

# **Holland Township Planning Board**

## **Minutes of the Regular Meeting**

**May 14, 2018**

The meeting was called to order by the Chairman Rader:

"I call to order the May 14, 2018 Regular Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary on December 21, 2017 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 21, 2017 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.

### **Flag Salute**

Chairman Rader asked all to stand for the Pledge of Allegiance

### **Identification of those at the podium**

Present: Dan Bush, Ken Grisewood, Michael Keady, Mike Miller, Carl Molter, Dan Rader, Duane Young, John Gallina, Esq., Bill Burr, Engineer, Darlene Green, Planner, and Court Reporter Susan Baber (for Lucille Grozinski, CSR) and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Casey Bickhardt, Dave Grossmueller, Tom Scheibener, and Elizabeth McKenzie, Alternate Planner (excused per the Chairman).

Let the record show there is a quorum.

### **Minutes**

A motion was made by Dan Bush and seconded by Mike Miller to dispense with the reading of the minutes of the April 9, 2018 meeting and to approve the minutes as recorded. All present were in favor of the motion. Motion carried.

### **Old Business:**

- Block 24 Lot 3 and 13 – Huntington Knolls LLC – request modification of conditions that are considered "insignificant conditions" in the Board's prior Resolutions – Ken Grisewood and Mike Keady recused themselves and left the meeting. Attorney Gallina reminded everyone that at the last meeting the board determined that the applicant's requests were significant and required the applicant to notice. The applicant's attorney indicated that the applicant would re-notice and that they would appear at the scheduled Planning Board meeting in May. The secretary was asked to have this on the agenda. As of this meeting, no notice appeared in the paper and no one from the Huntington Knolls LLC project was present. Correspondence from the applicant's attorney was received and appears as such (modified to fit the minutes):

May 11, 2018

### **VIA E-MAIL**

Maria Elena Kozak  
Holland Township Planning Board Secretary  
61 Church Road  
Milford, NJ 08848

**Re: Huntington Knolls, LLC — Holland Township Planning Board  
Block 24, Lots 3, 13 & 13.01 — Holland Township**

Dear Ms. Kozak:

As you are aware, this firm represents Huntington Knolls, LLC ("Huntington Knolls") with regard to this matter. We write to object to the Planning Board's April 9, 2018 determination and the proposed Resolution to be considered at the May 14, 2018

Planning Board meeting determining that the construction of the detention basin for Phase III and the completion of rough grading of the road from Station 7+00 to 5+00 during preliminary approval but prior to final approval constitute "significant conditions". Specifically, the Township's own ordinance not only permits, but requires an applicant to either construct or bond for site improvements prior to final site plan approval being issued. Therefore, the Planning Board lacks jurisdiction to either (a) find that such a request constitutes a significant modification (as it is properly addressed in the ordinance rather than the resolution), or (b) purport to deny an applicant with preliminary approval the ability to construct site improvements required by the ordinance.

As for the detention basin and road grading, there is no question that an applicant who has received preliminary site plan approval may undertake site improvements at their own risk. Section 100-165(C)(3) of the Holland Township Land Use Ordinance provides that, prior to obtaining final site plan approval, the applicant must submit a statement from the Municipal Engineer verifying either (a) that the developer "has installed all improvements in accordance with the requirements of . . . the preliminary plat approval"; or (b) "[p]osted a performance guaranty for all partially completed improvements . . .". This clearly indicates that the Township not only permits, but, in fact, expects an applicant to complete improvements after obtaining preliminary site plan approval. For the Board to deny an applicant the right to comply with preliminary site plan approvals according to the Township's own ordinance, especially for the Township's affordable housing project, is a shocking violation of the Fair Housing Act. We therefore demand that the Board delete Paragraphs 7 and 8 from the proposed Resolution so that Huntington Knolls may administratively proceed with the site improvements required to move towards final site plan approval pursuant to Section 100-165(C)(3) of the Holland Township Land Use Ordinance. Per the request of the Board, attached as Exhibit A hereto, you will find an April 13, 2018 letter from the Hunterdon County Soil Conservation District authorizing Huntington Knolls to proceed with the construction of the detention basin and then with road work.

The Planning Board's attempt to exceed its jurisdiction and limit the applicant's ability to comply with preliminary approvals and reach the stage necessary for final site plan approvals is the latest step in the Township and Board's long history of placing every obstacle in Huntington Knolls' way to prevent the provision of affordable housing in the Township. In addition, Huntington Knolls has over \$500,000 worth of construction equipment that cannot be used, along with payroll and insurance, and \$28,000 per month in negative cash flow during this period that the Board is unlawfully preventing Huntington Knolls from complying with Section 100-165(C)(3) of the Holland Township Land Use Ordinance and acting outside its jurisdiction.

It is the Township and Board's responsibility under the Fair Housing Act to expedite and approve the above requests while also limiting cost-generating requirements and delays. Should the Board decide to exceed its jurisdiction and prohibit Huntington Knolls from complying with Section 100-165(C)(3) of the Holland Township Land Use Ordinance, Huntington Knolls will have no choice but to seek relief, including the appointment of a Special Planning Master, damages, and counsel fees in the courts under the Fair Housing Act, the New Jersey Civil Rights Act and any other applicable law.

Exhibit A from Hunterdon County Soil Conservation

Maria Elena 1072.k (planningboard@hollandtownship.org)  
Planning Board & Board Adjustment Secretary  
61 Church Road  
Milford, NJ 08848

Project *ti!* 14-15-006

Re: HUNTINGTON KNOLLS DEVELOPMENT Block:  
24, Lot: 3 & 13 Holland Twp.

The District has no objection for the construction of the detention basin to the above mentioned project. This would

be within the guidelines of the Sequence of Construction of the approved soil erosion and sediment control plan by the District. Once the Detention Basin has been completed, or deemed satisfactory by the District, the District will allow farther road work to be completed to the project.

Please contact this office if you would like any further clarification in this matter.

May 14, 2018

**VIA E-MAIL**

Maria Elena Kozak  
Holland Township Planning Board Secretary  
61 Church Road  
Milford, NJ 08848

**Re: Huntington Knolls, LLC — Holland Township Planning Board  
Block 24, Lots 3, 13 & 13.01 — Holland Township**

Dear Ms. Kozak:

As you are aware, this firm represents Huntington Knolls, LLC ("Huntington Knolls") with regard to this matter. We write to provide further support for our objection to the Planning Board's April 9, 2018 determination and the proposed Resolution determining that the construction of the detention basin for Phase III and the completion of rough grading of the road from Station 7+00 to 5+00 during preliminary approval but prior to final approval constitute "significant conditions".

We reiterate that under the Township's own Land Use Ordinance, an applicant who has received preliminary site plan approval may undertake site improvements at their own risk, without be required to obtain further approval from the Planning Board. Section 100-165(C)(3) of the Holland Township Land Use Ordinance provides that, prior to obtaining final site plan approval, the applicant must submit a statement from the Municipal Engineer verifying either (a) that the developer "has installed all improvements in accordance with the requirements of . . . the preliminary plat approval"; or (b) "[p]osted a performance guaranty for all partially completed improvements . . .".

Again, this clearly indicates that the Township not only permits, but, in fact, expects an applicant to complete improvements after obtaining preliminary site plan approval. Indeed, any requirement that the Board "approve" site work required to reach final site plan approval would be akin to requiring Board approval of a proposed performance bond, something which would unquestionably be outside the Board's jurisdiction.

Huntington Knolls was forced to request this relief at the April 9, 2018 meeting, despite the fact that it should have been granted administratively in accordance with Section 100165(C)(3) of the Holland Township Land Use Ordinance. Nevertheless, in an attempt to work with the Board, Huntington Knolls appeared before the Board rather than filing an Order the Board then took issue with the basin construction and road grading (despite there being no objection from the Board Engineer) and declared that Huntington Knolls' attempt to comply with Section 100-165(C)(3) of the Holland Township Land Use Ordinance constituted a request for a "modification of significant condition" of the preliminary major site plan approval for Phase III.

Section 14(b) of the Fair Housing Act (N.J.S.A. 52:27D-314(b)), N.J.A.C. 5:93-10.1 and 10.2, and N.J.A.C. 5:97-10.3 require that municipalities and their Planning Boards work with and accommodate developers of affordable housing to reduce costs, limit unnecessary review, and expedite the production of affordable housing. It is clear that the Board has not only failed to expedite and accommodate Huntington Knolls, but has, in fact, done everything to thwart the Township's only affordable housing development (indeed, we note that the Board even outright refused to schedule a special meeting as requested earlier in this matter), especially by preventing Huntington Knolls from complying with the Township's Land Use Ordinance.

Should the Board pursue its decision to prevent Huntington Knolls from complying with Section 100-165(C)(3) of the Holland Township Land Use Ordinance by declaring the request to complete such compliance a "modification of a significant condition" and by failing to grant other reasonable relief moving forward, Huntington Knolls will have no choice but to seek relief, including the appointment of a Special Planning Master to act in lieu of the Planning Board, damages, and counsel fees under the Fair Housing Act, the New Jersey Civil Rights Act and any other applicable law.

Attorney Gallina stated that the board did not have the jurisdiction to just change the action of the last meeting and that they could not discuss anything at this time since there was no one present representing the applicant. The applicant did mention affordable housing in the correspondence and Planner Green was present to help with the discussions. Discussions could not take place since there was no one present representing the applicant. Attorney Gallina reiterated that the applicant did not notice for a public hearing and that the resolution is based on finding and fact only.

- Housekeeping items – professional items – nothing new to report.

**New Business:**

There was no New Business to discuss at this time.

**Completeness Review:**

There is no completeness review to discuss at this time.

**Resolution**

- Block 24 Lot 3 and 13 – Huntington Knolls LLC – request for modification of conditions from meeting of April 9, 2018 – Let the record show that Mike Keady and Ken Grisewood recused themselves and left the meeting room. Attorney Gallina presented the resolution as follows.

**Block 24 Lots 3, 13 & 13.01**

**HOLLAND TOWNSHIP PLANNING BOARD  
RESOLUTION**

**REGARDING REQUEST OF HUNTINGTON KNOLLS , LLC FOR  
MODIFICATION OF CONDITIONS IN RESOLUTION OF APPROVAL**

**WHEREAS**, the Applicant, Huntington Knolls, LLC was previously granted overall planned development approval, preliminary major subdivision approval, and preliminary site plan approval for Phases II, III and IV of its planned development application; and

**WHEREAS**, on May 12, 2014, the Board adopted a Resolution amending prior Resolutions of May 12, 2003; June 12, 2006 and September 12, 2011. The Resolution adopted May 12, 2014 contained a revised list of applicable conditions of all prior approvals, which embodied all conditions of the prior approvals, and which superseded the conditions listed in the prior approvals; and

**WHEREAS**, on September 8, 2014, the Planning Board modified the Resolution of May 12, 2014, and adopted additional changes, that superseded the conditions of all prior approvals; and

**WHEREAS**, on November 10, 2014, the Planning Board adopted a Resolution, which among other items, granted preliminary approval of Phases III and IV of the planned development, subject to all conditions of the Master Resolution of September 8, 2014, except as they may be specifically further modified by the findings, terms and conditions as set forth in the November 10, 2014 Resolution; and

**WHEREAS**, the Applicant has requested modification/clarification of various conditions in the Resolutions adopted on September 8, 2014 and November 10, 2014; and

**WHEREAS**, the Board considered the Applicant's request at the April 9, 2018 Planning Board meeting; and

**WHEREAS**, in connection with the Applicant's request, the Planning Board received correspondence from the Alexander Fisher, Esq., the Applicant's Attorney dated April 2, 2018; and

**WHEREAS**, in response to the correspondence received from the Applicant's Attorney, the Planning Board Engineer, Richard Roseberry, PE, prepared a memorandum dated April 4, 2018, regarding the Applicant's request; and

**WHEREAS**, the Board members having carefully considered and reviewed the Applicant's request, made the following findings of fact and conclusions of law:

1. The correspondence of April 2, 2018 by the Applicant's Attorney and the memorandum of April 4, 2018 by Engineer Roseberry are herein adopted by reference as though set forth at length herein and made a part hereof.

2. The correspondence from the Applicant's Attorney dated April 2, 2018, sought modification/clarification of "insignificant conditions" as set forth in the Planning Board Resolutions of September 8, 2014 and November 10, 2014. The correspondence sought clarification/modification of certain conditions of approval as follows :

- (1) Clarification as to why permits were being withheld for the construction of one townhouse building for office/model use pursuant to Paragraph 8 of the September 8, 2014 Resolution, when the Board gave permission to obtain a Construction Permit "upon grant of preliminary site plan approval" and "notwithstanding any other provision of this Resolution", and if required, a modification of that condition to ensure that a Construction Permit may be promptly issued".
- (2) A modification of the conditions in the September 8, 2014 and November 13, 2014<sup>1</sup> Resolutions to permit the immediate issuance of permits for the construction of the Phase III detention basin.
- (3) A modification of the conditions in the September 8, 2014 and November 13, 2014 Resolutions to permit the immediate issuance of permits for rough grading of the Road from Station 7+100 to 5+100.
- (4) A modification of the conditions in the September 8, 2014 and November 13, 2014 Resolutions to permit the immediate issuance of permits for installation of required site utilities.
- (5) A modification of the conditions in the September 8, 2014 and November 13, 2014 Resolutions to permit the deferral of the construction of the Phase II detention basin until the issuance of the first Certificate of Occupancy for a Phase III building, except for a temporary Certificate of Occupancy for the model townhouse building.

3. At the Planning Board meeting of April 9, 2018, Attorney Fisher indicated that his correspondence of April 2, 2018, had requested modification/clarification of five conditions as set forth in the letter. However, Attorney Fisher stated that the Applicant would now only be requesting modification/clarification of items 1 through 4 as set forth in his letter.

4. With regard to item 1 in the correspondence of April 2, 2018, it was noted that the Planning Board Resolution of September 8, 2014, stated that a Construction Permit was to be issued upon grant of preliminary site plan approval and "notwithstanding any other provision of this Resolution", and if required, a modification of that condition to ensure "that a Construction Permit may be promptly issued Permit may be promptly issued". At the meeting, substitute Board Engineer Robert Burr of Maser Consulting referred to Engineer Roseberry's

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<sup>1</sup> The Resolution was actually adopted on November 10, 2014, but circulated by Memorandum from the Board Secretary dated November 13, 2014

memorandum of April 4, 2018. The memorandum noted that Maser Consulting was unaware of any application having been made for the construction of the townhouse building, or any denial of such an application. The memorandum also referred to the Planning Board Resolution of November 10, 2014, (Paragraph D on Page 4), which stated that preliminary approval of Phases III and IV of the project would be subject to all conditions of the Master Resolution as last amended September 8, 2014. The memorandum also referred to Engineer Roseberry's previous summary memorandum of May 17, 2017, which noted that there were many conditions that were still not satisfied, so that construction could begin.

5. In further discussing the issuance of a building permit for the townhouse building/model, it was noted that the Resolution of November 10, 2014, (Page 4, Par. D) states that preliminary approval of Phases III and IV of the project were granted, subject to all conditions of the the Master Resolution as last amended September 8, 2014, "except as same may be specifically further modified by the following findings, terms and conditions as set forth herein."

6. In the Resolution of November 10, 2014, (page 8) it was noted that Condition 4 required a revised landscaping plan prior to the first residential certificate of occupancy in Phase III, but noted that this would not be required prior to issuance of a certificate of occupancy or temporary certificate of occupancy for the construction of one building in Phase III for model units and a sales office, provided there is no residential occupancy of the building. However, various other conditions of the November 10, 2014 Resolution (Condition 6, 7, 9, 10, 11, 12) require that various other conditions be satisfied prior to issuance of the first Construction Permit for any building in Phase III. It is noted that these conditions do not exempt issuance of a construction permit for the building of the model units and sales office building in Phase III.<sup>2</sup> Therefore, based on the provisions of the November 10, 2014, Resolution, these conditions must be satisfied before a Construction Permit may be issued for any building in Phase III, which includes the model units and sales office building. It was also noted that if the model units/sales office building were constructed at this time, it would create issues from a practical perspective, in that the Applicant would be unable to advise prospective buyers as to when construction would start or be completed, since the project had not yet received final approval to move forward with building the units. In any event, the Board would consider this to be a request to amend a significant conditions, for which notice would be required.<sup>3</sup>

7. With regard to the second request, to permit issuance of permits for the construction of the Phase III detention basin, Engineer Roseberry's memorandum had stated there would be no objection to this request, but indicated that it would be at the Applicant's risk, since a final engineered plan had not been submitted, and the design of the basin could potentially be changed during the course of the project. Similarly, with regard to the third request that a permit be issued for rough grading of the Road, Engineer Roseberry's memorandum also noted that a final engineered plan had not yet been furnished, and this would also be done at the Applicant's risk, since the design of the road could also be subject to change. The Board also considers these requests to be requests to amend significant conditions. Until a final engineered plan is

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<sup>2</sup> Phase III of the project consists of 44 townhouse units, and a minimum of 11 apartment units.

<sup>3</sup> Under NJSA 40:55D-12a, public notice of a hearing must be given in order to amend a significant condition in a resolution where the application require public notice.

furnished, the location and design of the detention basin could be impacted, and the design of the road could change. Also, before any grading is done on the site, in the absence of a fully engineered plan, the Board would require input from Hunterdon County Soil Conservation to determine compliance.

8. The Applicant has also requested modification of the conditions in the September 8, 2014 and November 13, 2014, so that permits for installation of required site utilities may be issued. With regard to this request, Engineer Roseberry's April 4, 2018, memorandum stated that there are numerous conditions that have not yet been satisfied, most notably the lack of a fully engineered water system. Without this information, the Planning Board would consider it improper for the Applicant to proceed with installing utilities. The Board also considers the furnishing of a fully engineered water system to be a significant condition of approval, which would require the proper public notice before this condition may be amended or modified.

**NOW, THEREFORE, BE IT RESOLVED BY THE HOLLAND TOWNSHIP PLANNING BOARD**, on this ninth day of April, 2018, that the Planning Board finds that the conditions for which modification is requested as set forth in the correspondence of Applicant's Counsel dated April 2, 2018 are considered significant conditions. Therefore, under the Municipal Land Use Law, public notice is required before the Board may grant a modification or other amendment of these conditions.

A motion for adoption of the within Resolution was made by  
and seconded by  
**ROLL CALL VOTE:**  
**AYES:**  
**NAYES:**  
**THOSE ABSTAINING:**  
**THOSE ABSENT:**

The foregoing Resolution was duly adopted by the Holland Township Planning Board at a regular meeting held on May , 2018

\_\_\_\_\_  
**MARIA ELENA KOZAK**  
**BOARD SECRETARY**

Attorney Gallina presented the resolution for consideration. The resolution was previously distributed to the applicant's attorney. There was no representation for the applicant at the scheduled meeting this evening. Board members reviewed the resolution. A motion was made by Dan Bush and seconded by Duane Young to accept the resolution as presented. At a roll call vote, all present voted in favor of the motion. Motion carried. The resolution is memorialized. Chairman Rader left the room to have members Keady and Grisewood return to the dais.

- Holland Township Master Plan Element, The Farmland Preservation Plan Update, dated March 1, 2018 – Planning Board will seek to adopt the proposed plan. – Board adopted 04-09-18 – resolution needs to be memorialized. The resolution was distributed to the board members for consideration and appears as follows:

RESOLUTION OF THE HOLLAND TOWNSHIP PLANNING BOARD  
ADOPTING THE FARMLAND PRESERVATION PLAN UPDATE, DATED MARCH 1, 2018 AS AN ADDENDUM TO  
2010 FARMLAND PRESERVATION PLAN

WHEREAS, the Planning Board of the Township of Holland ("Planning Board") is a duly constituted body responsible for orderly development and planning in the Township of Holland; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Planning Board is empowered to prepare and adopt a master plan for the development of the Township; and

WHEREAS, the Township of Holland is located within the New Jersey Highlands Region and is therefore subject to the provisions of the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1, et seq., for those portions of the Township that

lie within the Preservation Area of the Highlands Region; and

WHEREAS, the Township of Holland has opted into the Highlands Regional Master Plan, adopted by the Highlands Council on July 17, 2008 (effective September 8, 2008), for those portions of the Township that lie within the Planning Area of the Highlands Region and has determined to conform its municipal land use planning policies with the Highlands Regional Master Plan for both the Preservation Area and the Planning Area within the municipality; and

WHEREAS, the Planning Board now seeks to supplement the 2010 Farmland Preservation Plan, adopted on \_\_\_\_ 2010, , by adopting the Farmland Preservation Plan Update, dated March 1, 2018 prepared by the Township’s Highlands Planner, Darlene A. Green, AICP, P.P of Maser Consulting P.A. and endorsed by the New Jersey Highlands Council.; and

WHEREAS, the Farmland Preservation Plan Update, dated March 1, 2018 has been reviewed by the Planning Board and was the subject of a public hearing held pursuant to N.J.S.A. 40:55D-13 on April 9, 2018, at which hearing the document was presented to the public, and members of the public were given an opportunity to ask questions and to comment on the proposed Farmland Preservation Plan Update, dated March 1, 2018;

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Township of Holland, as follows:

1. The Planning Board does hereby supplement the 2010 Farmland Preservation Plan by adopting the Farmland Preservation Plan Update, dated March 1, 2018 as an addendum to said document.
2. The Planning Board Secretary shall arrange for copies of the Farmland Preservation Plan Update, dated March 1, 2018 as adopted on April 9, 2018, as well as a copy of this resolution, to be sent to the Hunterdon County Planning Board and to the Highlands Council, and a copy of this resolution shall also be sent to the clerks of each municipality adjoining the Township of Holland.
3. This resolution shall take effect immediately upon filing with the Hunterdon County Planning Board.

**Planning Board Roll Call Vote**

Board Member	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
Dan Bush						
Ken Grisewood						
David Grossmueller						
Michael Keady						
Michael Miller						
Carl Molter						
Dan Rader						
Thomas J. Scheibener						
Duane Young						
Casey Bickhardt (Alt.)						

**Motion carried.**

ATTEST:

\_\_\_\_\_  
 Maria Elena Jeanette Kozak, Secretary  
 Holland Township Planning Board

\_\_\_\_\_  
 Dan Rader, Chairperson  
 Holland Township Planning Board

A motion was made by Dan Bush and seconded by Duane Young to approve the resolution as presented. At a roll call vote, all present were in favor of the motion. Motion carried. The resolution is memorialized.

**Public Hearings**

There was no public hearing scheduled.

**Sub-Committee Status and Updates:**

Ongoing work to be discussed – Holland Township Highlands Council Subcommittee – The Farmland Preservation Plan has been adopted. CDM Smith, presented a draft Water Use and Conservation Management Plan for review. Discussion took place about one of the old mills becoming a power generating station with cooling water being discharged into the Musconetcong River. The Wastewater Plan is still in the hands of Trenton. The Stormwater Plan is being worked on with Maser Consulting. Mike Keady reported he reached out to Department of Public Works Supervisor, Al Turdo about creating a list of mitigation projects on Township lands and will try to revisit the topic with Mr. Turdo in the near future. The goal is to have the Water Use and Conservation Plan and the Stormwater Plan to the Planning Board by the end of summer. The procedure for adoption will be similar to the recently adopted Farmland

Preservation Plan. The subcommittee will work with Highlands Council on creating a revised implementation schedule as well as to discuss future projects for Holland Township and Grant funds available.

**Board Member Discussion:**

Bock 15 Lot 1 – Phillips Farm on the corner of Rt 519 and Rt 614. Attorney Gallina submitted the response letter to the public notice for the above mentioned project as requested by the planning board. outlining the concerns of the township.

**Public Comment**

Jerry Bowers – Bellis Road – In regards to the Stormwater Management Plan and the Water Use and Conservation Management Plan there is the consideration of detention basins from recharge and the question of whether they are performing the task they were created to perform. Jerry Bowers stated that there are many detention basins in town and they are not being maintained. This might be something the Highlands Council subcommittee can explore with the Highlands Council. Mike Keady did discuss some the Stormwater Tier B permit topics with mention that the education component has become stricter. Bill Burr talked about the Tier B Stormwater outfalls that are required to have the exact locations determined, with the rules stating we need to maintain our own and confirm that private systems are being maintained. There is not a good database and the DEP is tightening their oversight. This all takes time. Secretary Kozak mentioned that she has worked with DPW Supervisor Al Turdo in creating a preliminary list for Engineer Roseberry. It is believed that files of prior development approvals will need to be pulled for review of basin creation.

**Executive Session**

There was no Executive Session scheduled at this time.

**Adjournment**

Mike Miller made a motion to adjourn. Motion approved. The meeting ended at 8:20 p.m.

Respectfully submitted,

*Maria Elena Jennette Kozak*

Maria Elena Jennette Kozak

Secretary