

Mayor Janice Kovach called the meeting to order at 7:30 p.m. at the North Branch of the Hunterdon County Library, Halstead Street. This meeting has been advertised as a joint meeting of the Town Council and the Land Use Board.

Flag Salute.

Roll Call: Present – Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach
Land Use – Sailer, Feldman, Mellick, Smith, Viotto, Lubsen, Snider

STATEMENT OF ADEQUATE NOTICE:

Mayor Kovach read the following statement: “Adequate notice of this meeting has been provided, indicating the time and place of the meeting and the proposed agenda, which notice was posted, made available to newspapers, and filed with the Clerk of the Town of Clinton in accordance with Section 3(d) of Chapter 231 of the Public Laws of 1975.”

APPROVAL OF MINUTES

A motion was made by Ms. Karsh, seconded by Ms. Intrabartola, to approve the council meeting minutes of January 14, 2020 as submitted.

Vote all ayes
Motion carried

MAYOR’S COMMENTS

Mayor Kovach announced that following tonight’s regular business council meeting, a presentation will be made by an interested developer in redeveloping the A&P property. At this time no applications have been submitted to the Land Use Board and no action will be taken this evening. However, the meeting must adjourn by 8:45 p.m. because the library closes. Questions and comments will be taken from the audience.

Mayor Kovach also made an announcement that summer recreation forms are available here this evening and that the deadline for submitting is February 14.

YULETIDE BONFIRE

A motion was made by Ms. Dineen, seconded by Ms. Johnson, to extend the resolution allowing for BYOB at the bonfire. Following two weeks of postponing due to inclement weather, the bonfire is expected to take place Saturday, February 1!

Vote all ayes
Motion carried

WATER REFUND

A request was made by Water Collector, Nancy Burgess, to refund \$100.07 to Steve Hudson, Account 3119-0. The owner sold and has a credit balance. A motion was made by Ms. Dineen, seconded by Ms. Karsh to refund as requested.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

RESOLUTION #47-20 - CREATION OF AN ELDERS OF CLINTON COMMITTEE

A motion was made by Ms. Karsh, seconded by Mr. Humphrey, to adopt Resolution #47-20 creating the Elders of Clinton Committee:

**TOWN OF CLINTON
RESOLUTION # 47-20
Creation of an Elders of Clinton Committee**

WHEREAS, according to the US Census Bureau, lower fertility and increased longevity have led to the rapid growth of the population aged 65 years and older in the United States; and

WHEREAS, the United States will experience further expansion of the older population for many decades to come; and

WHEREAS, in addition to the older population being a larger segment of the U.S. population, modern health care improvements have allowed many seniors to stay more active and healthy and remain in their own communities and homes longer instead of moving to retirement or assisted care communities; and

WHEREAS, the Town of Clinton desires to keep its senior citizens healthy, vital, and active; and

WHEREAS, the formation of an Elders of Clinton Committee would benefit the Town's seniors by identifying and helping to implement services and programs to address home maintenance needs, transportation needs, recreation programs, housing needs, business discounts, and other community support programs for those seniors; and

WHEREAS, this committee will be comprised of seven members, including one Town Council member, one liaison from the Affordable Housing Committee, one liaison from the Economic Development Commission, one liaison from the Recreation Commission, and three members appointed by the mayor who will each serve a two-year term; and

WHEREAS, the Mayor shall appoint a Committee chair to convene and conduct periodic meetings no less frequently than six times each year, ensure documentation and communication of meeting agendas and minutes, communicate the Committee's recommendations to the Mayor and Council, and maintain open communication with a liaison between the Committee and appropriate Town departments, citizens groups, business groups, residents, elected officials, governmental agencies and any other relevant persons to implement recommendations made and approved by the Town Council; and

WHEREAS, the Committee shall appoint a Secretary to maintain minutes of meetings and to perform such other duties as the Committee may designate; and

WHEREAS, the Committee may, but shall not be required to, appoint a Treasurer; and

WHEREAS, the Committee shall make written reports and recommendations to the Town Council within six months following the appointment of the Committee members, and thereafter no less frequently than once a calendar year, no later than December 1, and may make such other reports and recommendations from time to time as it may deem appropriate.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Clinton hereby establish the Elders of Clinton Committee.

Vote all ayes
Motion carried

RESOLUTION #48-20 - SALE OF SURPLUS PROPERTY

A motion was made by Ms. Johnson, seconded by Mr. Humphrey, to adopt Resolution #48-20 as submitted:

RESOLUTION #48-20

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS PERSONAL
PROPERTY TO THE CLINTON FIRST AID AND RESCUE SQUAD**

WHEREAS, the Clinton First Aid and Rescue Squad (the “Recipient”) has requested that the Town of Clinton (“Town”) donate certain Town-owned surplus personal property that is no longer needed for public use, specifically a 2010 Dodge Charger, VIN 2B3AA4CT5AH237872, and a 2000 Acura GL, VIN 19UUA5662YA016165 (the “Property”); and

WHEREAS, pursuant to N.J.S.A. 40A:11-36 permits the Township to donate such property as requested; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton, County of Hunterdon, State of New Jersey, that the 2010 Dodge Charger, VIN 2B3AA4CT5AH237872, and a 2000 Acura GL, VIN 19UUA5662YA016165 is hereby declared to be surplus personal property of the Town, and authorize the Property to be donated to the Clinton First Aid and Rescue Squad.

BE IT FURTHER RESOLVED that the Property will to donated in its “as is” condition, without any warranties by the Town, and on the condition that the Recipient shall hold the Town harmless for any claims arising out of the Property after the transfer to the Recipient.

BE IT FURTHER RESOLVED that the Mayor and Council hereby designate the Town’s Business Administrator, Richard Phelan, to execute any and all additional documents to effectively transfer title to the Recipient.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

RESOLUTION #49-20 – HIRING OF LABORER

A motion was made by Ms. Johnson, seconded Ms. Karsh, to adopt Resolution #49-20 as submitted:

RESOLUTION # 49-20

WHEREAS, the Town of Clinton Water/Road Department Utility requires the hiring of one replacement laborer, and;

WHEREAS, the Public Works/Business Administrator, and Superintendent of Water/Roads recommend that the following person be hired to fill the open position at a rate of \$18.40 per hour;

William Deemer

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Clinton hire William Deemer to fill the open position at the Town of Clinton Water/Road Department effective Monday, February 3, 2020.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

RESOLUTION #50-20 – APPOINTMENT OF LABOR ATTORNEY

A motion was made by Ms. Dineen, seconded by Ms. Karsh, to adopt Resolution #50-20 as submitted:

**RESOLUTION # 50-20
RESOLUTION APPOINTING LABOR ATTORNEY**

WHEREAS, the Town of Clinton is in need of contracting for Labor Attorney and related services, within the Town of Clinton, Hunterdon County, State of New Jersey; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires a resolution authorizing the award of the contract for professional services and that the contract itself must be available for inspection.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Clinton, Hunterdon County, State of New Jersey, that the Mayor and the Town Clerk of Clinton are hereby authorized, respectively, to execute and attest to an agreement with Trimboli & Prusinowski, LLC, for Labor Attorney and related services, according to the attached fee schedule.

Vote all ayes
Motion carried

RESOLUTION #51-20 – MUNICIPAL HOUSING LIAISON

A motion was made by Ms. Dineen, seconded by Ms. Johnson, to adopt Resolution #51-20 as submitted:

RESOLUTION # 51-20

**APPOINTING RICHARD PHELAN AS THE MUNICIPAL HOUSING LIAISON AND
ADMINISTRATIVE AGENT**

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq., the Town of Clinton is implementing a program to provide affordable housing units to very low, low- and moderate-income households within the Town; and

WHEREAS, Town's Affordable Housing Ordinance and Town Code Section 4-28 set forth the duties of the municipal housing liaison and administrative agent pursuant to N.J.A.C. 5:80-26.14 et seq. that requires the affordability controls of affordable housing units be administered by an administrative agent acting on behalf of a municipality and that such program be overseen by a municipal housing liaison; and

WHEREAS, the Town of Clinton has selected its Administrator Richard Phelan to be the administrative agent and municipal housing liaison for the purposes of providing affordability control services for all affordable housing within the Borough.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey that Richard Phelan is hereby appointed as the Administrative Agent and Municipal Housing Liaison for the administration of the affordability controls of the Town's housing program.

Vote all ayes
Motion carried

RESOLUTION #52-20 – ENDORSEMENT OF HOUSING ELEMENT & FAIR SHARE PLAN

A motion was made by Ms. Dineen, seconded by Ms. Karsh, to adopt Resolution #52-20 as submitted:

RESOLUTION #52-20

**RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN
ADOPTED BY THE LAND USE BOARD AND ADOPTING AN AFFORDABLE
HOUSING SPENDING PLAN**

WHEREAS, the Town of Clinton (the “Town”) filed a Declaratory Judgment Action (the “Litigation”) in the Superior Court of New Jersey, Hunterdon County, in furtherance of the Supreme Court’s March 10, 2015, decision captioned In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (the “Supreme Court Decision”), which was assigned to the Honorable Thomas C. Miller, P.J., Cv.; and

WHEREAS, a Fairness Hearing was held on December 20, 2018, at which settlement agreements between the Borough and Fair Share Housing Center (“FSHC”) Moebus 34, LLC (“Moebus”) were approved, and said approval was later memorialized by an Order entered by the Court on March 6, 2019; and

WHEREAS, in accordance with the terms of the afore-mentioned settlement agreements and the Court’s March 6, 2019 Order, the Borough’s planner prepared a Housing Element and Fair Share Plan (“HEFSP”), which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:44D-13, the Land Use Board held a public hearing on the HEFSP on December 3, 2019 and adopted the HEFSP on the same day; and

WHEREAS, a true copy of the resolution of the Land Use Board adopting the HEFSP is attached hereto as Exhibit B; and

WHEREAS, the Town Council of the Town of Clinton wishes to endorse the Housing Element and Fair Share Plan and seeks approval of the HEFSP from the Court.

WHEREAS, the Town has in place a Development Fee Ordinance that establishes standards for the collection, maintenance, and expenditure of development fees to be used for providing low- and moderate-income housing in the Town; and

WHEREAS, the Development Fee Ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of construction of affordable units on-site, barrier free escrow funds, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units; and

WHEREAS, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from the Council on Affordable Housing or a court of competent jurisdiction prior to spending any of the funds in its housing trust fund; and

WHEREAS, the Town Planner has prepared a spending plan consistent with N.J.A.C. 5:97-8.10, which is attached to the HEFSP as Appendix 19; and

WHEREAS, the Borough wishes to continue to provide affordable housing opportunities through expenditure of funds through the Affordable Housing Trust Fund

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Clinton, Hunterdon County, New Jersey, as follows:

1. That it hereby endorses the Housing Element and Fair Share Plan, as adopted by the Town of Clinton Land Use Board on December 3, 2019 via the Land Use Board resolution, attached hereto as Exhibit A.
2. The Town Council approves and adopts the Spending Plan attached hereto.
3. That it authorizes and directs its professionals to file with the Court (i) the Housing Element and Fair Share Plan, (ii) the resolutions of the Land Use Board adopting and the Town Council endorsing the Housing Element and Fair Share Plan, (iii) the Spending Plan, and (iv) any additional documents the professionals deem necessary or desirable.
4. That it authorizes its professionals to seek Court approval of the Housing Element and Fair Share Plan at a properly noticed Compliance Hearing.
5. That it reserves the right to amend the Housing Element and Fair Share Plan, should that be necessary.
6. That a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the Fair Share Plan; and
7. That notice of this endorsement and a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Town of Clinton's municipal clerk's office during the regular business hours for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.
8. This Resolution shall take effect immediately.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Mayor Kovach
Abstain: Traphagen

Vote all ayes
1 Abstention (Traphagen)
Motion carried

RESOLUTION #53-20 – SETTLEMENT AGREEMENT WITH HIGH BRIDGE

Mayor Kovach proudly presented the settlement agreement with the Borough of High Bridge after six years of negotiations! Mayor Kovach credited Mayor Michele Lee of High Bridge and all the hours spent by council members. Mayor Lee will come into the office first thing tomorrow morning to sign the agreement and a press release will be sent to the newspaper.

A motion was made by Ms. Karsh, seconded by Ms. Dineen, to adopt Resolution #53-20 and to sign the settlement agreement regarding sewer rates.

RESOLUTION # 53-20

RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE A SETTLEMENT AGREEMENT IN CONNECTION WITH THE DISPUTE BETWEEN THE TOWN OF CLINTON AND BOROUGH OF HIGH BRIDGE REGARDING SEWER RATES

WHEREAS, the Town of Clinton is involved in litigation/arbitration with the Borough of High Bridge (“High Bridge”) regarding sewer rates and other issues; and

WHEREAS, the Parties agreed to participation in mediation of the dispute before the Hon. Jerome St. John (ret.); and

WHEREAS, the Parties have had negotiations over the past year through the office of Judge St. John and have made substantial progress in connection with those negotiations; and

WHEREAS, High Bridge and Clinton have mutually agreed to settle the dispute in accordance with the Settlement Agreement attached hereto.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Town of Clinton hereby authorize the Mayor and Clerk to execute the Settlement Agreement in substantially the same form as attached hereto.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

RESOLUTION #54-20 – HIRING OF A CROSSING GUARD

A motion was made by Ms. Dineen, seconded by Mr. Johnson, to adopt Resolution #54-20 as submitted:

RESOLUTION # 54-20

WHEREAS, the Town of Clinton Police Department requires the hiring of one new Crossing Guard, and;

WHEREAS, the position was advertised for, applications accepted and interviews performed, and;

WHEREAS, the Chief of Police recommends that the following person be hired to fill the open position at a rate of \$19.90 per hour;

Heidi Bavaro

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Clinton hire Heidi Bavaro to fill the open position of Crossing Guard effective January 29, 2020.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion Carried

RESOLUTION #55-20 – CELEBRATION OF 100TH ANNIVERSARY OF WOMEN’S SUFFRAGE

Mayor Kovach asked council to consider adopting this resolution in support for the Celebration of the 100th Anniversary of Women’s Suffrage which is further explained in the resolution following. A motion was made by Ms. Johnson, seconded by Ms. Dineen, to adopt as submitted:

RESOLUTION #55-20

Support for the Celebration of the 100th Anniversary of Women's Suffrage

WHEREAS, the year 2020 marks the 100th anniversary of the passage of the 19th Amendment of Constitution of the United States, guaranteeing and protecting women's constitutional right to vote; and

WHEREAS, this historic centennial offers an opportunity to commemorate a milestone of democracy; that the right of citizens of the United States to vote shall not be denied or abridged by the federal or state governments on account of gender; and

WHEREAS, New Jersey has had a long storied history in the suffrage movement with New Jersey women playing a crucial role in pursuing the rights of women to vote; and

WHEREAS, in 1776 women who owned property were allowed to vote under the New Jersey State Constitution, which was unique in the nation at the time, however, in 1807, the New Jersey Legislature stripped the right of New Jersey women to vote when it passed an act eliminating the property requirement for voting rights but limited the ballot to white males; and

WHEREAS, in 1867 two New Jersey residents—Lucy Stone and Harry Blackwell—organized the New Jersey Woman Suffrage Association (NJWSA) one of the first formal association devoted to gaining women's suffrage in New Jersey, and in the following year Portia Gage attempted to vote in Vineland's municipal election; and

WHEREAS, in 1909 New Jersey's first open air suffrage rallies were held in Orange and Newark, led by Dr. Emma O. Gantz and Martha Klatshchken with NJWSA conducting a successful petition drive with 5,000 signatures in support of the federal amendment guaranteeing and protecting women's constitutional right to vote; and

WHEREAS, although the state referendum on woman's suffrage was soundly defeated in the New Jersey Legislature, in 1912 legislative hearings for a suffrage referendum marked a turning point in the tactics of the New Jersey suffrage movement; and

WHEREAS, in 1913 an automobile rally led by "General" Rosalie Jones started in New York and traveled through New Jersey on the way to Washington, D.C., with rally participants joining the massive Suffrage Parade of over 8,000 marchers, many New Jersey women including event organizer Alice Paul; and

WHEREAS, in 1915 a second suffrage constitutional referendum was pursued in New Jersey, New York, Pennsylvania, and Massachusetts with active campaigns by many suffrage organizations, including the memorable event of the "Passing of the Torch of Liberty" via tug boats on the Hudson River from New York by Mrs. Havemeyer to Mina Van Windle in New Jersey, but was defeated in all four states October 1915; and

WHEREAS, in 1917 New Jersey suffragists Allison Turnbull Hopkins, Julia Hulburt, Beatrice Reynolds Kinkead, and Minnie D. Abbott picketed in front of the White House as part of the Silent Sentinels and subsequently were arrested and imprisoned; and

WHEREAS, on February 9, 1920, New Jersey became the 29th state to ratify the 19th Amendment granting women the right to vote, which was celebrated by New Jersey resident Alice Paul on August 26, 1920 in front of the ratification banner in Washington, D.C.; and

WHEREAS, shortly after the ratification of the 19th amendment Margaret Laird and Jennie Van Ness were the first two women elected to the New Jersey Assembly in 1921 and following 4 years later in 1925 Rebecca Estelle Bourgeois Winston of Estell Manor was the first woman to serve as mayor in New Jersey; and

WHEREAS, in 1954 Madeleine S. Frost Freeman became the League of Municipalities' Executive Director, serving until her retirement in 1957 and in 1989 Virginia D. Hook, Deputy Mayor of Delaware Township, became the League's first woman president;

NOW, THEREFORE, BE IT RESOLVED, in honor of the 100th Anniversary of the Ratification of the 19th Amendment ~~the Town of Clinton~~*(insert name of municipality)* will light the municipal building in purple, one of the colors of the New Jersey Suffrage movement, for the week of February 10; and

BE IT FURTHER RESOLVED that the ~~Town of Clinton~~*(insert the name of municipality)* supports the efforts of New Jersey's Suffrage Centennial NJ Women Vote and strongly encourages local celebrations of this historic milestone; and

BE IT FURTHER RESOLVED, a copy of this resolution will be forwarded to the Governor, Secretary of State and New Jersey League of Municipalities.

Vote all ayes
Motion carried

APPROVAL OF STANDBY AND OVERTIME

A motion was made by Ms. Johnson, seconded by Ms. Dineen, to approve the standby and overtime pay attached to these minutes for December 27, 2019 through January 9, 2020.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

PAYMENT OF BILLS

A motion was made by Mr. Humphrey, seconded by Ms. Johnson to approve the voucher list as attached to these minutes.

ROLL CALL: Ayes: Dineen, Humphrey, Intrabartola, Johnson, Karsh, Traphagen, Mayor Kovach

Vote all ayes
Motion carried

7:37 P.M.

PRESENTATION – REDEVELOPMENT OF THE FORMER A&P SUPERMARKET

Geoff Long, a principal of Ingerman Developers, attended the meeting presenting plans for a 111 apartments and 6,000 square feet of retail space on the former A&P shopping center along Route 173. Of the 111 units, 23 will be for low or moderate income. This is the maximum the town can require in a development of this size. Those units will help the town with its affordable housing requirement of 59 more units. Residents were mostly receptive to the proposal made and a few questions were taken from the audience. Copies of the plan and the live stream of the council meeting are available to review in the clerk's office.

Questions and comments taken: Roger Mellick, 64 Center Street, asked the number of residents that will be living there if fully occupied, 157-200 people. Nancy Greaney, 58 Halstead Street asked about the number of affordable units and are we meeting our obligation. Christine Adornetto had concerns of the height of the building. Town Planner, Jim Kyle, stated that the slope behind the building will stay intact

and the buildings will be closer to the street because of the flood zone and they need to be careful of stormwater runoff. All stormwater rules and regulations will be followed. Barbara Muschalko, Leigh Street asked what the prices would be for a 1 & 2 bedroom unit to which Mr. Long replied \$580 up to \$1,255 for moderate income and \$680 low to \$1,450 moderate. Attorney St. Angelo explained that the State restricts rents.

Patrick E. McGuire, 94 Center Street, expressed concerns over renters vs owners and renting to felons. Mr. Long explained Ingerman maintains strict background checks for leasing. Jonathan Wall, 21 Water Street, how would rental incomes and house values be affected; no statistics available. John Kaswick, 21 Water Street, and the status of the redevelopment zone? How will school taxes be affected and asked about buffering from Center Street and will they be retaining the trees, absolutely trees will be kept. Brad Cohen, 9 Rachel Court, also asked about the taxes and the school, Councilwoman Johnson said Dr. Cohen from Clinton Public School, did a study as to how much of an increase in enrollment as a result of Halstead Place and Twin Ponds apartments. Judy Abel, 6 Busher asked if the affordable housing plan is on the website. John Madden, 9 Fairview, a retired planner, said the developer has done nice projects and in addition to being the developer and builder, they will manage the property. Winnie Scuteri, 3 Haver Farm, Glen Ruff, 21 Rachel Court asked about fire and rescue in such a tall building and the town's water and sewer capabilities, all are adequate. Mr. Long said the entire building will be equipped with a full sprinkler system. Steven Tsukroff asked how much retail. Another resident of Hillside Drive, asked how long would the construction take, 14-16 months. A site plan application would be the first phase. The next step is to present a redevelopment plan. Planner Kyle explained the Council is scheduled to introduce an ordinance at the February 12 meeting, to create new zoning and address density and building height.

Mayor Kovach explained that this meeting was for discussions and conversations with residents. Andra Taylor, 18 Haver Farm, asked is there will be bike racks and sidewalks for accessibility to town and to the park and ride, yes! Kelly Boyd, Center Street, asked about parking for residents and retail and was informed residents will have assigned parking and it will be managed carefully. Philip Franzone, 47 Center Street stated he was afraid of the scale of this project on a relatively small parcel. Mayor Kovach explained the Town was looking at building 300 homes and chose this plan of keeping building in a contained area that is already developed. Mike Ligorano, 110 Center Street, was concerned with lighting, landscaping and security to Center Street. All LED lights will be used and fencing. Meetings will be arranged to meet with residents sooner than later.

ADJOURNMENT: In keeping within time restrictions and there being no further business, a motion was made by Ms. Johnson, seconded by Ms. Karsh to adjourn the meeting at 8:45 P.M.

Vote all ayes
Motion carried

Cecilia Covino, RMC/CMC
Municipal Clerk

Mayor Janice Kovach

