

HAINESPORT TOWNSHIP JOINT LAND USE BOARD MINUTES

Time: 7:00 PM

Wednesday, December 6, 2017

1. Call to Order

The meeting was called to order at 7:00 PM by Mr. Krollfeifer.

2. Flag Salute

All participated in the Flag Salute

3. Sunshine Law

Notice of this meeting was published in accordance with the Open Public Meetings Act By posting on the municipal bulletin board, publication in The Burlington County Times and Courier-Post Newspapers, and by filing a copy with the Municipal Clerk

4. Announcement of “No new business after 11:00 PM”

5. Roll Call

Present: Mayor Porto, Mrs. Gilmore, Mr. McKay, Mr. Clauss, Mr. Lynch,
Ms. Kosko, Mrs. Tyndale, Mrs. Baggio, Mr. Wagner, Mr. Krollfeifer

Absent: Mrs. Kelley, Mr. Dodulik, Mr. Wagner,

Also Present: Robert Kingsbury, Esq., Board Attorney
Mara Wuebker, Board Planner
Martin Miller, Board Engineer
Kathy Newcomb, Zoning Officer
Paula Tiver, Board Secretary

6. Items for Business

A. Case 16-13A: Quaker Group Burlington II, L.P.
Block 100.14 Lot 12
Corner of Route 38 and Bancroft
Extension of time to Resolution 2017-04
Attorney: Patrick McAndrew

Patrick McAndrew, applicant’s attorney, explained they are seeking a one year extension until January 4, 2019 to an approval the Board granted on January 4, 2017. The approval is for a use variance to allow 32 single family townhouses on 12 acres. The ordinance states that the use variance is only good for one year. It is still a time in difficulty for marketing and financing. They are also trying to address their affordable housing participation. There have been no changes in the area.

Ms. Kosko asked Mr. Kingsbury if the code allows for extensions of time less than a year or does it have to be at least a year.

Mr. Kingsbury explained that it is a state law and believes it states that extensions can be granted for one year. It does state one year.

Mr. McKay asked that they state where the property is located.

Mr. Casey, principal, stated it is located on Route 38 and Bancroft Lane and gave a description of the area.

Mr. Casey explained they request a one year extension. They do not intend to build the property. Before they start the land development process, they want to have a responsible builder in line so the Township knows who will be involved. They are currently talking to the Township regarding affordable housing issues in light to some changes that have occurred. They want to make sure everything is in order.

Mr. Kingsbury swore Mr. Casey in regarding the testimony he had just given.

Ms. Kosko asked for clarification if they receive the year extension that it will not extend the time that they will get back to her regarding the affordable housing. She asked if we would be getting a proposal from them within the next month.

Mr. Casey stated he is hoping within a month. They are investigating a couple things. He wants to come back with something that is workable so they don't have to go back and forth.

Ms. Kosko commented that the use variance was giving approval in December 2016.

Mr. Casey stated the resolution was memorialized on January 4, 2017. Approval runs from date of the resolution.

Ms. Kosko explained that we had made some changes locally to our affordable housing prior to the approval which was April 2016.

Mr. Casey explained that is part of the discussion and part to the fair share housing and their approach.

Mr. Lynch motioned to grant the one year extension.

Second: Mr. Clauss

Roll call: Mr. Lynch, yes; Mr. Clauss, yes; Mayor Porto, abstain; Mrs. Gilmore, abstain; Mrs. Baggio, yes; Mr. McKay, yes; Mrs. Tyndale, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve a one year extension.

Mayor Porto and Mrs. Gilmore recused themselves from the next two cases which are use variances.

B. Case 17-11: Hainesport Enterprises
Block 61.01 Lot 4
1460 Route 38
Use variance and site plan waiver
Attorney: Douglas Heinold

Proper notice was given.

Douglas Heinold, applicant's attorney, stated he represents Hainesport Enterprises also known as Hainesport Truck and Auto.

Mr. Kingsbury swore in Thomas Amendola, Jr. and Mark Shourds, planner and engineer.

Mr. Heinold explained that they are seeking a use variance with a site plan waiver or the alternative of a site plan with waivers. Hainesport Truck and Auto located on Route 38 recently purchased the site from Haddon Fence Company, which is the site we are referring to.

Mr. Heinold questioned his position with the company and what they do.

Mr. Amendola explained his position as vice president of operations. They are an auto and truck repair facility, light auto up to heavy trucks.

Mr. Heinold questioned when he purchased the property in question and what the intended use would be.

Mr. Amendola answered February 2017. They plan on using behind the building as a prep area. The front building would be used as office space which will not be open to the public. It will have a maximum of 4 employees.

Mr. Heinold questioned what the second building, which they call the hut.

Mr. Amendola explained that would be used for the disassembling and the prep of the trucks/cars as needed.

Mr. Heinold stated when you look at the property from Route 38 you can see the main building, a little of the hut to the right and a shed to the left. He questioned if there is any fencing on the property and location.

Mr. Amendola explained the location of the fencing which is located on the entire back portion. It was the storage area for the fence company.

Mr. Heinold questioned if he was proposing any significant changes to the property.

Mr. Amendola stated no.

Mr. Heinold questioned what was in the front of the property.

Mr. Amendola explained there is currently black top which they would remove to put in grass and some landscaping.

Mr. Heinold stated they had met with the professional staff and that was one of the items recommended which they are willing to do. They will work out the details to the planner's satisfaction.

Mr. Heinold questioned the hours of operation for the building.

Mr. Amendola stated 8am to 5pm and is consistent with the overall operation.

Mr. Heinold questioned if there would be any noise generated.

Mr. Amendola stated it would be only air tools. It would be more hand tools.

Mr. Heinold commented that this would be used for a staging area, not the type of work you would do in one of the garage areas.

Mr. Amendola agreed.

Mr. Heinold questioned how trash will be disposed of.

Mr. Amendola stated it will be collected every night as they do in all their building and put into the dumpsters located on the Hainesport Enterprises site. There are a couple dumpsters located throughout the property. They try to keep the areas really clean.

Mr. Heinold asked if they would have any equipment in the staging area for a month or more.

Mr. Amendola answered no.

Mr. Heinold questioned the existing Haddon Fence sign, is the lighting sufficient to meet their needs, and the parking spaces.

Mr. Amendola explained that the sign will be removed and there are lights that light up the area which should not impact the neighbors. There are 4 parking spaces, one for each employee.

Mr. Heinold questioned if Hainesport Enterprises was continuing to look at other properties to accumulate for it's over all operation.

Mr. Amendola answered yes.

Mr. Heinold commented based on discussions with the professional staff, are you agreeable to come in with an overall site plan with all those improvements if that becomes necessary.

Mr. Amendola answered yes.

Mrs. Wuebker asked what he would be doing with the grassy area in the back.

Mr. Amendola stated it would be the staging area.

Mrs. Wuebker asked if there would be any permanent outdoor storage

Mr. Amendola answered no.

Mrs. Wuebker questioned if they will be doing anything to the existing parking area, such as upgrading the asphalt.

Mr. Heinold Mr. Shourds will address it.

Mr. Clauss questioned if the property is mostly surrounded by your existing properties.

Mr. Amendola answered yes.

Mark Shourds gave his credentials. The Board accepted.

Mr. Shourds referred to exhibit A1, copy of plan submitted with application, and gave an overall review of the site. There is no direct access from Route 38. The access is from Iowa Ave. located the length of the property. The rear of property runs along the former Greenwood Ave that was vacated. Iowa Ave is a municipal street but Hainesport Enterprises maintains it. It is an expansion of a use variance on the property. There are several preexisting nonconforming variances.

- Existing 32,311 sq. ft. where 40,000 sq. ft. required
- Existing 100' lot width where 200' required
- Existing 43.4' front yard with parking where 90' required
- Existing 10.8' min. rear yard, 15' required
- Existing 10.6' side yard, 25' required

They are proposing 4 parking spaces where 15 would be required. There will only be 4 people at the site. The area functions as a campus, there is parking at the other locations for employees as well. The property is surrounded by similar uses; majority is the same applicant, Hainesport Enterprises. Nothing is changing were the building relates to the property line. No one will see anything different.

Mr. Heinold stated they will see some differences such as the sign being removed, the green space being added, the nonpublic part of the operation.

Mr. Shourds continued. They will be improving the paving where the access to 4 parking spaces will be, remove some paving, add landscaping, and remove existing sign. When they bring in the paving contractor one of two things will happen, patch, pave, and seal coat or mill it out and repave it. There will be a decrease in impervious coverage. There will be no impact to drainage.

There is sufficient lighting on and around the structure. More lighting is needed by the parking. He recommends a wall pack that is directed down. They do not believe they need a handicap parking space because there is no public visiting the site. It is a legal question whether they need to put one in, which they are willing to add the 5th spot as a handicap spot if required.

Mr. Krollfeifer questioned if a different sign will be put up once the Haddon Fence sign is removed.

Mr. Heinold stated no new sign. They do not want to attract the public to the building.

Mr. Shourds referred to the land use law and the purposes of zoning. He read part of the statute. This is an appropriate location due to being surrounded by the same use. He does not see any detriment to the public good in granting the bulk variances, which are all preexisting.

Mr. Heinold they are seeking a site plan waiver or a site plan with waivers. The front of the site should look improved for public impact. There are no changes to the buildings.

Mrs. Wuebker stated they can support the applicant's request for a use variance for the nonconforming use. It is surrounded by nonconforming uses, and does not see it as a detriment to the master plan. She recommends that the Board approve it by Site plan with a number of waivers. No objections to the variances other than the one for landscaping in which they have agreed to work with us. Also she wants to make sure the pavement is not left in the condition it is in now. They are asking for only 4 parking spaces, where 15 are needed. She has no objection due to this not being a stand-alone site; it is part of a compound and will only have 4 employees. ADA decision does not have to be made tonight. If it is legally required they will have to do it.

Mr. Heinold stated if they are required they will do it.

Mr. Miller explained they had a pre-meeting and it is where they ironed out the issues. The reduction in the pavement to add landscaping has taken care of the stormwater. They are going to restore the parking area in the front. A street opening permit would be required for the Township which he will be doing the inspection for the curb and driveway entrance. They agreed to put the lighting on the building. That takes care of his issues and recommends approval.

Mr. Krollfeifer thanked the applicant for meeting with the professionals, it makes things easier. He asked Mr. Amendola how long has his business been there.

Mr. Amendola stated 30 years, bought in 1987.

Mr. Clauss asked if there would be any signage on the building.

Mr. Amendola answered no.

Mrs. Baggio was curious if the employees had visitors, where would they park.

Mr. Amendola explained there is parking available on his site. There meetings are in the building on the adjacent property. They only have two employees in the building; they were thinking a maximum of 4 employees.

Mr. Krollfeifer opened public comment. None. Closed public comment.

Mr. Kingsbury explained the first vote should be for the use variance.

Mr. Clauss motioned to approve the use variance.

Second: Mrs. Baggio

Roll call: Mr. Clauss, yes; Mrs. Baggio, yes; Mr. McKay, yes;

Mrs. Tyndale, yes; Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Kingsbury explained the next vote should be for the preexisting bulk variances

Mr. Lynch motioned to approve the preexisting bulk variances.

Second: Mr. Clauss

Roll call: Lynch, yes; Mr. Clauss, yes; Mrs. Baggio, yes; Mr. McKay, yes;
Mrs. Tyndale, yes; Mr. Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Kingsbury explained the next vote should be a variance for the number of parking spaces. It would be subject to compliance with ADA requirements if required.

Mr. Krollfeifer stated that we would be approving the 4 parking spaces and an ADA spot if required.

Mr. Heinold commented if required they would put a 5th spot to be ADA.

Mrs. Tyndale motioned to approve.

Second: Mrs. Baggio

Roll call: Mrs. Tyndale, yes; Mrs. Baggio, yes; Mr. McKay, yes; Mr. Clauss, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Kingsbury explained the next vote should be for site plan with waivers subject to the conditions included in the planners report.

Mr. Clauss motioned to approve the site plan with waivers subject to conditions

Second: Mrs. Tyndale

Roll call: Mr. Clauss, yes; Mrs. Tyndale, yes; Mrs. Baggio, yes; Mr. McKay, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

C. Case 17-22: National Energy Partners

Block 101.02 Lot 2

1289 Route 38 West

Use variance and revised site plan

Attorney: Louis Cappelli, Jr.

Proper notice was given.

Mr. Kingsbury swore in the Louis Sabec, president, and Andrew Coursen.

Louis Cappelli, Jr., applicant's attorney, stated that they are seeking minor site plan approval at 1289 Route 38 West to install ground mounted elevated solar panels over part of an existing parking lot. They are also seeking a use variance because solar is not a permitted use in this zone, highway commercial. It is an inheritable beneficial use and

there will be no detriment to the public good or zone. Two bulk variances are also needed for preexisting conditions.

Mr. Sabec stated he is the President and COO of National Energy Partners and gave some background on the company.

Mr. Cappelli asked that he give a description of this project.

Mr. Sabec explained that it is an 83kw system. It is an elevated carport structure that will be over the existing parking lot for Legacy's Treatment use only. He explained how they will be connecting into the panel.

Mr. Cappelli questioned what it will look like once constructed.

Mr. Sabec explained the carport structure in detail.

Mr. Coursen gave his credentials.

The Board accepted.

Mr. Cappelli referred to Alaimo Engineers letter dated December 4, 2017. There are three issued that were raised. 1) The applicant should mark out the existing utility easement. They agree to do that. 2) There was a question regarding drainage and where it goes to.

Mr. Coursen explained there are three inlets connecting storm pipes. Two are behind the building and one that extends into the basin. He believes it they are all connected and discharge into this area. There will be no changes to it and no changes to impervious coverage. They really did not analyze it knowing that they were not increasing the impervious coverage. The system has worked and there have been no complaints.

Mr. Miller commented that he has not heard of any issues in the area.

Mr. Cappelli commented that the third issue in the engineer's letter had to do with the lighting outside of the carport. They agree to provide the information if necessary. They believe the existing lighting is sufficient which was probably previously approved by the Board. The new lighting underneath the carport would enhance the lighting on the remainder of the parking lot.

Mrs. Wuebker questioned if they would be removing two light standards.

Mr. Coursen stated that they did supply an iso foot candle map of the carport itself. They were unable to factor in the remainder lights affect the iso foot candles throughout the remainder of the parking lot.

Mr. McKay questioned when the panels are put in, do they present themselves as a solid roof over the area.

Mr. Coursen presented a rendering marked as A2 which shows the structure and A3 which shows the underside of the structure.

Mr. Cappelli questioned how many panels will there be.

Mr. Coursen explained it would be 7,600 sq. ft. of panels.

Mr. Sabec explained that it will not be a solid roof; it will have 2" gaps in between. The size of the modular is estimated at 330 watt modular. It could be a 345 watt modular. The size of the structure will not change. The quantity could.

Mr. Krollfeifer commented that the power that will be generated will be solely used by Legacy building.

Mr. Sabec agreed.

Mr. McKay questioned what is done with the power on Saturday.

Mr. Sabec explained that the State of New Jersey has a Net Metering Law. PSE&G will take what is not being used and use it elsewhere. No storage will be done on site.

Mr. Cappelli asked for detail on the wiring.

Mr. Coursen explained how the wire would be strung in solid conduits under the canopy being directed to the inverter which is typically on the column. It will be collected in one location on the carport to the distribution that will be directed underground to the structure.

Mr. Cappelli questioned how motorist will be protected.

Mr. Coursen stated it will be in solid conduit elevated underneath the panels.

Mr. Cappelli stated they are seeking two variances.

Mr. Coursen explained one being a front yard setback of 49.41' where 50' is required. The second is between the rear parking lot and property line is 11' where 20' is required. They are existing conditions that will not change.

Mr. Cappelli asked that he describe the area around this property.

Mr. Coursen explained the area has businesses, a strip center, Larchmont Imaging and a wooded lot behind it. There is residential located about 500' away with wetlands and woods between them.

Mr. Cappelli asked if this project cause any detriment to the public good or impair the intent and purpose of the zone plan and zoning ordinance.

Mr. Coursen answered no.

Mr. Miller summarized his letter. They have already marked out the utilities. The inspection will be done by the Township building department and they will be aware of the underground utilities. The existing drainage is fine. There is existing lighting and the panel array will add to the lighting. They have satisfied those conditions.

Mr. Krollfeifer questioned if there would be lighting under the structure.

Mr. Coursen answered yes.

Mrs. Wuebker questioned the number of parking spaces that will be affected by the structure.

Mr. Coursen answered there will be no affect.

Mrs. Wuebker would like some testimony regarding the water line that is shown on the plans going through a footing.

Mr. Coursen explained that the water line on the plan is an illustration and does not show exactly where they will be. That will be let to the structural engineer. He explained the water line easement owned by the Mt. Holly Water Co. The span of the columns can allow them to go on either side of the easement and the height of the carport is high enough to allow any equipment to get in there for repairs.

Mr. Krollfeifer made clarification that the strip mall is further down and the office building sits behind the site.

Mrs. Wuebker explained she can support the application. It is an inherently beneficial use. They met the positive criteria. As far as the negative criteria, we are seeing more of the solar applications and our zoning ordinance has not caught up with this technology. She suggested that we look at putting something into the ordinance. She does not believe it would be a detriment to the public because it is behind the structure and not visible.

Mr. Krollfeifer stated there is very limited site from Route 38. Once the trees are in bloom, you would not see anything.

Mrs. Wuebker continued that the variances are for existing conditions.

Mr. McKay questioned if the panels ever need to be cleaned to help with efficiency.

Mr. Sabec explained that they do not find it beneficial in New Jersey. The cost of cleaning does make up the difference in efficiency. The time normally effected is the pollen season in this area and the rain washes it away. They would need to be cleaned in areas that have a lot of bird traffic. Such places as Arizona and Nevada, they clean it monthly.

Mrs. Baggio questioned if the company does any upkeep and maintenance of the panels and if they have a contract with Legacy for that service.

Mr. Sabec stated they do.

Mrs. Newcomb questioned if there is any type of ice break at the edge of the structure.

Mr. Sabec answered that they do. It is to prevent sheets of ice from falling.

Mrs. Wuebker questioned if they were changing the dumpster location.

Mr. Coursen believes it would just need to be rotated on a 45 degree angle.

Mr. Clauss and Mr. Sabec had a discussion regarding the voltage and location of electric.

Mr. Clauss questioned if there would be bollards to protect the structure from such things as a snow plow.

Mr. Sabec explained it is designed to be greater than a parking lot structure.

Mr. Clauss questioned if there is fire protection disconnect and if so will there be signage.

Mr. Sabec stated they have reached out to the fire official. They have signage on the building as well as the structure. The disconnects for each structure will be labeled and a uv protected plaque.

Mr. Krollfeifer opened public comment. None. Closed public comment.

Mr. Kingsbury explained the first vote would be for the use variance regarding the solar array.

Mr. McKay motioned to approve.

Second: Mr. Clauss

Roll call: Mr. McKay, yes; Mr. Clauss, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mr. Kingsbury explained the next vote would be for the variances of existing conditions, front yard setback and rear parking lot to rear property line.

Mr. McKay motioned to approve.

Second: Mr. Clauss

Roll call: Mr. McKay, yes; Mr. Clauss, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

Mrs. Wuebker stated they need site plan approve with waivers. She has no objection to the waivers.

Mr. Kingsbury explained the next vote would be for site plan with requested waivers.

Mr. McKay motioned to approve.

Second: Mr. Clauss

Roll call: Mr. McKay, yes; Mr. Clauss, yes; Mrs. Baggio, yes; Mrs. Tyndale, yes;
Mr. Lynch, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

D. Case 16-08A: Administrative Amendment

Zeus Investments

Block 98 Lot 2

Extension of time request for 8 months to Sign Resolution 2016-08

Mrs. Newcomb stated she is asking for an extension of time for Zeus Investments. This is for their approved sign from last year. They are requesting an 8 month extension due to having issue with the sign contractor. The applicant has posted escrow to cover the cost of the resolution.

Mr. Krollfeifer questioned is the extension for the end of July or August.

Mrs. Newcomb stated July 2018 would be fine.

Mr. Lynch motioned to approve.

Second: Mrs. Tyndale

Roll call: Mr. Lynch, yes; Mrs. Tyndale, yes; Mayor Porto, yes; Mrs. Gilmore, yes; Mrs. Baggio, yes; Mr. McKay, yes; Mr. Clauss, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve an eight month extension to July 2018.

7. Minutes

A. Regular Meeting Minutes of October 4, 2017

Mr. Clauss motioned to approve.

Second: Mrs. Baggio

Roll call: Mr. Clauss, yes; Mrs. Baggio, yes; Mayor Porto, yes; Mrs. Gilmore, yes; Mrs. Tyndale, yes; Ms. Kosko, Mr. Krollfeifer

Motion carries to approve.

8. Resolutions

A. Resolution 2017-17: Granting lot coverage variance for proposed in-ground swimming pool on Block 100.03 Lot 45

Motion to approve: Mrs. Tyndale

Second: Mr. Clauss

Roll call: Mrs. Tyndale, yes; Mr. Clauss, yes; Mrs. Gilmore, yes; Mrs. Baggio, yes; Ms. Kosko, yes; Mr. Krollfeifer, yes

Motion carries to approve.

B. Resolution 2017-18: Granting bulk variances for new home construction on Block 110 Lot 14.05

Motion to approve: Mrs. Baggio

Second: Mr. Krollfeifer

Roll call: Mrs. Baggio, yes; Mr. Krollfeifer, yes; Mayor Porto, yes; Mrs. Gilmore, yes; Mr. Clauss, yes; Mrs. Tyndale, yes; Ms. Kosko, yes

Motion carries to approve.

9. Correspondence

- A. Letter dated October 5, 2017 from Alaimo Engineers to Mr. Blair
Re: Case 16-10: Easton Bible Church Block 114 Lots 3 & 4 Certificate of Occupancy
- B. Hainesport Township Resolution 2017-145-10 Authorizing Waiver of Bond
- C. Letter dated October 11, 2017 from Alaimo Engineers to Mr. Pettit
Re: Case 16-03: Association of Bosniaks Block 104 Lot 1.05 Amended Preliminary and Final Site Plan
- D. Freshwater Wetlands Application Notification Letter and Flood Hazard Area Notification Letter date November 7, 2017 submitted by PSE&G
- E. Notice dated November 9, 2017
Re: NJDEP Flood Hazard Area Verification, Phillips Road Tract, Block 110 Lots 10, 10.02, 10.03 aka 52 Phillips Road
- F. Letter dated November 22, 2017 from Consulting Engineers to Mr. Krollfeifer
Re: Case 16-07: Zeus Investments, LLC (Rancocas Business Park) Block 98 Lots 2.04, 2.05, and 2.06

Motion to accept and file: Mr. Clauss

Second: Mrs. Tyndale

Roll call: Mr. Clauss, yes; Mrs. Tyndale, yes; Mayor Porto, yes; Mrs. Gilmore, yes;
Mrs. Baggio, yes; Mr. McKay, yes; Mr. Lynch, yes; Ms. Kosko, yes;
Mr. Krollfeifer, yes

Motion carries.

10. Professional Comments

Mr. Miller stated they met with Hainesport Enterprises and ironed out a lot of the issues before the hearing which expedites the case.

Mrs. Wuebker questioned when the annual report will be done. She has some comments.

Mrs. Tiver stated it will be given for the January meeting.

11. Board Comments

Mayor Porto read a proclamation from the Hainesport Township Committee to William Lynch for his 42 years of dedicated service to the Hainesport Township Land Use Board and also his volunteer services to the community.

Mr. Lynch thanked the Township Committee for all the years that they appointed him and the members that he has served with. When he first started they would sit around a table at the old municipal building with Ella Corn, Board Secretary. He had two women keep him straight, Ella Corn and Paula Tiver. He thanked the professional staff.

Mrs. Gilmore commented that it has been an honor to work with Mr. Lynch.

Mr. McKay commented that Mr. Lynch will be missed.

Mrs. Tyndale thanked Mr. Lynch for helping her.

Mr. Clauss thanked Mr. Lynch for his guidance.

Ms. Kosko commented that 8 months was not enough time and wish she had more time.
Good lunch in your retirement.

Mr. Krollfeifer thanked Mr. Lynch and enjoyed working with him. Mr. Dodulik submitted his resignation at the last meeting. His house was sold and closes next week. He also thanked the Board for his support over the last year as chairman.

Mrs. Newcomb thanked Mr. Lynch for his respect over the years.

12. Public Comments - None

13. Adjournment

Mr. McKay motioned to adjourn at 8:25pm.

Second: Mrs. Tyndale

Roll call: All in favor

Paula L. Tiver, Secretary