

**BOROUGH OF INTERLAKEN
MINUTES- PLANNING BOARD
OCTOBER 18, 2021 7:30 P.M.
BOROUGH HALL, 100 GRASSMERE AVENUE**

A meeting of the PLANNING BOARD of the Borough of Interlaken, Monmouth County, New Jersey was held on October 18,2021 at 7:30 p.m. at Borough Hall, 100 Grassmere Avenue, Interlaken.

Chairman Papp opened the meeting and read the following Sunshine Statement: *“THE NOTICE REQUIREMENTS OF THE OPEN PUBLIC MEETINGS ACT HAVE BEEN SATISFIED BY FORWARDING A VENUE CHANGE NOTICE TO THE COASTER AND THE ASBURY PARK PRESS THAT THE JUNE 21, 2021, MEETING VENUE HAS CHANGED FROM BEING A VIRTUAL MEETING FORMAT TO BEING HELD IN PERSON AT 100 GRASSMERE AVENUE, INTERLAKEN. A COPY OF THE NOTICE IS POSTED ON THE OFFICIAL BOROUGH WEBSITE. ALSO, A COPY WAS PLACED ON THE DOOR AT BOROUGH HALL AND IS ON FILE IN THE BOROUGH CLERK’S OFFICE.”*

This announcement was followed by the Pledge of Allegiance.

Chairman Papp welcomed everyone to the meeting.

ROLL CALL:

Present: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Ms. Heinz, Mr. Weaver, Ms. Kane and Ms. Kapp

Also Present: Planning Board Attorney Sanford Brown, Borough Engineer/Planner Peter Avakian and Planning Board Secretary Gina Kneser

Late Arrival: Mr. Blasucci 8 pm

Absent: Councilman Butler and Mr. Wasilishen

Vice Chairwoman Umfrid noted a correction on the June 21, 2021minutes, stating that the memorialization vote for 302 Windermere Avenue was seconded by Vice Chairwoman Umfrid. It was currently listed as Mr. Tilton.

UPON MOTION of Vice Chairwoman Umfrid to a approved the corrected minutes, seconded by Mr. Tilton carried, the Board approved the minutes of June 21, 2021 meeting.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Ms. Heinz and Ms. Kapp

Opposed: None

Ineligible: Ms. Dalton, Mr. Weaver, Mr. Blasucci and Ms. Kane
Abstain: None
Absent: Councilman Butler, Mr. Wasilishen, Mr. Weaver, Mr. Blasucci

APPLICATION

31 Rona Street
Block 26/Lots 35.03
Fazio
Variances pertaining to Swimming Pool

Mr. Angelo Fazio and Mrs. Karen Fazio, applicants, joined the table.

Chairman Papp recused himself from the hearing and left the table, as his property is within 200ft of the applicant.

Vice Chairwoman Umfrid presided as Chair over the hearing.

Mr. and Mrs. Fazio were both sworn in by Board Attorney Brown.

Board Engineer/Planner Avakian was sworn in by Board Attorney Brown.

Mr. Fazio stated that there were no additional witnesses that the applicants would testify on their own behalf during the hearing.

Board Attorney Brown marked the following evidence.

The application, including photographs, was marked A-1.

A letter requesting the applicant for additional information prepared by Board Engineer/Planner Avakian dated 7/27/2021 was marked as B-1.

A letter deeming the application complete prepared by Board Engineer/Planner Avakian dated 8/27/2021 was marked B-2.

Board Engineer Avakian stated that the property is on the corner of Bendermere Avenue, and Rona Street It is a typical residential lot in Interlaken with one exception. In the upper left corner of the lot there is bump out in the rear of the lot that is approximately 65ft x 25ft that adds to the size of property. It is proposed that the swimming pool be pushed into that bump out. Due to the fact that the area is only 25 ft wide, the location has caused several variances of the bulk standards. The first is a side yard setback variance on the sides of the pool that is 9ft where 10 ft is required. The rear yard does not require a variance, but the side yard does on both sides. There was a note in the Zoning officers report pertaining to the proximity of pool to the house, the condition was subsequently changed from 9ft which would require a conference to 12.4ft which made remedy to the condition. The variance has been removed

Board Engineer/Planner Avakian stated that there are two side yard variances. One on the south side of the pool to the property line, one on the north side of the pool to the property line. Both being 9 ft where 10ft is required. The other issue is the depth to seasonal groundwater. The seasonal groundwater table is very high. The Borough ordinance has been updated to provide a two-foot separation between the seasonal groundwater table and the bottom of the swimming pool. The rule is similar to the seasonal groundwater table to a basement, which is in the uniform construction code or any stormwater management structure. In the Borough Stormwater Ordinance, the Borough requires a separation of the seasonal groundwater to the bottom of any management structure. There are technical reasons for the requirements, so that there is no adverse impact of upward pressure on the pool or having the displacement of the water onto neighboring properties.

Board Engineer/Planner Avakian stated that the lot is slightly undersized. It is 14,404sqft where the minimum lot area in the district is 15,000sqft. The minimum lot depth is 150ft and this lot has a lot depth of 133.42ft. The lot and the dwelling have existing non-conformities. That in itself can bring the applicant to the Planning Board. The real reason for this application is for the two side yard variances for the pool and the variance for the depth of the seasonal groundwater. The plan for the landscaping complies. There is a proposed cartridge filter which minimizes impact with no discharge into the storm drain system.

Umfrid sandy can you go over the responsibility of the c variance and the hardship explanation.

Board Attorney Brown summarized the criteria for a C variance to the Fazio's.

Mr. Fazio stated that he did research and stated that the hardship stems from the odd shaped lot.

Board Attorney Brown stated that the proof for a C2 variance under this scenario is not only hardship, but balance. There are positive and negative criteria. The statute states that the Board can grant a variance where the deviation would be advanced from the zoning ordinance requirements and the benefits would substantially outweigh any detriment. The negative criteria is that the applicant has to prove that the variance can be granted without substantial detriment to the public good. The applicant has to prove that the grant of the deviation will not substantially impair the intent and purpose of the zoning plan and the zoning ordinance. This type of variance is also called a Flexible C.

Mr. Fazio stated that it makes sense and he would defer to Board Attorney Brown and Board Engineer/Planner Avakian as to which is better to discuss.

Fazio makes sense both seem like the 3y could apply defer to you all which is better for us to discuss.

Board Attorney Brown noted that there were public members in attendance and explained the procedure for questions and comments to the public.

Mr. Fazio stated that he and his wife are concerned how this community develops. Mrs. Fazio has lived in town longer than he has and Mrs. Fazio's parents still live in town. Putting in a pool in was a difficult decision. The Fazio's think that the health benefits of pools outweigh and deficit. Mrs. Fazio has arthritis and Mr. Fazio has plantar fasciitis from being in the military for eight years. Mr. Fazio was in the Army Corp of Engineers where he built a UN base camp in Haiti. Mr. Fazio knows what water damage can do. Mr. Fazio stated that they knew that the pool was not going to meet all of the code requirements. The Fazio's ended up thinking about was the harm that going down below the water table can do with regard to the displacement of the water, and the displacement of water. The deep end of the pool is going to be the only part that goes into the groundwater. It is a limited portion of the pool which would be about 12ft wide by 6ft length with a depth of 3 or 4ft. Mr. Fazio made the calculations for the displacement of the deep end of the pool based on the 19 houses that had to be notified on the 200ft list. The amount of water equated to a half ounce of water per square foot displacement for that water for the deep end of the pool. Mr. Fazio did not deem this measurement as

risky. The property that is most at risk is Mr. and Mrs. Fazio's own basement. Mr. Fazio believes this is a logical variance to ask for. With reference to the second variance related to the side setback making the pool 12ft makes it more proportional relative to the length. Taking the pool one more foot in from the two neighbors' yards to make the pool 0ft wide pool makes the pool more in proportion and the difference being 10 ft or 9ft would not be a large difference for the esthetics of the yard. The benefit of having a pool that is a proper depth and width for the applicants to exercise in and continue to stay in the community and enjoy their home seem like logical reasons to ask the Board for a variance. The request does not seem to put anyone at great harm or risk relative to 9ft to 10 ft setback difference or relative to the pool depth.

Board Engineer/Planner Avakian stated at 12ft x 28ft, the pool is a relatively small pool really for a recreational residential pool relative to the normal sideline which is the 100 ft lot on the west side of the property.

Mr. Fazio stated that the pool goes 33ft into the bump out.

Board Engineer/Planner Avakian told the Board that he wants them to understand that it looks to him that the applicants have done what they can to keep the pool on their property, in an area not to impose on the neighbor. There is a hedge row, a wishing well and improvements that mask the pool from that side and it has been pulled back to minimize the impact on the neighbors' property. Board Engineer/Planner Avakian questioned the history of how that configuration occurred.

Mr. Fazio believes that they are only the fourth owners of the house and speculated that subdivisions of surrounding properties may be the cause of the unusual configuration.

Board Engineer/Planner Avakian stated that the plans include fence detail showing an extruded aluminum black more than 50% open 4ft high fence.

Mr. Fazio answered Vice Chairwoman Umfrid's questions pertaining to Board Engineer/Planner Avakian's letter in reference to the portion of the pool within the ground water. Mr. Fazio stated that there are hydrostatic relief valve and dewatering systems options for keeping a pool from floating. This pool is going to be a liner pool that has a vermiculite bottom, so it acts as a floating bladder. The concrete is pervious. The pool will not rise out because it is anchored with a three-foot apron around it and it is permeable. When the pool is being installed and it does go below the water table a dewatering system will be installed to enable them to put in the concrete.

Board Engineer/Planner Avakian stated that if the Board approves the variance the applicant must see to it that water does not discharge onto anyone else's property.

Mr. Fazio addressed other concerns noted in Board Engineer/Planner Avakian's letter. The lighting of the pool will be facing the front of the property. It will not point in either neighbor's yards left to right. It will point to the front of the house.

Board Engineer/Planner Avakian stated that the lighting plan is identified on the pool detail sheets, prepared by a professional engineer, Donald Schlachter. The light is shown as a notation on the plan.

Mr. Fazio stated there is existing landscaping. A fence will be installed exactly in the location of the previous fence. There will be no speaker systems in the pool. The grading will be gently sloped all around the pool.

Board Engineer/Planner Avakian stated that the ordinance standard is no higher than 12 inches. The plan shows compliance. A building inspection should be requested to confirm compliance.

Vice Chairwoman Umfrid requested what type of additional planting would be around the pool.

Mrs. Fazio stated that there would be tall sea grass around the pool and some forsythia will be planted to match the landscaping at the front of the house.

Board Planner/Engineer Avakian stated that there looks like there is a nice hedge row along Rona Street. The pool will not be seen from Rona Street.

Ms. Umfrid verified that only one tree needs to be removed.

Ms. Dalton made motion to open the floor to the public for questions, seconded by Ms. Kapp, carried.

Vice Chairwoman Umfrid opened the floor for public questions.

Marty Bradshaw, 703 Bendermere Avenue, property owner adjacent to the south boundary of the applicant stated that the pool will be just nine feet away from the property line. Ms. Bradshaw has that she had concerns about privacy and wanted to know how she would be guaranteed the applicant will be made to plant something high there.

Ms. Fazio stated that the present forsythia is 5-6ft high.

Ms. Bradshaw stated that forsythia gets messy to maintain.

Ms. Fazio stated that her own property is kept very well groomed.

Ms. Bradshaw asked if the Board is there was some way to guarantee plantings would be done and asked how the Board would get involved regarding the maintenance of the plantings. If neighbors have any objections does the Board listen to the neighbor concerns.

Vice Chairwoman Umfrid stated that the Board listens to the neighbor concerns regarding plantings and other issues and makes suggestions to the applicant.

Ms. Bradshaw asked if something can be put in writing regarding the plantings.

Board Attorney Brown stated that there can be something written into the resolution.

The Fazio's rested.

The floor remained open for comments.

Mary Jo Rogers, 35 Rona Street, stated that she has been the Fazio's neighbor for 19 years. They are great neighbors. They work together to maintain the hedge line. They take turns maintaining the hedge. Ms. Rogers has no problem with them putting in the pool and thinks it is a great thing. and hopes to get an invitation to the pool Ms. Rogers wants the Fazios to stay in the town and supports the pool project 100%

Mr. Weaver asked if there were any current drainage problems without the pool.

Mr. Fazio stated that there has not been any water issue in his home in the last 20 years.

Mr. Weaver asked if there was any special drain required.

Mr. Fazio stated that the water has always drained naturally and would maintain that drainage.

Board Attorney Brown asked if there was any current water that flows toward their neighbors.

Mr. Fazio stated no.

Mr. Tilton commented that the topography is almost flat.

Board Engineer/Planner Avakian stated the grading along the westerly most property line, the bump out area, is slightly higher than the Fazio's property which is a beneficial thing and is maybe why it is dry. It seems to grade slightly to the Rona Street frontage with a little swail in there.

Mr. Tilton questioned the garage noted on the plan.

Mr. Fazio stated that his is an attached garage. The plan is showing a garage at the far west of the property that is Ms. Bradshaw's garage.

Mr. Tilton requested clarification that new garage was not being built.

Mr. Fazio stated that there was no new garage being built. The home has an existing attached garage.

Mr. Tilton stated that this was the first pool application since the pool ordinance has been put into place. The Board would be granting a 3.2ft variance according to the soil logs provided.

Board Engineer/Planner Avakian stated that the applicant provided soil logs and seasonal ground water level. The Borough Ordinance requires a separation of two feet so that water is not uplifting. The testimony was that the applicant, knowing that proposing the pool in this situation goes into the groundwater, are using the form of construction that will not have impact from the hydrostatic pressure. This is a very small pool and the property to the North is not impacted. There is so much separation from the surrounding homes. The Board may consider requiring landscaping.

Board Engineer/Planner Avakian suggested that the pool be offset, at 8ft on one side and 10ft to the south side property line to give more ground space for additional landscaping and would be a complying setback on that side.

Mr. Tilton approved of the idea of offsetting the pool.

Mr. Fazio stated that there is not a common access. The property to the North has a driveway and then the house.

Ms. Kane asked if the main concern of the seasonal high water for the pool rising or for the groundwater moving out?

Board Engineer/Planner Avakian stated that both were concerns, but that this pool involves less than 40 gallons of water being affected and it is not a large volume. It is not going to have much impact. There would be a concern if it was a large pool or there was a house or basement against it.

Ms. Dalton stated that the boing report showed that water was encountered at five feet.

Board Engineer/Planner Avakian stated that the boring samples is the reason that the pool is so shallow.

Vice Chairwoman Umfrid questioned where the deep end would be located and asked what happens if water is encountered when the pool is being dug.

Board Engineer/Planner Avakian stated that if groundwater is encountered during installation, the water will be pumped out before the pool can be installed. This would enable the contractor to work dry.

Ms. Dalton asked when the expected start date would be for construction and stated that spring may be difficult. Neighbors had to dewater for months.

Ms. Kapp asked why only one boring sample was submitted. There may be a more suitable placement that would not require a variance.

Board Engineer/Planner Avakian stated that only one boring sample is required.

Mr. Fazio stated that the borings were done in the desired location for the pool.

Ms. Kapp stated that groundwater issues are a vital concern.

Mr. Fazio stated that originally a fiberglass pool was investigated, but that would not work. A permeable concrete pool was chosen so that it could act as a bladder with liner.

Board Engineer/Planner Avakian stated that the pool is not displacing the maximum depth along the entire pool. It is six feet at the deep end for only 3.5 ft in the 28ft of the pool. The design of the pool is going to accommodate the impact of the seasonal groundwater.

Ms. Kapp noted that the pool is still withing the standing ground water.

Ms. Heinz stated granting this variance would set a precedent and asked why the pool could not be all one shallow depth?

Mr. Fazio stated he understands the new ordinance. Originally, they were talking about going to a 9ft depth. That was cut to 6ft and the size of the pool was also cut back to be a small pool. Mr. Fazio stated that he is 6ft 5in tall. An all 4ft pool would be too shallow.

Ms. Kapp stated that it is supposed to be two feet above. Anything below 2ft 4inches is what the variance is for.

Mr. Fazio stated that by his calculations it would be half an ounce of water over 200sqft. If volumized, it would be talking about a few ounces of water over one cubic feet of earth. Giving the soil content, this would be absorbed. Having built a base camp for 6,000 people in Haiti, he knows the power of water and the last thing wanted is to make a mistake on this as Mr. Fazio's house would be the first impacted.

Ms. Heinz inquired about the mature Heritage Tree being removed for the project to go forward and asked if there were any trees on adjacent properties that will be impacted during construction.

Mr. Fazio stated that the Shade Tree Commission has planted three trees in front of the house in three years. He is happy to put in more. There are no trees that will be impacted on neighboring properties during construction.

Ms. Dalton suggested that skip laurels be planted as the privacy hedge.

Vice Chairwoman Umfrid asked why a slimmer 10ft x28ft pool was not considered.

Mrs. Fazio stated that a 10ft pool was considered. The decision was made to make it wider due to the aesthetics of the pool.

Vice Chairwoman Umfrid asked if the suggestion by Board Engineer/Planner Avakian regarding shifting the pool would be considered.

Board Engineer/Planner Avakian stated that he was perfectly fine with the applicant going forward with the application as is.

Mr. Fazio stated that the neighbor Ms. Bradshaw has a very active pump system that spills water to the street all the time.

Mr. Weaver asked if there was a way to approve both configurations of the pool.

Board Attorney Brown stated that a resolution could be written in a way that it would not be necessary for the application to come back before the Board.

Ms. Heinz asked about Ms. Bradshaw sump pump activity and questioned whether the pool will make the condition worse.

Vice Chairwoman Umfrid opened the floor for public comment.

Ms. Bradshaw stated that she is not against the pool project but wants to ensure her privacy. Ms. Bradshaw stated that she does have a water problem. The pump does discharge to the street because, even though she did check with the Borough, there is no Borough lateral line that is near her house that she can tie into.

Mr. Weaver stated that his yard floods due to the pool next door to him.

Mr. Fazio stated that he has no water problem on his property.

Ms. Rogers stated that she is in support of the pool project.

Vice Chairwoman Umfrid closed the floor to public comment.

Vice Chairwoman Umfrid asked Board Engineer/Planner Avakian to offer professional advice regarding the privacy screening.

Board Engineer/Planner Avakian stated that he does employ certified staff to aid in the decision.

Mr. Fazio stated that he would consider the suggestion of skip laurels.

Ms. Dalton stated that skip laurels are evergreen.

Vice Chairwoman Umfrid confirmed with Board Attorney Brown that the skip laurels may be added to the existing landscaping.

Board Engineer/Planner Avakian stated that the wording "infilled" would be used to describe the plantings into the existing plantings.

Board Attorney Brown stated that there could be a requirement and suggested that there be a timing component of when they needed to be planted. For instance, before the final inspection.

Vice Chairwoman Umfrid asked Board Engineer/Planner Avakian if there were any consideration from an engineering perspective to be taken by the Board regarding water pressure.

Board Engineer/Planner Avakian stated that when you install a pool, if you were to have an abnormally high seasonal ground water, that water will be displaced. It might be displaced by a fraction of an inch. The Board heard testimony that the applicant was considering a larger pool that would require more relief and the applicant recognized that and came in with the smallest pool that we probably will ever see in a residential swimming pool application.

Board Attorney Brown stated that there is open space toward the North.

Board Engineer/Planner Avakian stated that the open space has an impact on his statement because water tends to go in that direction, and it will tend to go toward a lower elevation which will be in an easterly direction toward Rona Street.

Vice Chairwoman Umfrid closed the floor for comment.

Mr. Weaver made motion that the pool project be approved as presented to include a landscaped evergreen privacy screen and to allow for the pool location to be shifted closer to one side should the applicant decide.

Ms. Heinz questioned the rules regarding the applicant remediating any exacerbated water issues.

Ms. Kane asked what the liability of the Board would be, should the project cause water issue to the neighboring properties.

Board Attorney Brown stated that systemically for other application certainly Ms. Rogers property is the second nearest. Ms. Bradshaw would be the closest in this instance.

Board Engineer/Planner Avakian stated that situation would be an instance of exacerbation. We know here in Interlaken how storms impacts surface water.

Board Engineer/Planner Avakian stated that it is difficult to quantify exacerbation.

Ms. Kapp asked if the approval of this project would open the Board up for a lawsuit.

Board Attorney Brown stated that it is not the Board that has the liability. It is the Board's digression to grant the variance approvals. Theoretically the Board could be sued regardless of liability. Board Attorney Brown has seen lawsuits regarding water issues.

Board Engineer/Planner Avakian stated that most cases in his experience have been surface water issues.

Mr. Tilton stated that the applicant did everything possible to mitigate any impact to either neighbor. It is a corner lot. There is nowhere else to put the pool. Mr. Tilton supports the application.

Mr. Tilton seconded Mr. Weaver's motion, carried.

ROLL CALL:

In Favor: Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Mr. Weaver and Ms. Kane

Opposed: Ms. Heinz and Ms. Kapp

Abstained: Chairman Papp and Mr. Blasucci (late arrival)

Ineligible: None

Absent: Councilman Butler and Mr. Wasilishen

Mr. and Mrs. Fazio thanked the Board and left the meeting.

Chairman Papp and Mr. Blasucci joined the table.

Chairman Papp stated that Council has adopted the RC-Zone resolution and has asked the Board to confirm that it is consistent with the Master Plan.

Board Attorney Brown stated that there is no public present for public comment.

Chairman Papp suggested that if anyone had questions or concerns regarding the ordinance should attend the Council public meeting.

Board Engineer/Planner Avakian stated that there will be legal testimony and public comments accepted at the Council meeting.

Board Engineer/Planner Avakian stated that, pursuant to the municipal land use law, a report was prepared a consistency determination of the ordinance and it was distributed to the Board. The ordinance was introduced by the municipality, indicating that the R-C single family residential zone which is all lots fronting on Wickapecko Avenue in the Borough of Interlaken and the lots have been identified by 18.01 -18.09 and 13-17 in block 30.

Board Engineer/Planner Avakian states that the Ordinance is consistent because in the reexamination report for the Master Plan, consideration was given to a potential for a third zoning district along the northern border of the Borough. Board Engineer/Planner Avakian gave his personal interpretation. It is like affordable housing. Towns tend to put things like this on their borders, so it minimizes the impact on their municipality and protects their residents. It is consistent with the Master Plan for the reasons why the reexamination report was adopted.

Chairman Papp stated that that Borough is a quarter square mile of Borough. The desire is to maintain the unique infrastructure of the Borough. It allows for flow and emergency services, including snow plowing. This is another reason that supports the location of the zone. Board Engineer/Planner Avakian stated that, though no longer a county road, Corlies Avenue is a major collector road appropriate for this use.

Board Engineer/Planner Avakian answered general questions regarding parking rules. There are measures of compliance within the ordinance.

UPON MOTION of Ms. Kapp, seconded by Mr. Weaver, carried, Ordinance 2021-5, AN ORDINANCE OF THE BOROUGH OF INTERLAKEN AMENDING AND SUPPLEMENTING CHAPTER XXVI "LAND USE AND DEVELOPMENT" TO PROVIDE FOR A R-C SINGLE-FAMILY RESIDENTIAL ZONE.was deemed consistent with the Master Plan.

ROLL CALL:

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Ms. Heinz, Mr. Weaver, Mr. Blasucci, and Ms. Kane

Opposed: None

Ineligible: None
Abstain: None
Absent: Councilman Butler and Mr. Wasilishen

Chairman Papp stated That the Continuity Review will continue. The current report was already presented to members of Council which looked favorably on most of the suggestions. Rather than sit and debate Chairman Papp asked that the Board members email suggestions/questions in advance of the November meeting. To be discussed at that meeting with a positive outcome of a consensus to be sent over to Council.

Board Engineer/Planner Avakian stated that the Council wants to know what the Planning Board concerns are in terms of land development.

Board Engineer/Planner Avakian asked that references to circular driveways be made clearer within the ordinance.

Ms. Kapp stated that she is not in favor of circular driveways, but it was previously discussed by the Board who was in favor and that is why it was left in.

\Ms. Kapp reviewed some of the changes in the current report.

The Board had a brief discussion regarding the current tree ordinance.

UPON MOTION of Ms. Heinz, seconded by Ms. Dalton, carried, adjourned the meeting.

In Favor: Chairman Papp, Vice Chairwoman Umfrid, Mr. Tilton, Ms. Dalton, Ms. Heinz, Mr. Weaver' Mr. Blasucci, and Ms. Kane

Opposed: None

Ineligible: None

Abstain: None

Absent: Councilman Butler and Mr. Wasilishen

Approved: _____

Mr. Papp, Chairman

Attest: _____

Gina Kneser, Secretary

