

TUESDAY, DECEMBER 1, 2009

A regularly scheduled meeting of the Wantage Township Land Use Board was held on Tuesday, December 1, 2009 at 8:00 a.m. at the Wantage Township Municipal Building. The meeting was held in compliance with the provisions of the Open Public Meetings Act, P.L. 1975, Chapter 231. The meeting was properly noticed and posted to the public.

ROLL CALL

PRESENT: Mssrs. Cecchini, DeBoer, Gaechter, Grau, Slate, Ms. Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow, Township Planner David Troast

ABSENT: Mssrs. Bono, Smith, Vander Berg, Cillaroto, Vander Groef, Mmes. Mylecraine and Gill.

Board member Cecchini arrived at 8:05 a.m.

APPROVAL OF MINUTES

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the minutes of October 27, 2009.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Slate.

THOSE OPPOSED: None. **MOTION CARRIED**

RESOLUTIONS

L-6-2009 ROY ROAD, LLC

The following changes to the resolution were discussed: Payment of \$3,000.00 escrow to be made within 30 days instead of 90 days, proposed signs to be subject to Mr. Pellow's recommendations, and fencing to be installed prior to the start of each work area.

Mr. Grau made a motion seconded by Mr. DeBoer to adopt the resolution, with changes, memorializing the Board's decision of December 1, 2009 granting amended preliminary major site plan approval, conditional use approval, and a recommendation to the Township Committee regarding a soil removal permit to Roy Road, LLC for Block 16, Lot 5.01 and Block 17, Lot 38.01 located on Route 565 and Roy Road in the HC Zone, pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 and Chapter 23 of the Township of Wantage Code, subject to the following terms and conditions:

1. All terms and conditions contained in the previous Resolution shall remain in full force and effect.
2. The Applicant shall prior to beginning site work, pay a \$3,000.00 escrow so as to guaranty a traffic study is done for Roy Road subject to the review and approval of the Board Engineer and Board Attorney. Any additional

- fees shall be paid by Applicant within 30 days of billing and failure to pay may result in suspension of the soil removal license.
3. The two (2) proposed signs shall be installed in accordance with the specific recommendations of the Board Engineer.
 4. Drive sight distances for the minor subdivision shall be revised at the time individual site plans are submitted.
 5. Fencing to demarcate the edges of soil disturbance shall be installed in accordance with recommendations of the Board Engineer.
 6. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
 7. Certificate that taxes are paid to date of approval.
 8. Sussex County Planning Board approval of the amendment, if required.
 9. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

L-10-2009 SHEILA HUGHES

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the resolution memorializing the Board's decision of October 27, 2009 granting preliminary and final site plan approval with ancillary variance relief to Sheila Hughes for Block 165, Lot 15 located on Route 23 and Brink Road in the P.S.C.C. zone, pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plan submitted and approved.
2. This approval is granted strictly in accordance with the plat prepared by Eric R. Smart Associates, dated April 29, 2003.
3. Applicant shall provide additional signage detail subject to the final review and approval of the Board Engineer.
4. The driveway entrance shall be defined and narrowed on Route 23 subject to the review and approval of the Board Engineer.
5. The only entrance to the site shall be in the southbound direction from Route 23.
6. The parking lot shall be paved on or before May 30, 2010.
7. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.

8. The Deed recorded memorializing this subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Subdivision Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.
9. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
10. Certificate that taxes are paid to date of approval.
11. Sussex County Planning Board approval.
12. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

L-12-2009 CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

Mr. Grau made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of October 27, 2009 granting preliminary and final site plan approval with use variance relief to Cellco Partnership for Block 24, Lot 1.01 located on Route 284 in the RE-5 zone, pursuant to N.J.S.A. 40:55D-70(d), N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plan submitted and approved.
2. This approval is granted strictly in accordance with the survey prepared by Edward P. Brands, Land Surveyor, dated May 10, 2002.
3. Sussex County Planning Board approval or a Letter of No Interest is required.
4. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
5. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
6. Certificate that taxes are paid to date of approval.
7. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Grau, Slate.
THOSE OPPOSED: None. MOTION CARRIED.

L-15-2009 565 LAND DEVELOPMENT, LLC

Mr. Grau made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of October 27, 2009 granting minor subdivision approval, preliminary major subdivision approval, and use variance relief to 565 Land Development for Block 117, Lot 38.01 located on Route 565 in the HC and RE-5 zones, pursuant to N.J.S.A. 40:55D-70(d), N.J.S.A. 40:55D-47 and N.J.S.A. 40:55D-48, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved, except as modified by this Resolution or any changes deemed necessary by the Board Engineer.
2. All terms and conditions of the previous Resolutions cited above shall remain in full force and effect except as modified herein.
3. These approvals are based upon the plans entitled Preliminary Major Subdivision for Commerce Park, Block 117, Lot 38.01 prepared by Kenneth A. Wentink and Associates consisting of 26 sheets, last dated October 6, 2009.
4. The plans shall be revised to indicate that the 27 acre parcel is being perfected as a minor subdivision. The minor subdivision approval shall be perfected by Deed subject to the review and approval of the Board Engineer and Board Attorney.
5. The Applicant shall provide appropriate cross-sections which are consistent with stormwater drainage plans prior to the seeking of any final subdivision approval.
6. The Applicant shall address the irregular shape of proposed Lot 38.06 prior to final subdivision approval for this lot being sought.
7. All lots shall contain individual detention basins which shall be part of any site plan approvals sought and which shall be submitted at the time of final subdivision approval and preliminary site plan for the individual lots.
8. Upon completion of the soil removal operation, pre and post-development hydrology calculations shall be submitted subject to the review and approval of the Board Engineer.
9. The three (3) points of study shall be analyzed separately with regards to water quantity deductions and water quality TSS removal rates subject to the review and approval of the Board Engineer.
10. Grading for the site shall be verified upon the completion of the soil removal operation and as part of any final major subdivision approvals.
11. Storm sewer, sizing, inlet capacity and calculations must be submitted for review by the Board Engineer in conjunction with the seeking of final subdivision approval.

12. Additional inlets along Thomas Martin Boulevard may be required based upon maximum runoff capacity of a "B" inlet of approximately 3.0 cubic feet per second subject to review and approval of the Board Engineer.
13. Applicant shall provide rip rap protection to discharge points into all proposed detention basins subject to the review and approval of the Board Engineer.
14. Adequate maintenance plans for each of the individual detention basins shall be supplied providing access for maintenance purposes, restricting the proposed grading to the lot, eliminating any sharp corners and acute angles and showing the provision of appropriate safety ledges, subject to review and approval of the Board Engineer.
15. Applicant shall provide additional water quantity and water quality information which shall be subject to the review and approval of the Board Engineer prior to any application for final major subdivision approval.
16. Applicant shall complete the NJDEP groundwater recharge spreadsheet subject to the review and approval of the Board Engineer.
17. Applicant shall provide nonstructural strategies pursuant to the NJDEP Stormwater Management Rules which shall be subject to the review and approval of the Board Engineer.
18. Applicant shall provide maintenance manuals for stormwater detention systems on each of the individual lots prior to seeking any final major subdivision approval and subject to the review and approval of the Board and its Engineer.
19. The pavement box for the proposed subdivision shall be 2" surface coat (hot mix asphalt mix I-5), 3" stabilized base (hot mix asphalt mix I-2), and 6" dense graded aggregate (QP-5A).
20. All detention basin slopes shall be 4:1.
21. Appropriate Conservation Easements shall be provided subject to the review and approval of the Board Engineer and Board Attorney.
22. Applicant shall deposit \$16,800.00 to the Township Road Trust Fund prior to the seeking of final subdivision approval for any of the lots. This is based upon \$2,100.00 per lot pursuant to the existing Ordinance.
23. Applicant shall submit an outline of the pump test and monitoring procedures for review by the Board Engineer prior to final subdivision approval.
24. Subject to Sussex County Soil Conservation District approval.
25. Subject to Sussex County Planning Board approval.
26. Subject to satisfying the Wantage Well Ordinance requirements.
27. Subject to Sussex County Health Department approval, when site plan applications are filed.
28. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.

29. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
30. Certificate that taxes are paid to date of approval.
31. Pursuant to N.J.S.A. 40:55D-49 this approval shall provide the property with the protections set forth therein until November 24, 2019.
32. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Grau, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

L-18-2009 ANTHONY & CAROLE HARNETT

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of October 27, 2009 granting use variance relief to Anthony and Carole Harnett for Block 155, Lot 7.08 located on Route 519 in the RE-5 zone, pursuant to N.J.S.A. 40:55D-70(d) subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plan submitted and approved by the Board.
2. Applicants shall provide additional landscaping around the foundation of the addition so as to ensure that it blends in with existing conditions.
3. Applicants shall adhere to any and all COAH requirements on the site.
4. At no time in the future shall this unit become a separate rental apartment. This shall be recorded in a Deed which shall run with the land, subject to review by the Board Attorney.
5. Prior to the issuance of any construction permit, the Applicants shall file with the Board and Construction Official an affidavit verifying that the Applicants are in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
6. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
7. Certificate that taxes are paid to date of approval.
8. Sussex County Planning Board approval.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, Grau, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-3-2006 WANTAGE RIDGE DEV., LLC

The applicant was requesting an extension of preliminary major site plan. The approval was originally granted on December 19, 2006 and memorialized on February 20, 2007. The property is known as Block 116, Lot 10.06 and is located on Routes 565 and 628.

L-4-2006 PKM HOLDINGS, LLC

The applicant was requesting an extension of preliminary major site plan. The approval was originally granted on December 19, 2006 and memorialized on February 20, 2007. The property is known as Block 116, Lot 10.01 and is located on Routes 565 and 628.

Board member Cecchini stepped down.

Attorney Thomas Collins and developer Jim Prasas appeared before the Board.

Mr. Collins explained that they were currently seeking a three-year extension of the approvals due to extended governmental approval process and the severe economic conditions. Mr. Collins confirmed that the applicant had been ready to start development. However, the delayed governmental approvals have not made it possible. The applicant would like to obtain a three-year extension as it is anticipated that the approval may take as well as to be able to show investors and banks that building will be possible as soon as the governmental approvals are granted.

Mr. Kienz suggested the applicant sending a letter to the Board every six months to a year, updating the Board of the development. Mr. DeBoer asked if the applicant would send that there is enough water in Sussex Borough for this project.

Mr. Grau made a motion seconded by Ms. Kanapinski to grant a three-year extension through February 20, 2013 to Wantage Ridge Dev., LLC, subject to periodical updates to the Land Use office on the development.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Grau made a motion seconded by Mr. DeBoer to grant a three year extension through February 20, 2013 to PKM Holdings, LLC. subject to periodical updates to the Land Use office on the status of the development.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

A discussion followed regarding the Planned Endorsement for Route 23. Mr. Collins indicated that he had been working with Mr. Bill Haggerty on this issue. A meeting was scheduled for Tuesday, December 8, 2009 at 8:00 a.m. at Mr. Pellow's office. Mr. David Troast, Mr. Glenn Kienz, and Mr. Tom Collins would attend. It was discussed that the Land Use office would contact Mr. Haggerty to let him know in case he had questions.

L-4-2009 ERIC TURNQUIST

The applicant was scheduled to appear before the Board to discuss future ownership of open space Lot 27.08 and Stormwater Management Basin on Lot 27.05.

Attorney Michael Gaus appeared before the Board and requested to be placed on the agenda for the January 19, 2010 Board meeting. The Board agreed unanimously to this request.

L-6-2009 ROY ROAD, LLC

The applicant appeared before the Board to discuss changes in the operational plan for this application due to the L.O.I. requirements. The property is known as Block 16, Lot 5.01 and Block 17, Lot 38.01 and is located on Roy Road.

Board member Cecchini stepped down.

Attorney Michael Gaus and Engineer Ken Dykstra appeared before the Board.

Mr. Michael Gaus indicated that when the application was approved, one of the conditions was that the applicant obtain an L.O.I. The applicant did obtain the L.O.I. and the site plan had to be amended. The wetland line and the transition areas came out slightly different than originally anticipated. Revisions to the plan were made on Exhibit A1, dated 12/1/09, prepared by Mr. Dykstra.

Mr. Pellow's report dated October 26, 2009 and revised November 24, 2009 outlining the changes was discussed. The access to the soil removal operation on Lot 5.01, Block 16 had been moved 400 feet north along Roy Road and had decreased the sight distance. It was noted that the drive location had been staked in the field. Mr. Pellow's office would be undertaking a speed survey and that the applicant would escrow \$3,000.00 for this work and the posted speed limit that they obtain from the study would be what the road improvement would be designed for. The high point of the excavation adjacent to Roy Road was originally set at 480 feet and changed to 490 feet. The soil removal on Lot 38.01, Block 17 had been greatly reduced due to the wetland buffers. The area of disturbance went from 34 acres to 30 acres and the volume of soil removal from 579 thousand cubic yards to 487 thousand cubic yards with an overall reduction of 92 thousand cubic yards. On the north side of Roy Road, Lot 38.01, the reduction went from

127 thousand cubic yards to 62 thousand cubic yards. Two signs were proposed, one at the trailer and one at the intersection of Roy Road and Route 565. Mr. Dykstra indicated that the sign on Route 565 would be a two-sided angular sign, 4 ft. x 3 ft. or 12 sq.ft. on each side for a total of 24 sq.ft. which conforms to the ordinance and if necessary it would be placed on a berm with landscaping around it since it would be there for a long period of time. The operation process was described as four phases, each phase consisting of a two-acre area containing dry screening and blending equipment, sand and compost stockpiles and processed topsoil stockpiles that would be the end product. The two-acre area potentially would move within a phase as the operation changes and land is reclaimed or finished. The area will be re-topsoiled and it will eventually develop commercially.

Mr. Zummo indicated that they intended to run the operation as efficiently as possible. They proposed to keep the blending and the topsoiling to two acres or less and they would move to avoid going from one place to another to minimize labor and other expenses as much as possible.

Mr. Pellow's report discussed the wetland transition lines on Block 16, 5.01 and Block 17, Lot 38.01 to be protected with silt fence prior to working in these areas. The professionals and the applicant stated that wetland buffer lines would be staked with some type of orange fence or silt fence before starting work in each area.

The applicant's testimony was concluded. Mr. Gaus stated that Mr. Kienz had prepared an anticipatory resolution to be adopted. Mr. Slate opened the meeting to the public. There were no members of the public wishing to come forward on this application.

Mr. Grau made a motion seconded by Mr. DeBoer to approve this application as amended subject to Mr. Pellow's report and to adopt the resolution with changes and subject to conditions.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-2009 NICOLE BOURNE

The applicant proposed to subdivide one (1) lot plus the remainder. The property is known as Block 33, Lot 3 and is located on Unionville Road in the RE-5 zone.

Mr. Cecchini returned to the dais.

Attorney Eric Wood, Professional Planner Jason Dunn of Dykstra Associates appeared before the Board.

Mr. Dunn made a brief presentation of the application. Mr. Dunn introduced Exhibit A1, colored Sheet 2 of 5 of the Minor Subdivision Plat dated 10-10-08. The applicant proposed to create Lot 3.02 consisting of 20 acres, the existing house, the barn and sheds. Remainder Lot 3 would contain 53.626 acres. A variance for the 20,000 sq.ft. of contiguous, non-constrained land for Lot 3 would be required. Mr. Dunn stated that the applicant intended to sell the 53.626-acre lot in the near future. He stated that 20,000.00 sf of developable area exist on another area of the lot. However, the proposed dwelling area reduces the amount of disturbance required as it reduces the length of the driveway while it poses no detriment to the zone plan and it enhances the goals of the municipal Land Use Law and the Township zoning. He added that the slopes were steeper in that area.

Mr. Pellow's report was reviewed. It was discussed that the applicant had requested various waivers until the time of building permit application for the following: driveway paving due to its steepness, guide rail detail, rip-rap swales, detention pond details and calculations, and wall construction details. Mr. Pellow indicated this was acceptable unless the County required driveway approvals right away. Mr. Pellow indicated that County approval was needed as it had jurisdiction over the drive location and sight lines. Mr. Dunn indicated they had not yet filed an application with the County. Mr. Wood asked that if approved, this be a condition of approval. COAH requirements would apply and Road Trust Fund deposit in the amount of \$1,600.00 to be paid prior to the deeds being filed. The turning templates for a fire truck to access the house could not be checked as the scale was too small to check. Mr. Dunn introduced Exhibit 2, dated 11-17-09, entitled "Firetruck Turning Movement" which illustrated the driveway circulation plan at a 50' scale and he indicated that there were a couple of areas that needed to be widened more than the 12 feet according to the driveway ordinance. These areas had been marked in blue. For Item 14, Mr. Pellow indicated that this lot could not be further subdivided due to grades and access. Mr. Wood asked that this not be a condition of approval and that in the future, if a future owner wanted to subdivide this lot the Board could consider it at that time. Both professionals indicated that a future buyer could consider a couple of flag lots or possibly purchase adjoining land. Mr. Kienz stated that by adopting a no further subdivision condition of approval, in the event that a future owner or applicant wished to have it lifted, the Board would have no jurisdiction as the applicant would have to go to court to have it taken off. If the Board places a condition to say that "in the event that an applicant contemplates subdividing this parcel he/she should appear before the Board, specifically showing ingress/egress to the site, then the Board would retain jurisdiction. Mr. Wood asked for a two-year extension to file the deeds so that the applicant can obtain all necessary approvals.

Mr. Slate opened the meeting to the public. Mr. Allen Bobb, adjoining property owner, stated that he owned a lot in back of proposed Lot 3.02 and that his land was landlocked. He stated that he had access his property through the Sauter property since 1955 and that he had wanted to work out some kind of an easement with Mrs. Sauter approximately four years ago and he was asked to leave it alone since Mrs. Sauter was an ailing woman. Now that the property is being subdivided, he would like to retain access to his property.

He stated he no longer had access to his property since a barn had been constructed on proposed Lot 3.02 and the property had been fenced. He would like to have an easement of necessity for access and for the power company and he would, at that point, give access to his two adjoining property owners. Mr. Wood stated that the Board had no jurisdiction over this matter and that it would be the jurisdiction of chancery court. Mr. Kienz stated that he did not believe it would be an easement of necessity and that the action of the Board today would not change anything. He added that Mr. Bobb might have rights based on the longevity and that fences could be opened.

The meeting was closed to the public and opened to the Board. Mr. Cecchini made a motion seconded by Mr. Grau to grant minor subdivision approval with “C” variance relief subject to Mr. Pellow’s report.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Cecchini, Grau, Gaechter, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

UPDATED RE-EXAMINATION REPORT AND RECYCLING ELEMENT

Mr. David Troast stated that recycling is one of four components required in order to have ordinances as part of the master plan element and that it needs to be updated under the current rules and regulations . Its goal is to promote maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the state recycling plan goals and to complement municipal recycling programs.

Mr. Troast explained that the Sussex County District Solid Waste Management Plan has designated a list of materials that are mandated to be source separated and recycled. The list can be found under Section 4, residential and non-residential generators which is considered commercial or institutional sectors. Sussex County has accepted state policy directive of achieving at least 50% recycling rate of municipal solid waste by 2015. Wantage current recycling policy adopted in 2009 which is consistent with the latest rules. There are enforcement and education requirements.

Two recommendations were provided (last page): 1. Wantage Township should continue to administer its recycling program and coordinate efforts with Sussex County and surrounding municipalities to explore new and innovative ways to collect, store, process, and recycle materials and 2. increased enforcement within the Wantage Township community should continue.

There were no members of the public wishing to comment on this ordinance.

Mr. Grau made a motion seconded by Mr. Gaechter to adopt the discussed reports and recommended to the Mayor and Committee for adoption.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

SOIL REMOVAL ORDINANCE

The Board has reviewed a recommendation to amend the performance guarantee for soil removal operations to be raised to \$7,000.00 per acre from the current \$5,000.00 per acre.

There were no members of the public wishing to come forward on this amendment.

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the amendment and to recommend it to the Mayor and Committee for its adoption.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Stella Salazar
Secretary