

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

The meeting was called to order by Mayor Kula at approximately 9:05 P.M. with the opening statement that the meeting had been duly advertised and met all the requirements of the Sunshine Law. Also present were: Deputy Mayor Miller, Councilwoman Hamilton, Councilman Verrilli, Councilman Cicerale, Manager Marianne Smith, Clerk Jane Bakalarczyk and Township Attorney Fred Semrau and Leslie Phiefer of Dorsey & Semrau.

SALUTE THE FLAG

CONSENT AGENDA: ALL MATTERS LISTED BELOW ARE CONSIDERED TO BE ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.

Monthly Reports:

1. Sussex County Health Department Report – September 2017
2. Police Department Report – September 2017
3. Municipal Court Report – September 2017

Agreements/Applications/Licenses:

1. New Member Application – Hardyston Township Volunteer Fire Department – Jamie L. Hauze

A motion was made by Hamilton to approve the consent agenda as presented, seconded by Cicerale. All in favor. Motion carried.

ORDINANCES

1st READING:

2017 - 10

**AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY
OF SUSSEX AND STATE OF NEW JERSEY TO AUTHORIZE THE
ACQUISITION OF REAL PROPERTY FOR THE PURPOSE
OF ACQUIRING UNITS AS PART OF THE TOWNSHIP'S
AFFORDABLE HOUSING PROGRAM**

WHEREAS, the Township desires to acquire single-family properties to be resold as affordable housing units pursuant to the Township's Housing Element and Fair Share Plan and the New Jersey Council on Affordable Housing's Substantive Rules (N.J.A.C. 5:97); and

WHEREAS, the property designated as Lot 51.12 in Block 67 ("the property") on the Hardyston Township Tax Map, and known as 3 Meadow Lane was purchased as an affordable housing unit in 2015, and

WHEREAS, the owner of the property notified the Township of their intent to resell the unit pursuant to the restrictions in the recorded deed; and

WHEREAS, the unit has been actively marketed by the Township for more than 90 days and a qualified purchaser has not been contracted to purchase the unit; and

WHEREAS, the owner has been granted a hardship waiver to sell the unit has a market rate unit and or sell the unit back to the Township for the purposes of affordable housing; and

WHEREAS, the Township Council has determined that it should acquire the said property in order for the unit to remain an affordable unit for the purpose of addressing the Township's Affordable Housing obligation; and

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

WHEREAS, the Chief Financial Officer has certified that funds are available for these acquisitions.

NOW, THEREFORE, BE IT ORDAINED, by the Hardyston Township Council as follows:

SECTION 1. The Township shall acquire the real property designated as Lot 51.12 in Block 67, 3 Meadow Lane by purchasing same from the record owners in consideration of \$100,180.00 and the Clerk, Manager, Mayor, Housing Liaison and Township Attorney are authorized and directed to take all steps necessary to execute all documents required for these purchases.

SECTION 2. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

A motion was made by Verrilli to approve Ordinance 2017-10 on first reading, seconded by Miller. All in favor. Motion carried.

ORDINANCES

2nd READING:

2017 – 08

**AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF
NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 185, ZONING, OF THE
REVISED GENERAL ORDINANCES TO ADDRESS SIGN CONTROLS ON A TOWNSHIP
WIDE BASIS AND STANDARDS FOR FENCES IN INDUSTRIAL ZONES**

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

Section 1. Chapter 185, Zoning, Section 185-4, Definitions, Subsection (C) of the aforesaid Revised General Ordinances is hereby revised and supplemented to amend and add the following definitions:

SIGN, MESSAGE BOARD- permanent sign with a manually changeable copy.

Section 2. Chapter 185, Zoning, Article XIX, Signs, Section 185-71, Temporary Signs, Subsection (B) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

- B. One temporary sign shall be permitted announcing that the property on which it is located is for sale or rent, provided that such sign shall be displayed for only so long as such property is for sale or rent and shall be removed within seven days after such sale or rental. Unless such sign is attached to the principal building, it shall be no closer than 10 feet to any property line. Such sign shall not exceed six square feet in size, nor stand more than four feet above ground level. Commercial sales and rental real estate signs shall not exceed fifteen (15) square feet.

Section 3. Chapter 185, Zoning, Article XIX, Signs, Section 185-71, Temporary Signs, Subsection (E) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

- E. Special promotion and event signs including banners, streamers, advertising flags, twirlers, suspended signs and sandwich board signs in non-residential zones may be granted by permit from the Township Zoning Officer. Special promotion and event signs may be displayed for not more than thirty (30) consecutive days within any established business quarter. A waiver

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

from the above requirements and restrictions can be requested from the Township Council. Special promotion and event signs must be a minimum of ten (10) feet from any property line and shall not impede, restrict, or otherwise interfere with sight distances in and around the special promotion and event signage.

Section 4. Chapter 185, Zoning, Section 185-73, Signs for Specific Uses, aforesaid mentioned Revised General Ordinances is hereby revised and supplemented add Subsection D as follows:

D. Farm Signs. In zones permitting agricultural and/or farming uses, the following signs are permitted:

- (1) One identification sign, not more than eighteen (18) square feet in area, identifying the farm, the address of the owner, and the type of farm.
- (2) If seasonal produce is sold on site, not more than two additional signs advertising seasonal farm produce available, the total area of which shall not exceed sixteen (16) square feet. Such signage shall not be permanent and shall be permitted and erected and/or displayed only during the time such seasonal produce is available.

Section 5. Chapter 185, Zoning, Article XIX, Signs, Section 185-76.1, Electronic Message Board Signs of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

§ 185-76.1. Electronic Message Signs.

Electronic signs as defined in §185-4 shall be permitted in the B-1, B-2, I-1, I-2 and R-C zones subject to the following conditions and shall require approval by the Township of Hardyston Planning Board and/or Zoning Board of Adjustment.

- A. Shall be consistent with the requirements set forth for freestanding signs in § 185-76, including height, setbacks, and maximum area.
- B. Shall contain block letters only and shall consist of only one color on a neutral color background.
- C. Shall be no more than thirty-six (36) square feet.
- D. Messages shall change at no less than twenty (20) second intervals and shall not blink, flash or flicker rapidly when changing as to cause a distraction to drivers.
- E. Messages shall contain no more than three (3) lines of text.
- F. Illuminated signs shall be turned off between the hours of 9:00 p.m. and 6:00 a.m. when located on lots immediately adjacent to residential districts.

Section 6. Chapter 185, Zoning, Article XIX, Signs, of the aforesaid mentioned Revised General Ordinances is hereby amended as follows to add §185-76.2, in order to establish regulations and standards for message board signs.

§ 185-76.2. Message Board Signs.

Message board signs as defined in §185-4 shall be permitted in the B-1, B-2, R-C, I-1 and I-2 zones subject to the following conditions.

- A. Message board signs shall be consistent with the requirements set forth for freestanding signs in § 185-76, including height, setbacks, and maximum area.
- B. Message board signs shall consist of letters and numbers only using only one color on a neutral color background.
- C. Message board signs may be installed as part of an existing freestanding permanent sign subject to the requirements of § 185-76.
- D. New permanent message board signs shall require approval by the Township of Hardyston Planning Board and/or Zoning Board of Adjustment.
- E. Illuminated message board signs shall be turned off between the hours of 9:00 p.m. and 6:00 a.m. when located on lots immediately adjacent to residential districts.

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

Section 7. Chapter 185, Zoning, Article XV, Additional Regulations Governing Permitted Accessory Uses & Structures, Section 185-56, Fences or Walls, Subsection (B) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

B. Maximum height and location:

Type of Fence	Maximum Height	Location
All	6 feet	Rear building line of principal structure to minimum required side yard or rear yard setback line, except in the Industrial Zones where fences may be installed anywhere in the side or rear yard.
All	4 feet	Anywhere on lot

SECTION 8. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 9. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 10. This Ordinance may be renumbered for purposes of codification.

SECTION 11. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. No public comment. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried. A motion was made by Hamilton to approve Ordinance 2017-08 on second reading, seconded by Verrilli. All in favor. Motion carried.

NEW BUSINESS:

- A. Resolution #58-17 – Tax Overpayment Refund – 28 Post Road – Block 67, Lot 18.01
Frank Cicerale, Jr.

RESOLUTION # 58-17

WHEREAS, Block 67 Lot 18.01 also known as 28 Post Road and owned by Frank Cicerale Jr. and

WHEREAS, a portion of this lot has been created for farmland assessment after property taxes were paid,

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Hardyston that overpayment of taxes be refunded in the amount of \$ 2,131.30 for taxes being paid on full assessment of this property prior to being changed to farmland.

A motion was made by Hamilton to approve the resolution as presented, seconded by Miller. All in favor with Cicerale abstaining. Motion carried.

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

- B. Resolution #59-17 - Resolution authorizing settlement of Tax Appeal for Block 62, Lot 36 – 141 Wheatsworth Road – L2F Realty, LLC

RESOLUTION #59-17

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON,
COUNTY OF SUSSEX AND STATE OF NEW JERSEY TO AUTHORIZE SETTLEMENT OF
TAX APPEAL FOR BLOCK 62, LOT 36**

WHEREAS, a tax appeal was filed by L2F Realty, LLC c/o Jim Cowen for the tax years 2013, 2014, 2015, 2016 and 2017 for property known as Block 62, Lot 36 and commonly known as 141 Wheatsworth Road, Hardyston, New Jersey; and

WHEREAS, settlement of the appeal is in the best interest of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hardyston, in the County of Sussex and State of New Jersey, that the settlement of the above referenced tax appeal filed at the Tax Court of New Jersey is hereby authorized as follows:

L2F Realty, LLC c/o Jim Cowen
141 Wheatsworth Road
Block 62, Lot 36

Tax Year	Original Assessment	Proposed Assessment
2013	\$1,045,000.	Withdraw
2014	\$1,045,000.	\$900,000.
2015	\$1,045,000.	\$900,000.
2016	\$1,045,000	\$900,000. (Freeze Act)
2017	\$1,045,000	\$900,000. (Freeze Act)

BE IT FURTHER RESOLVED, that the municipal officials are hereby authorized to take whatever actions may be necessary to implement the terms of this Resolution.

This Resolution shall take effect immediately.

A motion was made by Hamilton to approve the resolution as presented, seconded by Verrilli. All in favor. Motion carried.

- C. Resolution #60-17 – Resolution authorizing the extension of a shared service agreement with the Sussex County Municipal Utilities Authority for the provision of designated Class A fiber recyclable material handling and marketing with profit sharing

RESOLUTION #60-17

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON,
COUNTY OF SUSSEX AND STATE OF NEW JERSEY AUTHORIZING THE EXTENSION OF
A SHARED SERVICES AGREEMENT WITH THE SUSSEX COUNTY MUNICIPAL UTILITIES
AUTHORITY FOR THE PROVISION OF DESIGNATED CLASS A FIBER RECYCLABLE
MATERIAL HANDLING AND MARKETING WITH PROFIT SHARING**

WHEREAS, the Sussex County Municipal Utilities Authority (hereinafter “SCMUA”), among other things, operates a recycling program within Sussex County as provided in the Sussex County District Solid Waste Management Plan; and

WHEREAS, the Uniform Shared Services and Consolidation Act, (N.J.S.A. 40A:65-1, et. seq.) (hereinafter, “the Act”) provides that local units of government may enter into a contract to provide or receive any service that either local unit participating in the Agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating units. (N.J.S.A. 40A:65-4.); and

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

WHEREAS, the Township of Hardyston has entered into a contract for services of the SCMUA in the form of performing designated Class A Fiber recyclable material handling and marketing with profit sharing; and

WHEREAS, the Township of Hardyston seeks to extend such terms of said contract for a term expiring August 31, 2018; and

WHEREAS, SCMUA has the ability and is desirous of making its Recycling Facility and recycling marketing capabilities available to Hardyston Township under the terms and conditions set forth in the Shared Services Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey as follows:

1. The Mayor and Township Clerk are hereby authorized and directed to extend the Shared Services Agreement, a copy of which is attached hereto, with the SCMUA for the provision of designated Class A Fiber recyclable material handling and marketing with profit sharing whereby the term of said agreement shall expire on August 31, 2018.
2. The Mayor and Clerk are hereby authorized to execute any additional non-substantial amendments and/or modifications to the Agreement without the consent of the Township Council.
3. This Resolution shall take effect immediately.

A motion was made by Hamilton to approve the resolution as presented, seconded by Cicerale. All in favor. Motion carried.

D. Resolution #61-17 – 2018 Animal Control Contract – Wantage Township

RESOLUTION #61-17

**RESOLUTION AUTHORIZING THE EXECUTION OF THE FOLLOWING
SHARED SERVICE AGREEMENT**

BE IT RESOLVED by the Township Council of the Township of Hardyston that the execution of the following agreement is hereby authorized:

1. Animal Control – Wantage Township

A motion was made by Verrilli to approve the resolution as presented, seconded by Miller. All in favor. Motion carried.

E. Appointment of Acting Plumbing Sub-Code Official – Kevin Gould

A motion was made by Hamilton to approve the appointment, seconded by Verrilli. All in favor. Motion carried.

F. CJS Investments - Request for Waiver from Septic Permit Renewal Fees for Emerald Estates

CJS Investments, the developer of the Emerald Estates project on Wheatsworth Road, has contacted the Township to request a waiver of the \$40 per septic system renewal fee required by the County Health Department citing the economy and the status of the project as the need for the waiver of the fees.

A motion was made by Hamilton to approve the waiver of the fees, seconded by Miller. All in favor. Motion carried.

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

G. Resolution #62-17 – Brecia Farms Developers Agreement Extension

RESOLUTION #62-17

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX AND
STATE OF NEW JERSEY AUTHORIZING THE
EXECUTION OF THIRD ADDENDUM FOR THE EXISTING
DEVELOPER'S AGREEMENT WITH AANDREI J.
INVESTORS LLC AND REQUIRING AN INCREASE IN
THE PERFORMANCE BOND IN RELATION TO THE
BRECIA FARMS SUBDIVISION**

WHEREAS, the Township of Hardyston entered into a Developer's Agreement with Aandrei J. Investors LLC ("Developer") on September 7, 2007, for the property designated as Block 68, Lot 16, known as the "Brecia Farms Subdivision" (the "Subdivision"); and

WHEREAS, the Township and the Developer entered into a Second Addendum to the Developer's Agreement extending the Developer's Agreement through November 30, 2017; and

WHEREAS, the Developer has requested a further extension of the Developer's Agreement; and

WHEREAS, the Township Engineer has reviewed and approved the Developer's request for an additional three (3) year extension of the Developer's Agreement subject to the conditions outlined in the Third Addendum, to be reviewed and approved by the Township Attorney and Township Manager; subject to the Developer posting a performance bond for the Brecia Farms Subdivision in the amount of \$316,864.44, plus a 10% cash portion of \$35,207.16 for a total of \$352,071.60; and subject to satisfaction of the conditions set forth below; and

WHEREAS, the Developer has now paid in full the taxes for Block 68, Lot 16, which the Township's Tax Collector confirms are now paid up to current;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Hardyston, in the County of Sussex and State of New Jersey, that the Township Council hereby authorizes the execution of a Third Addendum to the Developer's Agreement between the Township of Hardyston and Aandrei J. Investors LLC, dated September 7, 2007, for the Brecia Farms Subdivision, Block 68, Lot 16 to November 30, 2018, subject to final approval by the Township Attorney and Township Manager, and subject to the following conditions, which must be fully complied with prior to December 1, 2017:

1. The oil tank shall be removed from wherever same is currently situated within the Subdivision;
2. Developer shall remove all debris within the Subdivision as directed by the Township Engineer and Zoning Officer;
3. The grading equipment currently situated in the Subdivision shall be removed;
4. Developer shall accomplish the relocation and consolidated storage of all construction equipment within the Subdivision at the direction of the Township Engineer.
5. Developer shall continue to perform snow removal within the Subdivision;
6. Developer shall comply with the performance bond increase set forth above;
7. Developer shall update the Certificate of Liability Insurance to reflect the current property owner's name, Aandrei J. Investors LLC, as the insured; and
8. Developer shall provide a recorded deed confirming that Aandrei J. Investors LLC is the current owner of the property known as Block 68, Lot 16.

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

This Resolution shall take effect immediately upon adoption.

A motion was made by Verrilli to approve the resolution as presented, seconded by Hamilton. All in favor. Motion carried.

- H. Resolution #63-17 – Resolution authorizing the execution of an agreement between Riverdale Quarry Co., Inc., Hardyston Township Municipal Utilities Authority, and the Township of Hardyston for completion of the fire suppression system in the North Church Technical Center and conclusion of all obligations under the 1990 agreement

RESOLUTION #63-17

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX AND STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN RIVERDALE QUARRY CO., INC., HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY, AND THE TOWNSHIP OF HARDYSTON FOR COMPLETION OF THE FIRE SUPPRESSION SYSTEM IN THE NORTH CHURCH TECHNICAL CENTER AND CONCLUSION OF ALL OBLIGATIONS UNDER THE 1990 AGREEMENT

WHEREAS, in 1990, Riverdale Quarry Co., Inc. (hereinafter “Riverdale”) and the Hardyston Township Municipal Utilities Authority (hereinafter “HTMUA”) entered into a written agreement regarding the construction, operation and ownership of a fire protection system servicing the North Church Technical Center (hereinafter “1990 Agreement”); and

WHEREAS, Riverdale’s obligations pursuant to the 1990 Agreement have not been completed; specifically the fire suppression system in the North Church Technical Center development has not been fully constructed, nor has the fire suppression system or its accompanying easements been transferred to or accepted by the HTMUA; and

WHEREAS, Riverdale seeks to assist in the completion of the fire suppression system and conclude its obligations under the 1990 Agreement, but has limited financial resources; and

WHEREAS, the Township of Hardyston seeks to maintain the viability and value of the North Church Technical Center development with a functioning fire suppression system without placing a financial burden on other, non-affected persons or properties; and

WHEREAS, the HTMUA has the technical ability to inspect, operate and maintain the fire suppression system and to administer the billing of the users of said system within a designated rate structure; and

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

WHEREAS, in order to achieve the goals of Riverdale, the Township of Hardyston and the HTMUA, the parties have reached an agreement whereby the fire suppression system shall be completed by Riverdale pursuant to the terms of the September 1, 2016 proposal (hereinafter Agreement”); and

WHEREAS, in order to finance completion of the fire suppression system, the Township shall establish a special assessment, pursuant to state statute, against the affected properties in the North Church Technical Center development; and

WHEREAS, the HTMUA shall inspect the fire suppression system upon its completion and accept conveyance of the fire suppression system; thereafter the HTMUA will operate and maintain the fire suppression system and shall allocate the cost through billing rates; and

WHEREAS, the Mayor and Township Council believe it is in the best interests of the Township to enter into this agreement with Riverdale and the HTMUA in order to ensure completion of the North Church Technical Center development fire suppression system.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Hardyston, County of Sussex, State of New Jersey as follows:

1. The Mayor and Township Clerk are hereby authorized and directed to execute the attached Agreement with Riverdale Quarry Co., Inc. and the Hardyston Township Municipal Utilities Authority for the completion of the fire suppression system in the North Church Technical Center and Conclusion of all obligations under the 1990 Agreement; and
2. A copy of the Agreement shall remain on file in the Township Clerk’s office and available for public inspection.

This Resolution shall take effect immediately.

A motion was made by Cicerale to approve the resolution as presented, seconded by Verrilli. All in favor. Motion carried.

I. Zoning Board Appointment – Richard Kell

A motion was made by Miller to appoint Richard Kell as a Full Member of the Zoning Board to fill the unexpired term of Gerald Laughlin expiring 12/31/18, seconded by Verrilli. All in favor. Motion carried.

**MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL MEETING HELD ON
NOVEMBER 8, 2017**

At this time, a motion was made by Miller to cancel the meeting scheduled for November 27, 2017, seconded by Cicerale. All in favor. Motion carried.

J. Correspondence

1. Hamburg Borough
2. Hampton Township
3. Franklin Borough
4. State of NJ
5. State of NJ
6. State of NJ
7. Garofalo & O'Neill, P.A.
8. NJ Transit

A motion was made by Verrilli to approve the correspondence as presented, seconded by Miller. All in favor. Motion carried.

BILLS TO BE PAID: A motion was made by Verrilli to approve the bill list as presented, seconded by Hamilton. All in favor. Motion carried.

PUBLIC PORTION: A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. Mr. Bohdan Senyszyn expressed some concerns regarding the Brecia Farms subdivision. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

ADJOURNMENT: A motion was made by Verrilli to adjourn at approximately 9:25p.m., seconded by Hamilton. All in favor. Motion carried.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk