

**South Harrison Township
Planning/Zoning Board of Adjustment
May 12, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on May 12, 2008 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Marc Nagtegaal, Chairperson and led those present in the Pledge of Allegiance to the Flag.

Requirements of the "Open Public Meetings Act" were met.

Roll Call: Robert Schenk – present, Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Charles Tyson, – absent, Robert Campbell – present, Joseph Calabro – present, Matthew Warner – present, Jonathan Roth – present, John Coleman – absent, Gary Thompson, Board Solicitor – present, James Spratt – Board Engineer – present, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of January 3 and work session minutes of January 28, was made by Robert Schenk, second by Robert Campbell. Motion carried.

Old Business:

Resolution R-08-15

Resolution Granting Amended Minor Subdivision Approval to Sunnybrook Nursery

Motion to adopt resolution R-08-15 was made by Joseph Wille, second by Matthew Warner.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Resolution R-08-16

Resolution Excluding the Public – Litigation Matters

Motion to adopt resolution R-08-16 was made by Robert Campbell, second by Joseph Wille.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Gary Spinner and Robert Campbell, Township Committee representatives stepped down.

Edward Eivich – #002-045-08
(Use Variance)

Robert Wiltsee, attorney for the applicant, appeared before the Board. Mr. Wiltsee summarized the prior month's meeting at which time this use variance application for Block 2.01, Lot 4 located at the intersection of State Highway 45 and County Route 538 was initially heard. Use variance requested to allow applicant to build a Professional Office/Retail center. The building would be 11,400 square feet in size. After initial presentation it became clear that a majority of the Board felt that the application needed to be further defined i.e. to make limitations on what retail uses would be allowed as well as limitations on proportions of retail vs. professional office. As a result the application was table to this evenings meeting. The applicant was requested to provide a list for the Board's consideration and that list was timely submitted. The applicant agreed to not more than 25% retail space as well as types of uses.

Lawrence DiVietro, engineer for the applicant, appeared and was sworn. Mr. Thompson noted for the record that the applicant, Mr. Eivich, as well as the Board's professionals were previously sworn and as such are still under oath. Mr. DiVietro reviewed the specifics of the conceptual site plan. Types of uses requested to include neighborhood convenience type establishments such as parcel postal or mail outlet store. In addition to the site plan an aerial exhibit was also prepared to show the neighborhood bordering the site and to identify the distances from the nearest residential structures.

Matthew Warner inquired as to septic system location. Mr. DiVietro answered that it would either be in the front or in the rear, depending to septic suitability.

Marc Nagtegaal asked Mr. DiVietro if there are any preliminary indications as to how many employees would be expected to work on site and would there be ample parking for employees as well as customers. Mr. DiVietro stated that the Township has an ordinance in place to which the application would adhere.

Mr. Nagtegaal asked if a traffic study had been prepared. Mr. DiVietro stated that a traffic study had not been done to date, that one would be necessary for the Site Plan application which is necessary prior to building. Mr. Nagtegaal stated that one of his concerns for this location is regarding the traffic impact. The traffic is already backed up to the cold storage facility on County Route 538 and the entrance/exit being so close to the corner may be a safety issue. The State and the County will look at the traffic study and have the right to mandate acceleration and/or deceleration lanes as well as a possible center turning lane. If it was determined that a 'left out' or 'left in' was an unsafe condition the State or County have the right to prohibit those cross turning movements.

Mr. Nagtegaal stated that there are town centers in Mullica Hill and in Woodstown. Mr. DiVietro stated that the site would not be competitive with those centers but ancillary in nature for the residents of the Township.

Robert Schenk asked as to the need for retail combined with the professional use? Mr. DiVietro stated the belief is that the retail establishments compliment the professional offices. If someone utilizes one of the professional offices and has convenience retail establishments, such as a postal service store, it would benefit all those concerned.

Leah Furey reviewed her letter dated May 9, 2008. Ms. Furey stated that if the Board chooses to grant the use variance, she recommends that the hours of operation be limited to limit the impact on the surrounding neighborhood. She suggests that the hours 10:00 pm to 7:00 am be closed to operation. Trash collection should also be determined.

Mr. Thompson asked Ms. Furey what would be the designation of this property after the 2008 re-examination of the Township's Master Plan. Ms. Furey answered that it will be designated Professional Office/Residential (PO/R).

Mr. Schenk asked Mr. Thompson, if the use variance is granted with conditions are the conditions applicable to subsequent owners of the property. Mr. Thompson advised that use variances are granted to the land not to the owner.

Motion to open the meeting to the public on this matter only was made by Joseph Wille, second by Matthew Warner. Motion carried.

Robert Holston of 25 Fox Haven Lane appeared and was sworn. Mr. Holston stated that he was opposed to the application due to the fact that the application gave no "positive criteria". Mr. Holston pointed out that there is currently no commercial business along State Highway 45 between Harrison Township and Pilesgrove Township. To introduce a commercial building by way of a use variance represents a misuse or failure to abide by the planning mechanism which is why the Board is in place. Mr. Schenk asked Mr. Holston if he would be opposed to an exclusively professional office. Mr. Holston replied that he would not be vehemently opposed to a professional use.

Colleen Campbell of 15 Raccoon Creek Court appeared and was sworn. Ms. Campbell had submitted a letter relating an incident that occurred between her and the applicant. Mr. Thompson advised that if she wished the letter to be on the record she should read or summarize the letter. The letter, dated April 23, 2008, references the applicant's confrontation with Ms. Campbell at her home. Ms. Campbell is against the use variance due to its proximity to residential lots, the light and noise pollution that it would impose, the increase in traffic at an already congested intersection, the water pollutant runoff that would seep into surrounding wells, the health and sanitation issues that would result from disposal of food product waste, the negative impact on home values in the surrounding area.

Chris Kudless of 9 Raccoon Creek Court appeared and was sworn. Mr. Kudless is aware of the reexamination of the Master Plan that will change the zoning designation of this lot. He is not opposed to professional office but he is against mixing retail and residential uses.

Mark Paglione of 4 Fawn Court appeared and was sworn. Mr. Paglione and his family moved to South Harrison Township for the rural nature of the township.

Lester Shoemaker, Jr. of 87 South Main Street, Mullica Hill appeared and was sworn. Questioned whether the use variance, if approved, would be eligible for tax abatement. It was not known at the time.

Theresa Manzella of 19 Raccoon Creek Court appeared and was sworn. Ms. Manzella is not in favor of this property being professional or retail. She also has issue with the applicant due to the fact that he came on to her property and removed trees without permission.

Paul Lewis of 1819 State Highway 45 appeared and was sworn. Mr. Lewis believes that, if approved, the use variance will reduce surrounding property values.

Chris Jones of 15 Gazelle Lane appeared and was sworn. Mr. Jones is concerned with septic and well impacts in regard to water runoff. Mr. Wille advised that all well and septic approvals are through the County. Mr. Jones stated that he works shift work and the hours of operation would be a nuisance.

Robert Diaz of 108 Foxford Lane appeared and was sworn. Mr. Diaz asked for clarification on what is considered by the Board for the approval of a use variance. Mr. Thompson stated that the applicant would have to show that they are advancing one of the purposes of zoning. The typical purpose that is utilized is the general welfare and to prove that it must be shown that the property is particular suited for the proposed use. It also has to be reconciled the fact that the property is not zoned presently nor proposed for retail. Mr. Diaz noted that the property is low and he was under the impression that it was wetlands. This application is proposing 11,000 square feet of building area as well as the parking lot and access area of paving. There is a good deal of water runoff/collection in this area. The septic bed for this facility will have to be approximately 5 – 6 feet higher than ground level. The water will probably be directed to Raccoon Creek and the Township's past experience with that that has not been done very well. Site distance on State Highway 45 will be an issue.

Frank Durso of 110 Marl Road appeared and was sworn. Mr. Durso has lived in this area for many years and has watched the area grow. He feels that approving this application would be a mistake.

Carl Hager of 5 Raccoon Creek Court appeared and was sworn. Mr. Hager has recently moved to the area and would like the rural character of the Township to be maintained. The number of the accidents at the intersection is an issue already any additional traffic would only exacerbate the matter. If the lot was determined to be wetlands that should be the deciding factor alone.

Mr. Calabro asked the Board's Engineer, Mr. Spratt if he was aware of the wetland issue. Mr. Spratt answered that there is a culvert that crosses the road which is shown on the applicant's plans. He has witnessed ponding water at the location as well as some wetlands vegetation. He did not perform any soil borings.

Mr. Nagtegaal stated that at the time of the Mullica Crossings major subdivision development, the lot in question was deemed to be wetlands and therefore was not improved. He asked if the applicant has received a Letter of Interpretation (LOI). Mr. Spratt stated that he felt it would definitely be warranted.

Mr. Wiltsee advised that at the last meeting the Board was provided with documentation from the State dated 2006 that showed a very small portion of the property to be wetlands.

Ms. Manzella stated that the water runoff runs from that applicant's property onto her property.

Mr. Spratt submitted two (2) photographs that he had previously taken of the site into evidence. Mr. Thompson titled them B-1 and B-2.

Mr. Lewis concurred that the water runs across his property. After a large rain storm the entire corner of the applicant's property holds water.

Rick Mishura of 22 Raccoon Creek Court appeared and was sworn. Mr. Mishura testified that there is a lot of runoff from the applicant's property. He inquired as to why a traffic study has not yet been performed. Mr. Nagtegaal stated that the applicant is looking to receive the variance prior to doing the study. Mr. Mishura noted that he was present during the prior application for a tire store at this location. The previous application would have less of a traffic impact than this proposed application and it would negatively impact the intersection.

Theresa Robles of 12 Raccoon Creek Court appeared and was sworn. Ms. Robles children and their friends play along Raccoon Creek Court and her concern is that there is not an opportunity for the general public to be in the Mullica Crossing neighborhood. The trash that will be generated from retail/commercial use is a concern. Property values would be negatively impacted. A tax rate does not justify the negative aspects that would be imposed upon the surrounding residents.

Lou Rusko of 208 Antelope Drive appeared and was sworn. Mr. Rusko would like the Board to consider the traffic problem.

Tom Schmiegel of 20 Raccoon Creek Court appeared and was sworn. Mr. Schmiegel stated that he is a member of the Township's Economic Development Committee in order to represent the interests of South Harrison Township. He has not received a great deal of input on that committee but during this meeting it is apparent that this application is not welcomed by the residents. He respectfully requests that the Board make the basis of their decision to represent the best interest of the residents.

Barbara Visalli of 670 Franklinville Road appeared and was sworn. Ms. Visalli suggests that a microphone be set up during the meetings so that the audience could hear what is being said.

Motion to close the meeting to the public on this matter only was made by Joseph Wille, second by Joseph Calabro. Motion carried.

Mr. Wiltsee offered no additional testimony.

Mr. DiVietro stated that he understands the public's opposition to change. The use being at the intersection the site is particularly suited for an alternative use than residential. It is not particularly suited for residential as it is currently zoned. The Master Plan currently being reviewed has certain corner lots being considered for Professional Office/Residential (PO/R) of which this lot is one. Regarding the benefit to the community; cleaning up of the site, developing the site consistent with the Master Plan, improving the landscaping will aesthetically improve the site and providing safe ingress and egress which will be mandated. Mr. DiVietro believes that this application is consistent with the Township's long range plan.

Mr. Wiltsee advised that due to public outcry, Mr. Eivich would like to willingly revoke retail portion of application seeking professional office space.

Motion to reopen the meeting to the public on this matter only was made by Matthew Warner, second by Joseph Wille. Motion carried.

Mr. Holston stated that the previous issues remain with professional use. The Board should not be planning by the mechanism of a variance.

Ms. Campbell has been reviewing the Board's re-examination of its Master Plan. The Board's designation of Professional Office/Residential was not to allow for this type of building. The Board's intention, as she understands it, is to allow professional offices to operate within residences; not to be in a strip mall setting.

Mr. Kudless agreed with Mr. Holston and asked the Board not to plan by variance.

Motion to close the meeting to the public on this matter only was made by Joseph Wille, second by Matthew Warner. Motion carried.

Mr. Schenk asked Mr. Thompson for his professional opinion as to the term "particularly suited" for requesting a use variance. Mr. Thompson stated that it is part of the positive criteria. There are three (3) ways of which an applicant can base positive criteria; the first being the applicant can allege an inherently beneficial use, secondly an applicant can allege hardship and thirdly by advancing general welfare. Mr. Thompson further indicated that the negative criteria, the applicant must prove that the variance can be granted without substantial detriment to the public good and that the grantor of the variance will not substantially impair the intent and purpose of the Master Plan and Land Use and Development Ordinance of the Township. If the Board finds that the applicant has satisfied both the positive and negative criteria the vote should be to grant the variance.

Mr. Robertson inclined to deny on the basis of not wanting to approve a use variance prior to getting the public's opinion on whether or not they even want a PO/R designation in the Township.

Mr. Schenk inclined to deny on the basis of the applicant's failed on providing both positive and negative criteria.

Dr. Roth inclined to deny on the basis of the lack of positive and negative criteria.

Motion to deny this application was made by Joseph Wille, second by Jonathan Roth.

Roll Call: Robert Schenk – yes, Gary Spinner – abstain, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – abstain, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 7 – yes', 0 – no's, 2 – abstentions. Motion carried.**

Gary Spinner and Robert Campbell resumed their seats.

New Business:

Piersol Homes – #008-094-90
Country Bridge Estates (Major Subdivision)

Kathy Renner, attorney representing Piersol Homes appeared before the Board. Ms. Renner is requesting Piersol Homes to be relieved of the condition with regard to the time of improvement or to extend it. Ms. Renner acquainted the Board with the history of the major subdivision. Originally the subdivision was to complete its improvements by May 31, 2006 at that time Piersol came before the Board for an extension as they were waiting on the County for approvals of the improvements. They have since received County approvals but are currently awaiting approval from the DEP. The request this evening is for an extension of two (2) years from May 31, 2008.

Susan Piersol of 133 High Street, Mullica Hill, testified as to County approvals still outstanding. She has a letter from the County stating that they wanted a copy of the DEP Letter of Interpretation (LOI). The original subdivision was applied for in 1990 before the prolific use of computers. Copies of the plans, which were updated several times, were not able to be located. The County finally received all pages of the plans that they required.

Ms. Renner wanted to assert to the Board that Ms. Renner has been diligent with her attempts to proceed with this subdivision.

Motion to grant two (2) year extension was made by Matthew Warner, second by Joseph Wille.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes’, 0 – no’s, 0 – abstentions. Motion carried.**

Joseph Maccherone – #003-105-08
(Minor Subdivision)

Joan Adams, attorney representing Joseph Maccherone, appeared before the Board. Ms. Adams advised the Board that the application before them is a minor subdivision for the creation of two (2) new lots and one (1) remainder lot within the agricultural/residential district. The lots are fully conforming and require no variances are being requested.

Mr. Thompson advised that the completeness issues be discussed.

Ms. Adams noted that the first item under the completeness issues identifies that a technical requirement that the plan of subdivision have on the plan itself is a list of property owners within 200’. She stated that the list was obtained and asked that it be made a condition of approval. Secondly, the subdivision is to be based on a survey that is not more than one (1) year old. She believes that this is a typographical error on the survey due to the fact that the legal descriptions themselves identify that the survey was done in May of 2007. She will look into this issue and request that if it was not a typographical error, that the lot will be recertified. Mr. Maccherone is present and can give testimony that the property has not been changed. It is requested to also be a condition of approval.

Mr. Spratt stated that he concurred, based on his site inspection, the survey does reflect the status of the lot accurately. Mr. Spratt was sworn to give testimony.

The last item was for Checklist B to be submitted; Ms. Adams apologized for the error and brought copies for the Board and its professionals. Mr. Spratt agreed that the items on Checklist B were all included in the application.

Motion to deem application complete was made by Joseph Wille, second by Joseph Calabro.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes’, 0 – no’s, 0 – abstentions. Motion carried.**

Joseph Maccherone, Jr. of 470 Franklinville Road appeared and was sworn. Mr. Maccherone testified that he owns the property, that his home is on this property, he is asking the Board for the creation of two (2) new residential lots with no current plans to develop the parcels.

Ms. Adams addressed the items in Mr. Spratt's review letter. In reference to Mr. Spratt's request that the new lot numbers be verified with the Tax Assessor, Ms. Adams agreed. As to the signature space for the Tax Collector be on the plans, Ms. Adams agreed and requested that the subdivision be perfected by deed. Preliminary deeds have been submitted to the Board Engineer and Solicitor for their approvals. Ms. Adams deferred the matter of driveway locations to Mr. Maccherone. Mr. Maccherone has applied to the County for approval over a month ago and the applicant has not received a final report of action. The County has been in contact with Mr. Maccherone about the location of the driveways. Mr. Maccherone stated that the surveyor contacted him regarding the County requesting placement of the driveways. The County is requesting that there be one driveway for the two (2) new lots. Mr. Spratt stated that he had no objections. Ms. Adams advised that regarding the corner markers, the applicant agreed and prefers the corner markers in place.

Motion to open the meeting to the public on this matter only was made by Joseph Calabro, second by Jonathan Roth. Motion carried.

Thomas Devine of 5 Fawn Court appeared and was sworn. Mr. Devine inquired as to location of subdivision? Mr. Nagtegaal answered that the property in question is located on County Route 538 towards Swedesboro, just past Tomlin Station Road.

Motion to close the meeting to the public on this matter only was made by Matthew Warner, second by Gary Spinner. Motion carried.

Motion to grant minor subdivision was made by Joseph Wille, second by Joseph Calabro.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Robert Campbell as Charles Tyson's representative stepped down.

Lorraine Marano – #004-150-08
(Minor Subdivision)

Samuel Bullock attorney representing Lorraine Marano, the applicant, appeared before the Board. Mr. Bullock explained that Ms. Marano lives in New York and would like to subdivide the property. Mr. Bullock requested a waiver for the plan scale being 1" = 100' as well as deferring as a condition of approval Ms. Marano signing the plans.

Motion to deem application complete with waiver was made by Jonathan Roth, second by Matthew Warner.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – abstain, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 8 – yes’, 0 – no’s, 1 – abstention. Motion carried.**

James Spratt, Board Engineer, was sworn to give testimony.

Mr. Bullock advised the Board that he had just received Mr. Spratt’s letter earlier this afternoon. The purpose for the lot line not being perpendicular to the road is to maintain the line of the existing landscaping.

Matthew Warner asked if the property behind the property in question is being farmed. Mr. Bullock answered that it is currently being farmed by someone other than the applicant. Mr. Warner stated that he is concerned with the remainder 16+ acre lot. Mr. Thompson advised that there could be a deed restriction put in place to state there is to be no further subdivision of the lot.

Mr. Thompson advised the Board that lot lines are to be at right angles to the street. Mr. Spratt raised the issue in his review letter. It is at the Board’s discretion whether to make the applicant comply or to grant a waiver. Mr. Spratt stated that he understood it was there for a reason which is the current landscaping however it would make things cleaner in the future if made to comply. Mr. Bullock agreed to change the plans to accommodate the regulation.

Motion to open the meeting to the public on this matter only was made by Gary Spinner, second by Robert Schenk. Motion carried.

Thomas Devine of 5 Fawn Court appeared and was sworn. Asked if the area was zoned accordingly? The Board answered that the lot is in the Agricultural/Residential district and as such is suitably zoned.

Motion to close the meeting to the public on this matter only was made by Matthew Warner, second by Robert Schenk. Motion carried.

Motion to grant minor subdivision was made by Matthew Warner, second by Joseph Wille.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – abstain, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 8 – yes’, 0 – no’s, 1 – abstention. Motion carried.**

Robert Campbell resumed his seat on the Board.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Matthew Warner, second by Jonathan Roth. Motion carried.

Ed Crispin of 681 Harrisonville Road addressed the Board regarding a discussion at the last Planning/Zoning work session. A property went into farmland assessment and feels that other properties in the near future being considered in the same manner. It was stated that 51% qualifies for farmland assessment. Mr. Crispin questioned 51% of what, volume, total usage, period of time? Mr. Nagtegaal asked if it may be 51% of produce grown. Mr. Thompson stated that he believes the 51% relates to sales and will verify and get back to Mr. Crispin.

Karen Urie-West of 14 Gazelle Court asked the Board if they were aware of the status of the lawsuit involving the Township, the developer of her subdivision and herself. Ms. Urie-West was advised that due to the fact that this is a litigation matter the Township is ultimately responsible. She was also advised that the Township would not be at liberty to discuss the matter with her.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Joseph Wille, second by Matthew Warner. Motion carried.

Payment of the Bills:

Motion to approve payment of the bills was made by Robert Schenk, second by Joseph Wille.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Matthew Warner – yes, Jonathan Roth – yes **R.C.V.: 9 – yes’, 0 – no’s, 0 – abstention. Motion carried.**

Motion to return to open session was made by Robert Schenk, second by Matthew Warner. Motion carried.

Joseph Calabro discussed with the Board recent issues with clay field tiles and their locations. Often times developers purchase farmland with existing clay tiles and have trouble locating them and often times damaging them in the process. There is a procedure/technology to locating field tiles. Mr. Schenk asked if this is addressed with the current statutes. Mr. Thompson stated that it would be necessary to be a part of the checklist for completion.

Mr. Calabro asked Mr. Thompson if the Board is allowed to require impact fees to be collected upon final approval. Mr. Thompson asked Mr. Calabro to specify which impact fees. With regard to traffic impact fees the answer is not at this time the Board has not created the equations that spell out the required impact fees, the Board can not pick an arbitrary number, such as \$5000, and implement it.

Adjournment:

Motion to adjourn was made by Robert Schenk, second by Matthew Warner. Motion carried.

Respectfully submitted,
Celeste Keen
Board Secretary