

June 12, 2007

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, June 12, 2007 by the Chairman Stan Christodlous.

Present: Members      Gerald Huelbig, Class II  
                                 Gail Phoebus, Class III  
                                 Thomas Walsh  
                                 Diana Boyce  
                                 Stan Christodlous  
                                 Lois deVries  
                                 Suzanne Howell  
                                 Attorney Joel Murphy, Esq.  
                                 Engineer Joseph Golden, P.E.  
                                 Planner Russell Stern, P.P.  
                                 Secretary T. Linda Paolucci  
Absent:                      Michael Crane, Michael Lensak, Ron Raffino

**FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT**

**SALLY DOBSON** – Block 1, Lot 617, Forest Lake Drive, R-0.5 Zone, minor subdivision/lot line adjustment, carried from May 15, 2007. The Chairman having read from the applicant’s letter requesting the Board to carry this application announced to it to the public. The Board agreed to carry the Dobson hearing to the meeting of June 27, 2007 without further notice.

**OPEN TO THE PUBLIC** – The Chairman opened the meeting to the public for consideration of items not on the agenda. Diane Gillespie had questions with regard to the Ballantine Woods matter and the well testing and said that some of the residents still have not received a second letter from the attorney without the “hold harmless” clause and wished to know the status of it. She also mentioned the fact that she believed that any resident who wished to participate in the well testing should be contacted, not just the three wells being tested. There was further discussion regarding whether or not it was necessary that all of the residents needed to be contacted. The Chairman stated that he would have the Board’s professionals look into it.

Diane Gillespie also stated that as a member of the Open Space Committee she wanted the Land Use Board members to be aware of the fact that there are 65 historic designated properties in the Township and that the Township has a historic preservation ordinance and is part of the Master Plan. She would like the Board to become familiar with them for future applications coming before the Board and that perhaps some of them should be preserved.

The Chairman announced that this is a concept hearing for Quick Chek. Debra Nicholson, Esq. of Sparta, NJ announced that she is the attorney representing Quick Chek. She indicated that Quick Chek had come before the Board with a previous application and at that time the Board said that they would consider a Quick Chek in the township, but not in the location it had previously applied for. She continued that this led the principals of Quick Chek to look into

the Station House restaurant site across the street. It already a developed site, it is at the cross roads and the Town Center seems to be starting to blossom from there with the Bank and other activity. Nicholson went on to mention other sites in adjoining areas and stated that the Quick Chek properties were pretty, modern and very clean facilities and also offer groceries.

Ms. Nicholson stated that they had some issues on how the adjoining medical complex came to be, however, their approvals expired and they have entered into the contract with Quick Chek to join with the Station House site so this new proposal could work. She continued that part of the parking lot for the medical complex was constructed in anticipation of two medical office buildings being built, but that did not happen. The subdivision line on the lot that was subdivided does contain one of the medical facility's parking lots and it is her understanding that if this approval is granted and the sale actually occurs, they will then be paving their lower lot and have all the on-site parking they need for the one building. In their deed research they did not come across any cross easements, but as a part of this approval process they can work out those details so that both sites work and make sense.

Jeff Albanese, Real Estate Manager for Quick Chek, spoke about what the project will embrace. Albanese said that his responsibilities are in northern New Jersey and lower Hudson Valley and he does remodels and relocations. He said that Quick Chek Corporation was started by the Durling family and opened its first convenience store in 1967. There are 110 Quick Chek stores in New Jersey now. All proto-typical Quick Chek buildings which are convenience stores also have a fuel component out in front. The first project he proposed in this area last February was on Yates Avenue. He thinks that the facility they are proposing tonight is an excellent location. It is at an intersection, there are not a lot of residents around, if any, within 200 ft. and it fits in nicely with the Town and it could be a benefit if allowed to move forward.

Robert Streker, P.E. of Bohler Engineering, 35 Technology Drive, Warren, NJ 07059 stated that the property is made with two separate parcels – Max's Station House down on the corner and the larger lot in the back which is owned by the doctor's office. He identified the parking lot that was previously constructed and the existing doctor's building which is just north of the lot and the area of parking in front of the doctor's building and indicated the blank spot where the second medical building would have been constructed. Right now he said that there are 56 parking spaces on the property. The property is very constrained with respect to natural features and the amount of property that is actually able to be developed. On the eastern side of the property, their wetlands experts estimate that the wetlands buffer will be 150 feet. He pointed to the exhibit and showed how they managed to keep all of the development out of that buffer area and that it will have no impact on the DEP regulated features. He continued that in looking at the typography it is clear that there are some steep slope areas on the property. Some of these features are man-made and some are natural features, but he believes that they have the means to deal with the impacts and that a variance can be provided for dealing with that situation. Another item to be addressed is that there are no sewers available in the area and they will have to provide a septic system on the property. The grade changes are also important to note as there is about a 7 to 8 foot grade difference from the northern end of the property on Lawrence Road down to the intersection at the lower portion of the site.

Streker proceeded to point out that there are a number of access points onto Newton-Sparta Road as well as Lawrence Road and they plan on maintaining the same number of access points but slightly reconfigure them to make them work better with the layout that they are proposing. They are proposing a 6400 sq. ft. Quick Chek store with 28 seats provided, some of them being inside and some outside. They are also proposing the gas function at this facility; there are eight pumps being proposed at this time and they will be closer to the Newton-Sparta Road than the store. They expect to comply with the Township's parking ordinance of 48 parking spaces and they are proposing 53 spaces. He continued to state that stormwater management can be handled by an above-ground basin to be placed at the corner of the intersection and the septic system would be just east of the proposed pavement area. They recently had some additional testing performed there and believe that they have found a suitable site that will be able to handle the discharge from the facility.

One of the challenges that they have had is to avoid impacting the natural features. Streker stated that they can do that if they are able to keep the development centered around the area of the property that has already been disturbed. To do that they will need some variances, specifically front yard setbacks, such as, if parking in the front yard, they will be required to provide a 100 ft. setback and, if not parking in the front yard, then they are permitted a 40 ft. setback. He continued that if you are looking at the Quick Chek store there obviously will be parking in the front and will be providing 83.7 ft. of setback, which will create a deficiency in that case. Also with the drive-thru canopy, the setback is greater than 40 ft. at 44 ft., there is a drive aisle across the front of the canopy, not parking, which is being identified as a variance now. Streker pointed out that proofs and justifications that will be put on the record for those variances are going to be the flexible type of "c" variance discussions, focusing on the constraints of the easements of wetlands and buffers that they are dealing with on the property and also identifying the minimal impacts that would be associated with that from the public.

Streker continued that there is a fair amount of screening being proposed. The grade difference allows them to utilize a retaining wall to obstruct headlights of vehicles that may be parked along the front of the road and he sees that as still meeting with the intent of the ordinance although it does not strictly comply. The other item that they will need relief from is the Steep Slopes Ordinance. Where the slope exceeds 35% (which he pointed out is the dark brownish/purple colored area on the exhibit), they are not permitted to disturb any of that area. The heavy black line that was shown on the plan is the projected limit of disturbance, which shows that there is a substantial area that is being affected adjacent to the Quick Chek store and there is also an area just north of the restaurant that is being affected. The sloped area at the back of the parking lot next to where the Quick Chek store is proposed to be is a man-made item; it was introduced when the property was leveled to create the additional parking space. The area that is located north of the restaurant is a natural feature; it's a rock outcrop and separates the restaurant from the parking area (the slope area at the back of the parking lot). He continued that in designing the site they had to provide a consistent grade between the gas pumps and the store. In order to do that they will be proposing some retaining walls to encapsulate the steep slope area. They do not anticipate any erosion or any harm downhill from the area. They will submit for an SED permit and it will fall under their review to ensure that the erosion does not take place. Streker continued that the rock outcropping north of the restaurant will be proposed to be

eliminated so that the steep slope area would no longer exist and will not create an issue. The remainder of the property, the natural areas, the buffer areas, the conservation areas will remain as they are today.

Streker showed what he described as Quick Chek's fairly prototypical elevation so that the Board can take a look at it. There is a brick base with a green awning, some signage will be proposed, but is not being identified at this time. They will try to come as close to the ordinance as they can and will request a variance if needed. Ms. Nicholson asked that Streker address the indoor/outdoor seating. Streker explained that 24 seats are proposed at this location and 8 of them would be outdoor and would be located at the front of the store immediately adjacent to the entry. Streker stated that the locations are ideal as the workers and employees within the store would be able to monitor the cleanliness of the area and is something that Quick Chek is doing at all of their sites now and it lends to a nice atmosphere.

Lois deVries had a question regarding the elevation. She stated that on the elevation it shows the front to be a long dimension and it has the sign on it, and questioned which way does it face? Does it face Newton-Sparta Road or Lawrence Road? Streker answered that the front of the store would be facing Newton-Sparta Road. Streker mentioned that the drawing was generic and deVries confirmed that then there really wouldn't be as many windows as proposed in the drawing. Streker confirmed that that is correct.

Attorney Nicholson requested that Mr. Albanese address the business model as far as hours of operation, the type of customers they typically have and the diesel pumps that they will have on site. Albanese answered that they operate 24/7 and that is what they look to do in all of their locations. They work on a lot of traffic that is already on the road; therefore, they feel that they do not create traffic. He continued, as far as the diesel, they only deal with low-flow diesel, so they do not fuel large tractor trailers. The diesel is basically for cars that use diesel and for smaller trucks, like landscaper trucks. Their attendants are trained to not allow the larger tractor trailer trucks to pull in and will not fuel them. Ms. DeVries questioned whether the eight pumps mean eight fueling stations. Streker answered that eight pumps would mean sixteen fueling positions. Christodlous questioned the delivery times and the frequency of same. Streker stated that there would be approximately one fueling per day, groceries deliveries would be twice a week, and dairy/deli products are delivered by tractor trailer. Those are the only products that will be delivered by large tractor trailers. There would be three to five a day small trucks which will park off on one of the parking spaces and make its delivery to the store. Streker continued that they do have some control over those deliveries as to the hours that they are delivered.

Attorney Nicholson said that they would like to answer any questions or receive any comments that the Board may have. Russell Stern stated that this site is rather constrained, using a lot of walls that rap around the property and questioned what generally is the height of the walls as they move around the site and as to the basin location, whether it is a detention basin or infiltration basin? Streker answered the first question regarding the retaining walls and stated that they are at a very preliminary stage; however, it shows that there are minimal walls at the northern end of the property and as they rap around they expect it to be about 6 ft. The basin up front has a retaining wall along it to gain some additional volume because they are constrained and that it is

a tension hold and release basin. Stern questioned how high the wall is along Newton-Sparta Road. Streker answered that it is approximately 3 ft. with some plantings proposed on the high side of the wall. Stern continued to point out some of the details of the project and stated that the applicant is proposing guide rails along the easterly side, landscaping in the area between the road right-of-way and the parking lot, where the wall is. Between the right of way and the wall there is only 6 ft. area for landscaping which is their green area buffer. Streker stated that it is, on their property, however, there is also additional green space available. Stern questioned whether or not they were proposing bollards and curbs. Streker stated "yes" they are proposing curbs and bollards as Quick Chek feels it is necessary for protection of their building and investment to place them around the building. Albanese added that the bollards are also a safety measure and for protection of pedestrians.

Stern went on to state that he thinks that the architectural treatment of the Quick Chek building needs to be made compatible with the surrounding buildings and area. He asked if they had considered flipping the locations of the gasoline tanks to be where the convenience store is and putting an attractive convenience store building at the intersection with the fueling station to the rear. Streker said "no" they have not, this is a business model and it is not something that they would look to do. However, on the architecture end of it they will come in and work with the Town on whatever they think is suitable. He referred to the canopy that they put up in Hackettstown and the fact that it is done in brick and it did soften the look. Stern continued to explain that part of the application will require variances. They need to provide landscaping in the 6 ft. between the right-of-way and the wall for example. Also, they have a detention basin and a sight triangle easement which also diminishes the opportunity for landscaping.

Ms. Phoebus questioned what the signage will be off of Newton-Sparta Rd and if there be signage also on Lawrence Road. Streker said that at this time they have not come up with the signage plan for the site but it would typically be a sign that would be facing Newton-Sparta Rd. He continued that there would be advertising along Lawrence Rd as well but probably not as prominent as the sign on the Newton-Sparta Rd. A freestanding sign will be necessary for advertising gas prices. He continued that generally signs that advertise gas prices tend to be larger and Streker said will be on the Newton-Sparta Rd.

Joseph Golden, engineer for Andover Township questioned whether or not the applicant has a location for the septic system for the existing building. There was discussion regarding the location and the pumping of the system and making sure that a retaining wall would not be put on top of it. Streker said he would look into it. Golden questioned the grading of the retaining wall and the consideration of linking the parking lot to the doctor's office. He stated the preference would be to keep some circulation as opposed to a dead end parking lot and one common access. He suggested that the applicant investigate the usage of the existing basin as he thinks that it was sized for the office building, medical buildings and parking lot and they may be able to use the existing basin for a portion of the stormwater. Golden suggested that they consider moving the wall east towards the wetland buffer as they have about 15 ft. more or less in there right now. He continued to explain that with a little buffer averaging they could move the wall a little farther over towards the wetland and it would free up some space in front of the building for additional landscaping. Golden questioned if there was a reason why the applicant did not bring the road

from Newton-Sparta Road in at 90 degrees. Streker answered that it was to keep consistency with the on-site circulation, but it could be adjusted as well. Streker mentioned that the former right-of-way (r-o-w) of Mulford Road was vacated but there is an easement that still exists for underground and above ground utilities of gas and overhead electric. He continued that he plans to relocate the gas main because it will go underneath their driveway and ultimately underneath the retaining wall as it is shown on the plans now.

Golden questioned the fuel delivery vehicles circulation and how they will get in and out of the site it seems to be pretty tight going around the bend. Stern pointed out that the applicant should also be looking at the vertical piping, the vent stacks, the holder for the dip-stick, etc. in dealing with the issue that Golden brought up and that perhaps those could be shifted so that all of the underground tanks and those structures could be off to the side and not visible from the Newton-Sparta Rd. Golden stated that they should also show the parking analysis for what is required.

Joel Murphy, Esq. attorney representing the Board, questioned if there is a minimum front yard setback for the service station. Streker stated there is and that it is 100 ft. if there is vehicle parking between the building and the roadway. Golden stated that there is an additional requirement of 40 ft. to the pumps. Murphy continued that Stern made the inquiry that if the lot were reassigned, could you avoid the variance on the setback on the building – if you move the pumps to the rear and relocate the building. Streker stated that in looking at the buffer areas he thought that it confines the development to where it is located. If the canopy to the back of the building is moved to the front, it looks like the variance would still exist. Golden said that with some buffer averaging they could move the whole thing over and they might come close to it. Sue Howell questioned how many people the applicant typically employs for a store of this size. Streker answered that they employ probably about 25 to 35 people, a mix of full time and part time.

Stan Christodlous asked that the applicant address the storage tanks. Streker replied that Quick Chek utilizes double walled steel tanks and those tanks are buried in the front yard. They are equipped with sensors and alarms to ensure that if there is any leakage alarms start going off and the sensors are located in between the double walls of the tank so if there is any leak of gas before it gets outbound of the storage facility, alarms start going off and the pumps shut off and everything shuts down. There was additional discussion as to the safety measures for the loading of the gasoline into the storage tanks and that there are similar operations, sensors, sump pits to keep gas from spilling. Streker continued that he has to meet all of the DEP standards and they make it the most important vital aspect of their construction to make it safe. It is monitored in the store and also at Quick Check headquarters.

Stan Christodlous stated that his reading of the map suggests that Quick Chek proposes an entry on Newton-Sparta Road for going in either direction because they are not showing an island. He questioned whether the County will give them that permit. Nicholson stated that they would have to go to the County and address that. Christodlous stated that this could create a horrendous traffic problem. Nicholson stated that another consultant, Atlantic Traffic, is in the

process of meeting with the County and coming up with a concept. Christodlous reiterated his concern with the traffic problems.

Golden questioned whether or not the applicant has looked to coordinate with the County with their plans to widen the road. Golden continued to state that he could not imagine that the County would approve a left turn in traveling eastbound because of the traffic going westbound. Christodlous expressed concern that on Lawrence Rd at times the traffic could be backed up almost to Mulford Rd and he thought there could be trouble getting in and out of the site at certain hours. Streker replied that he hopes to have a preliminary meeting with the County before coming back before the Board.

Golden questioned what separates the Quick Chek from a fast food type of facility and whether or not it is the way the food is made. Streker stated that Quick Chek only makes toasted subs, they do not sell burgers or have deep fryers in the store. He continued that the corporation thinks that they need to keep Quick Chek as a convenience store and still carry everything that a lot of the other convenient stores have abandoned and still have about 40 or 60 linear feet of groceries in the store. Christodlous questioned what the tables are for. Streker said that they are for convenience only and that there are no waiters or waitresses walking around. Otherwise people will be sitting in their cars with the engines running and throw their litter out the window. He continued to explain that they patrol their lots and they make a commitment to keep the area clean. They surveyed their customers years ago and were advised that the public would like a place to sit. Stern stated with regard to the fast food issue, the code prohibits fast food and wondered if this is more like a deli with an average stay of approximately ten minutes. Streker answered "yes" they are in sandwich sales and carry a large line of soups. Stern further stated that if the Quick Chek had to comply with the 100 foot set back it would be diminishing the size of the building approximately 1500 sq. feet. He continued that if they had to comply with the 100 foot set back for the gasoline canopy, because of the traffic aisle and the parking at the fueling stations, they would eliminate four pumps. Stern continued that he thinks that this is one of the principal issues relating to this proposal.

Lois deVries advised the applicant that the building on site was built in 1860 and is on the inventory of historic sites. She stated that regardless of what anyone may think of the building, in accordance with Ordinance §190-108 it requires that the Board give consideration to historic building, structures, and so forth. She continued that regardless of how the Board determines in the future, if they are going to disrupt even further an historic site, she anticipates that the applicant would be willing to do some kind of preliminary archeological survey. Nicholson asked what number it is listed on our survey and was told that it was #22. Joan Waldron, owner of the Station House restaurant, stated that she did not believe that the building was ever a part of a firehouse; in fact, her research when she bought it showed that it was a masonry building and was also a home. She continued to explain that they are the fifth owners and they opened it as a restaurant and the integrity of the building has been altered time and again. She does not think that anyone will find anything that is worth preserving. In fact they had to keep repairing and replacing and it is not anything like what it was. DeVries said that the point was not to get into the detail of it now, but to alert the applicant, whether the house has been altered and whether it is

still an historic site. Christodlous said that the issue is just being raised now so that when the applicant gets to the application stage they can be prepared to provide some data on it.

DeVries questioned what their plans are for the property's liquor license. Nicholson stated that the license is not a part of the application and they will not be serving alcohol. Dennis Walden, owner of the restaurant, said he plans on keeping the liquor license and stated that he would not be using it at the existing site. DeVries questioned the amount of space that would be taken up by the sitting area that is depicted on the plans. Streker answered that it is a small section and perhaps just 10 percent of the site and that the site is a food mart rather than a fast food restaurant. DeVries wanted to know if the applicant is proposing a lot merger between Lot 1 and 3 as the pumps would be on one lot and the store on another. Nicholson said that that can be done if the Board requests it.

DeVries questioned the area of the septic and the leach field. Streker answered that the area for both is not determined at this time, but will be included when the drawings are submitted for the application. DeVries also had questions regarding the conservation easement and whether or not it should be subtracted from the total area as to impervious coverage and 50 foot setback location. Nicholson answered "bulk goes to bulk" and the fact that it is deed restricted does not take away from the size of the parcel. It does not mean that it is not constrained, it just means that it physically exists in that size. Golden went on to state that the definitions of the ordinance right now call the "lot area" being the entire lot and the "impervious coverage" being a percentage of the lot area, so by definition it does not exclude the conservation easements. Murphy said that he does not have any problems with the bulk, but there are other easements on the property that the applicant has to be aware of when creating their site plan. DeVries asked Murphy if he agreed whether or not it is proper to have the rear set back where it is located back by the R-2 Zone as opposed to outside of the conservation easement. Murphy answered that when the applicant comes in with the final plans the Board will have to take a look at all of the set backs and does not feel that the drawings shown tonight are anywhere near what the final plans are going to be. Also, the set back of the building from Lawrence Road is a real question and they are going to have to deal with that, but they can use for bulk purposes, all of the land that is available for them and does not believe that that is the issue.

DeVries stated that the applicant did not indicate on the plans the 150 foot buffer for the wetlands on Lake Iliff Road and wants it to be depicted on the map. The other concern is the traffic on the road. Nichols stated that with the site being on a County road, the County will be dictating to the applicant what they want, and none of the Board's decisions can be based on the traffic issue as it is outside the scope of this Board's jurisdiction. Albanese stated that when the applicant meets with the County they will make the Board aware of it so that Board members can attend. Albanese further stated that they will have a traffic engineer and they will copy the Board on any information that they submit to the County.

DeVries asked the applicant's counsel to consider that this particular intersection is slated to undergo an extensive widening which would then decrease all of the setbacks, particularly to the tanks and to the pumps. Nicholson stated that it has been shown on the plans with the diagonal lines as from what they understand is the County plan at that intersection, and she will be



further confirming that with them. There was further discussion regarding the site triangle easement, setbacks and right-of-way, but Golden indicated that the applicant will have to work within the parameters of the County and that it is too premature to discuss it at this time. His opinion is that the applicant has adequate space along Newton-Sparta Road for a right-of-way taking, but that it will cramp their ability for stormwater, etc. and move the walls around. As it stands right now the applicant does not have to respect the site triangle easements except to stay out of them.

The Chairman then opened discussion up to the public. Diane Gillespie stated that she agrees with Stern as far as the architectural design and would like to see a little more in keeping with the surrounding area, such as stone, etc. and she agrees with the idea of the bollards and retaining walls, that if there is something out there that will be better as an alternative, it should be used. Irene Christodlous spoke up from the public and stated her concerns with the way the whole strip of land will look with another gas station in proximity to the other like-type businesses. Nicholson stated that she has heard the comments from the Board and the public and they will be going back to the drawing board and when they come back before the Board they will try to have incorporated the concerns. Phoebus stated her opinion that the applicant should look to address the architectural design and signage to be more in the character of this Township.

Stern suggested that the applicant should look into the different types of lighting for the canopy lighting and to research the type of lighting for less glare. Nicholson indicated her desire to meet with the Township's Review Committee to address most of the concerns before coming back before the Board.

The chairman polled the Board members for their opinions. Diana Boyce indicated that she thinks that the plan still needs quite a bit of work and thinks that eight pumps are too many. Huelbig said that he thinks that this is a big project for a small area and that it should fit in architecturally with the area. DeVries stated that she thinks that the project is too big, too much lighting and that sixteen filling stations is too much. She also mentioned concern with the seating and loitering problems. Walsh said that he is looking towards economic development within the County and ratables and is looking to bring in other development and he thinks that if the applicant can work together with Township professionals and it can be done in the proper way, he is for it. Howell agrees with Walsh's comments but has traffic concerns with the Newton-Sparta Rd, architectural and the lighting. Phoebus has concerns with the architectural, lighting and having sixteen fueling pumps and has concerns regarding loitering. Chairman Christodlous said that he thinks that this could be a "win/win" situation and the Town can use some ratables, but a few things have to happen first, such as the size, potential traffic problems, and architecturally fitting into the area.

Golden stated that another consideration when looking at the property is that if there is a common entrance along the property line they can slide the building northerly up Lawrence Rd. and the applicant can also consider turning the canopy 90 degrees and that might make the project variance free with the setbacks and may have more room on the site.

Nicholson thanked the Board for their time and this part of the meeting ended.

**MINUTES** – May 1, 2007. A motion was made by DeVries, seconded by Howell, to approve the minutes as distributed. Howell, Phoebus, DeVries, Huelbig and Christodlous approved. Crane, Walsh and Boyce abstained. Motion carried.

May 15, 2007. A motion was made by deVries as amended, seconded by Howell to approve the minutes as distributed. Howell, Phoebus, DeVries, Huelbig, Boyce and Christodlous approved. Walsh abstained. Motion carried.

**VOUCHERS** - See Schedule A. A motion was made by Walsh, seconded by Phoebus, to approve the vouchers submitted. All in favor. Motion carried.

**MATERIAL RECEIVED, GENERAL INFORMATION** - See Schedule A.

**OLD BUSINESS** - There were some comments from the public regarding the well testing at Ballantine Woods. The Chairman asked Joe Golden to get in touch with Mr. Mulhall and advise him of these concerns and report back to the Board with his findings. The Chairman requested that the Board authorize Joe Golden to prepare an ordinance that is environmentally sensitive for development and when it is done, a meeting can be made with Fred Semrau, Esq. to go over the details. A motion was made and unanimously approved by the Board.

**ADJOURNMENT** - Time 9:35 p.m. A motion was made by Tom Walsh, seconded by Gail Phoebus to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

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Stan Christodlous, Chairman

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T. Linda Paolucci, Secretary