. She said she still has concerns about that and a big issue is that we have a one-way bridge in each direction over the train tracks on Mount Airy Road. She said because of the bridge, there's not much that we could impose on this property in order to help traffic. She said there is nothing more we can do from a financial perspective. She said we hired a third party planner and engineer to give us a second opinion. She said they suggested making parking and mentioned traffic from a sight line perspective. She said if we don't do it, the developers are probably going to walk away because it's not financially viable. She said we need to get something going in town aside from affordable housing and beautifying the neighborhood. She said she has looked at other projects the architect from Advanced has done and they do a really great job. Ms. McCredie voted yes.

Mr. McQueen said when we when we first learned that the Palmer property changed hands he said to the public that it's important for us to get something for the public benefit. He said he believes in property owner rights, business owner rights, and that government does not have the

ability to tell people to tear down their building. He said he struggles over what he considers to be overreaching of government versus how we get the most for the public. He said anyone that has walked around the corner by the Palmer building realizes how dangerous it is, especially for bikes, children, and wheelchairs. He said the reality is the owners of the property don't want to move the building, and that's their right. He said as a Governing Body, we have to figure out how to get the most we can. He said this would include a 9,000 square foot sidewalk for walkability, it will financially benefit the town, and aesthetically it will improve the look of our town. He said this will improve the value of Bernardsville. He said on Mother's Day week most of the boutiques in town were closed and the reason is because there weren't enough people there to shop. Mr. McQueen voted yes.

Mr. Ribeiro thanked everyone who did research and wrote letters on this topic. He said a lot of people point out that the original vision was Quimby and while he agrees, there's also a reason it didn't happen. He said it wasn't viable to some sections of the community which slowed it down at least to this point. He said this could have been an economic viability, it could have been a viability around business owners that didn't necessarily want to sell the property, and it is three to four times larger than Palmer. He said he appreciates Quimby as the "North Star" but we also have to think about what are the reasons why that didn't happen. He said his general philosophy is similar to Mr. McQueen and to not tell private property owners what to do with their property. He said though he is happy in this situation that we made it an area of redevelopment. He said it's a very important part of town and we wouldn't be having this conversation it wasn't an area in need of redevelopment. He said he sees public benefit in it such as a change in the traffic pattern of going away from Olcott Square, larger sidewalks, and space for the public. He said he is interested to see the final agreement and definitely wants public input. He said 6% to 7% of our entire tax base is commercial, meaning about 94% is on the back of our resident and that has to change. He said he's asked members of council in other towns and it hovers between 80% to 85% of most communities, but it's 94% for Bernardsville. He said he looked at the Palmer current tax revenue rate and it's the equivalent of one to two single family homes, not located on the mountain. He said we have the current development, we need to put protections in place for our public benefits and they are very clear in this plan. Mr. Ribeiro voted yes.

Ms. Zamorra said there have been concerns about traffic and circulation of cars and unfortunately a lot of the focus has been on that. She said in her opinion it's important to change the focus to drawing people into the downtown area on foot. She said one of the things we have researched is walkability and what that actually provides is connection between people. She said she lives with a senior citizen and teenagers and they agree that they would like to not have to get in their car all the time. She said the size of the building when you're walking by is a lot different from when you're driving by. She said the essence of connection is having those nine foot sidewalks to connect with someone. She mentioned towns that have exceptional walkability such as Burlington VT, Montclair NJ, and Princeton NJ. She said at those places you will see buildings that are taller than four stories. She said in Burlington VT there are no parking requirements for apartments. She said she would like to do a full-blown parking study as there's a lot of pavement in town and it would be good to take some of that pavement and make it where we can connect. She said some people have lived in Bernardsville longer and might be averse to change but the fact is that their definition of quality of life is not really the same as the person sitting next to them. She said what one person considers an improvement in quality of life may not be what

another person considers it to be. She said we do a great job with historic preservation but in order to have that in place we need revenue. She said we also need revenue to have open spaces and we're trying to manage a very large organization that can support all of the things that people want such as historic preservation and parks. She said the businesses that have been sticking it out for so long need foot traffic. She said one acre can definitely start to transform what's happening downtown. She said this one acre is definitely not going to destroy the entire town by any means. She said this one acre can be the impetus to helping spark that fire to get people to go downtown and spend time on foot. Ms. Zamarra voted yes.

(The motion was approved by the following roll call vote. Ms. McCredie, Mr. McQueen, Mr. Ribeiro, and Ms. Zamarra voted yes. Ms. Greenfield voted no.)

Mr. DeMarco said he will start the process of drafting the redevelopment agreement. He said he will look for input from Council and has a list of items that are important that we've gone through over the last year. He said he will incorporate all those and it could be a topic for discussion in June for executive session. He said anything Council comes up with should go through the Mayor and be sent to her as the collector. He said the Mayor can then forward to him and Ms. Malool.

Ms. McCredie asked if we have to name a redeveloper at some point. Mr. DeMarco said we will start that process.

Ms. Greenfield if an RFP will go out. Mr. DeMarco said it's his understanding that is going to be the property owner. He said we could go through an RFP process but if the owner ever transfers the property, we've wasted time and money, and at this point he knows the property owners are interested in the redeveloping of their own property.

Mayor Canose opened the public hearing on Ordinance #2023-1965, **REQUIRING OUTDOOR DINING FACILITIES TO FILE A CERTIFICATE OF INSURANCE AND AN INDEMNIFICATION AGREEMENT WITH THE BOROUGH CLERK.** Hearing no comments, Mayor Canose closed the public hearing. Ms. Greenfield moved to pass this ordinance on final reading and adopt as published. Mr. McQueen seconded and the motion was approved by the following roll call vote. Ms. Greenfield, Ms. McCredie, Mr. McQueen, Mr. Ribeiro, and Ms. Zamarra voted yes.

ORDINANCES (Introduction)

Mr. McQueen moved that Ordinance #2023-1966, **AN ORDINANCE EXTENDING PERMITTED SIDEWALK SALE HOURS AND AMENDING ARTICLE 12 OF THE BOROUGH LAND USE ORDINANCE ENTITLED "ZONING"**, be introduced by title, passed on first reading, published according to law, and that a public hearing be scheduled for a meeting beginning at 7:00 p.m., Monday, June 12, 2023. Ms. Greenfield seconded and the motion to introduce was approved with five yes votes.

Ms. Greenfield moved that Ordinance #2023-1967, **AN ORDINANCE EXTENDING PERMITTED SIDEWALK SALE HOURS AND AMENDING ARTICLE 12 OF THE**

BOROUGH LAND USE ORDINANCE ENTITLED “ZONING”, be introduced by title, passed on first reading, published according to law, and that a public hearing be scheduled for a meeting beginning at 7:00 p.m., Monday, June 12, 2023. There was no second and it was decided to send this back to the Housing Committee for further review.

Mr. Ribeiro moved that Ordinance #2023-1968, **APPROPRIATING \$731,000 FROM THE CAPITAL IMPROVEMENT FUND FOR VARIOUS EQUIPMENT AS LISTED IN THE 2023 MUNICIPAL BUDGET**, be introduced by title, passed on first reading, published according to law, and that a public hearing be scheduled for a meeting beginning at 7:00 p.m., Monday, May 22, 2023. Mr. McQueen seconded. Mr. McQueen asked if we are paying cash and not bonding. Mr. Ribeiro said yes. The motion to introduce was approved with five yes votes.

RESOLUTIONS

- #23-104 AUTHORIZE PAYMENT OF BILLS**
- #23-105 2020 RECYCLING TONNAGE – CHAPTER 159 RESOLUTION**
- #23-106 AUTHORIZING REFUND OF STORMWATER ESCROW
ACCOUNT 04-280-7057-0100 FOR MR. SEAN FLYNN
FOR 22 CHARLOTTE HILL DR.**
- #23-107 AUTHORIZING THE PROVISION OF A LOAN PURSUANT
TO THE BOROUGH OF BERNARDSVILLE
AFFORDABILITY ASSISTANCE PROGRAM FOR THE
PURCHASER OF AN AFFORDABLE HOUSING UNIT
LOCATED AT 15-11 PINE STREET, BERNARDSVILLE, NJ
07924**
- #23-108 OPPOSING STATE PREEMPTION OF LOCAL PAY-TO-PLAY
ORDINANCES**

Regarding Resolution #23-108, Mr. Ribeiro thanked Mr. Pidgeon for writing Resolution #23-118. He said it’s a strong worded resolution that indicates Pay-To-Play effects and implications for confidence in government. Mayor Canose said this resolution is about how much people can donate to political campaigns and our ordinance was much stricter. She said the State changed the Pay-To-Play laws which loosened it up and overrides ours which means we have to follow theirs and can’t be as strict. She said even though we’re forced to do that, the Council wanted to let them know that we are not pleased with that.

Mr. McQueen moved to adopt Resolutions #23-104 to #23-108. Ms. Greenfield seconded and the motion was approved by the following roll call vote: Ms. Greenfield, Ms. McCredie, Mr. McQueen, Mr. Ribeiro, and Ms. Zamarra voted yes.

ITEMS OF BUSINESS

Mayor's Update

Mayor Canose Mayor Canose said there is a Centennial Committee meeting on April 26th. She said there will be a kickoff Gala fundraiser on November 4th at Upton Pyne and thanked the Davi family for letting us use the carriage house. She said we have a logo contest and are looking for local artists or graphic designers to design a centennial logo. The Downtown Economic Development Committee met and had some input into the plan. Mayor Canose attended a Local Emergency Planning Committee (LPEC) meeting where they discuss our emergency plan, where we can improve it, and operating procedures. Mayor Canose did a ribbon cutting for City MD, located at Bernardsville Centre, and part of Summit Health. Mayor Canose attended the Downtown Bernardsville Board meeting. She said the car show was going to be on Memorial Day and has been moved to June 4th. Mayor Canose said we finished the Foodstock challenge where we have been collecting food. She thanked the Library for having baskets for the collection. She said the Borough and St. Bernard's Church also collected food and we ended up with about 400 pounds of food that she brought to the food bank. Mayor Canose said she attended the American Sweethearts concert and got their information because they do music through the ages which is perfect for the Centennial. Wednesday is the Somerset County Governing Officials Association monthly meeting. Mayor Canose said she will be attending and asked council members to contact Anthony Suriano for signing up if they want to attend. Mayor Canose thanked the Public Works Department for their work at Olcott Square, which is all dirt and getting ready for the Garden Club's centennial plan of redoing the whole planting area. Mayor Canose said we are considering a new format for council meetings. She said we would have a work session for the first meeting and an action session for the second meeting. She said if we go to this format it would probably start in September because we only have one meeting in July and August.

Administrator's Update

Ms. Malool said next Thursday is a fundraiser to support the Police Department by the Bernardsville Law Enforcement Foundation. She said the Foundation provides support to local law enforcement by offering education, training, equipment, and technology that helps reduce crime, produce officer safety, and improve community relations. She said it provides for them to buy things that normally wouldn't be provided for tax through tax dollars. She said it is on Thursday, May 18th from 7:00pm to 9:00pm at the Upton Pyne carriage house. She said the various sponsors that make this event possible are Adelpia Wine Market, Bistro 73, Continental Cookery, Ristorante MV, Tsuki Japanese Restaurant, The Coffee Shop and Bernardsville Print Center. She said there will be a spring cleanup on May 20th from 9 00am to 4:00pm at the Compost Facility at 150 Pill Hill Road where residents can drop off bulk items such as furniture, boilers, water heaters, appliances, lawn mowers, carpets, and mattresses. She said the driveway at 267-271 Mine Brook Road has been modified making it safer and easier to turn in and out. She said new curbing was also added. She said the Bernards Avenue Neighborhood project began today.

Request for Farmers Market Temporary Signs
(to be placed for longer than the two weeks period per ordinance)

Council consent was given to have temporary signs advertising the Farmers Market as requested in an application by Madelyn English of Bernardsville Farmers Market. The signs will be at Olcott Square, Bernardsville Firehouse, and Route 202 by the Valero Gas Station from May 30th to December 16th.

Correspondence - None

Unfinished Business

Bernards Avenue Sidewalk Study, Ms. McCredie asked about the status of the study. Ms. Malool said it should be done very soon and is on the next Public Works Committee meeting agenda, which is next week.

New Business

Ms. Zamarra moved adoption of **Resolution #23-109, AMENDING THE PROFESSIONAL SERVICES CONTRACT WITH CLEARY, GIACOBBE, ALFIERI, & JACOBS**. Mr. McQueen seconded and the motion was approved by the following roll call vote: Ms. Greenfield, Ms. McCredie, Mr. McQueen, Mr. Ribeiro, and Ms. Zamarra voted yes.

CLOSED SESSION

It was moved to adjourn to an executive session to consider Property Acquisition and Contract Negotiations and that the time when and circumstances under which the matter can be disclosed to the public is when it is finally resolved. The motion was seconded and approved with five yes votes.

ADJOURNMENT

The meeting was adjourned at 9:20p.m.
