

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF JULY 15, 2021

PRESENT

VIA TELECONFERENCE:

CARL J. RICHKO)	CHAIR
KURT ALSTEDE)	VICE CHAIR
TIMOTHY P. DOUGHERTY)	COUNCIL MEMBERS
MICHAEL R. DRESSLER)	
MICHAEL FRANCIS)	
ROBERT HOLTAWAY)	
BRUCE JAMES)	
MICHAEL SEBETICH)	
DAN VAN ABS)	
JAMES VISIOLI)	
RICHARD VOHDEN)	

CALL TO ORDER 183rd meeting of the New Jersey Highlands Water Protection and Planning Council was called to order at 4:01pm via Zoom videoconference due to COVID-19.

ROLL CALL

Roll call was taken. Member Dressler was absent. All other Council Members were present via videoconference. *The following staff members were present via videoconference: Lisa J. Plevin, Christine LaRocca, James Humphries, Gabrielle Gallagher, Maryjude Haddock-Weiler, Keri Green, Ranji Persaud, Kelley Curran, Steve Simone, Annette Tagliareni, Carole Ann Dicton, Tom Tagliareni, Judy Thornton, Izzy Castiglioni, and Karen Castanhas. Also present via teleconference were Jeffry Nielsen, Associate Counsel, Governor's Authorities Unit; and Jason Kane, Deputy Attorney General (DAG).*

OPEN PUBLIC MEETINGS ACT was then recited.

PLEDGE OF ALLEGIANCE was then recited.

CHAIRMAN'S REPORT

Chair Richko began his report by welcoming our new liaison from the Governor's Authorities Unit, Jeffry Nielsen. Jeffry brings a very strong legal background to this position, having worked as an attorney for approximately 31 years with 16 years of experience in state government.

Mr. Nielson commented that he looks forward to working with Highlands Council staff and Council.

Next, Chair Richko announced that Chief Counsel Christine LaRocca will be leaving the Council staff on September 3rd. Chair Richko noted that Christine first joined the Council in 2017 as a part-time staff attorney, becoming Senior Counsel in 2018, and then Chief Counsel in 2019. During this time Christine has been an invaluable asset to the Council providing us with sound and steady guidance on numerous matters. Chair Richko added that Christine will be missed.

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Ms. LaRocca thanked Chair Richko for his kind words. She added that it has been a tremendous honor to work for the Council, enjoyed working with her colleagues, and wishes everyone the best.

Lastly, Chair Richko was happy to report that the New Jersey School of Conservation, which was going to close due to financial hardship, was included in this year's state budget for \$1M for the school. The "Friends of NJ School of Conservation" will now oversee the school's programs. The New Jersey School of Conservation is the nation's oldest and largest environmental center.

EXECUTIVE DIRECTOR'S REPORT

Ms. Plevin highlighted the following updates and staff activities:

COVID-19 Response

Chester Office Closure/Remote Work

Ms. Plevin reported that an approved Return to Office Plan was distributed to Highlands Council staff the week of July 6th. Staff will be returning to the office on a staggered schedule beginning Monday, July 19, 2021. Staff will work from the office 2 days per week in July, 3 days per week in August, and staff will return to the office full-time beginning Tuesday, September 7. At this time, the Highlands Council office in Chester will re-open full time. During the transition in July and August, all staff members will remain fully functional for remote work and operations will continue without interruption. Ms. Plevin added that no guidance has yet been provided regarding a return to in-person public meetings. We will keep Council members and public informed.

Highlands Regional Stormwater Webinar

On June 3, 2021, Council staff organized an extremely successful webinar as a follow up to our Rutgers Stormwater Management project. The goal was to provide information on funding and technical assistance so that municipalities could move forward and implement their green infrastructure projects. We had a great panel of experts and approximately 75 attendees. The feedback was positive on how useful the information was. All materials from the event including video may be found on the Council's website at the following link: www.nj.gov/njhighlands/planconformance/guidelines/resource.html#2

Plan Conformance Updates

Ms. Plevin reported that High Bridge Borough in Hunterdon County adopted a Golf Course Redevelopment Plan on June 9. The adopted Plan was deemed consistent with the Highlands Regional Master Plan.

Municipally Issued Exemptions

Since the prior report, the Highlands Council has been notified of the following municipally issued exemptions.

- Byram Township, Sussex County: one (1) exemption #4.
- Ringwood Borough, Passaic County: one (1) exemption #4.
- West Milford, Passaic County: eight (8) exemption #5s.
- Chester Township, Morris County: 84 exemption #5s. This includes all exemptions issued in 2020 and 2021 to-date.

Project Review Updates

Ms. Plevin reported that Staff completed one (1) project review and five (5) reviews are pending.

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Planning Area Consistency Reviews

In Mahwah Township, Bergen County, an applicant is proposing redevelopment of 1000 MacArthur Blvd. into a 285,000-square foot warehouse and ancillary structures. Highlands Council staff review found the project consistent with the RMP with conditions.

Also, in Mahwah Township, the Bergen County United Way along with Madeline Housing Partners, LLC is proposing to convert an existing single-family house into a multifamily affordable housing complex. Highlands Council Staff review is pending.

Water Quality Management Plan Amendment review

In White Township, Warren County, an applicant is seeking an amendment to the Upper Delaware Water Quality Management Plan to designate the “White 519 Commerce Center Sewer Service Area,” related to the construction of two high-cube warehouse and office buildings. Highlands Council Staff review is pending.

Preservation Area Exemption 9 review (HAD Review)

The County of Passaic is seeking an Exemption 9 for replacement of the Lincoln Avenue culvert in West Milford Township. The culvert spans Morsetown Brook and is in a state of disrepair. Highlands Council staff review is pending.

Preservation Area Exemption 11 review (HAD Review)

PSE&G is seeking an Exemption 11 for the reconstruction of a portion of the Branchburg - New York Transmission Line right-of-way access road located in Byram Township. Highlands Council staff review is pending.

Highlands Preservation Area Approval (HPAA) review

Angler's Anonymous is seeking an HPAA-General Permit #1 from NJDEP for a stream habitat improvement and enhancement project spanning approximately 4,000 feet of the South Branch of the Raritan River and Stony Brook, located in Washington Township, Morris County. Highlands Council staff review is pending.

Open Space Partnership Funding Program Update

On June 23rd, the Highlands Council, in partnership with The Land Conservancy of New Jersey and the NJDEP Green Acres program, completed preservation of the Kugler Property in West Milford Township, Passaic County. Ms. Plevin complimented staff on their efforts.

- Completion of the project results in the permanent protection of 44 acres of high conservation value land.
- The Highlands Council contributed half of the \$195,000.00 acquisition cost, leveraging \$97,500 in federal funding secured through the federal Highlands Conservation Act grant program.
- The Kugler property will be used to expand the existing West Brook Preserve to the northwest, which is owned and managed by The Land Conservancy of New Jersey and which the Highlands Council also helped to protect. Following significant restoration work, the site will be accessible to the public via a short trail to a wildlife viewing blind.

Agricultural Advisory Committee

As you may recall, last year Council adopted a resolution to create an Agricultural Advisory Committee. Invitation letters were sent out and we received seven (7) affirmative responses. We are in the process of

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scheduling the first Committee meeting and excited to get this underway.

Personnel Updates

Ms. Plevin reported that, as Chairman Richko mentioned, Chief Counsel LaRocca's last day will be September 3, 2021. Christine has been a valued member of the Highlands leadership team, providing reliable and often wise advice and counsel. On behalf of the staff, Ms. Plevin wished her the best. Ms. Plevin noted that the Chief Counsel position is posted on our website and the Civil Service Commission website and applications are being accepted through July 23, 2021.

In addition, Ms. Plevin welcomed Council's new Resource Management Specialist, Izzy Castiglioni .Izzy worked as an Outreach Manager with the Pinelands Preservation Alliance and the Association of NJ Environmental Commissions. She also served as an AmeriCorps Watershed Ambassador for the Rancocas Creek Watershed in the Pinelands. Izzy holds a Masters of Environmental Studies from the University of Pennsylvania and a Bachelor of Arts in Geography, Environmental & Resource Management from Binghamton University. Izzy brings a wealth of experience in stormwater and watershed management to her position. We are excited to have her on board.

Lastly, Ms. Plevin noted that the next Council Meeting is scheduled for August 19, 2021 (*Note: Since this meeting, the August 19, 2021 Council Meeting has been cancelled.*)

Member Dressler was present at 4:19pm.

Chairman Richko asked Council members if they had any comments/questions regarding Ms. Plevin's Report.

There were no Council comment/questions.

APPROVAL OF HIGHLANDS COUNCIL MINUTES OF MAY 20, 2021

Chairman Richko asked for a motion on the Council Minutes of May 20, 2021.

Member Holtaway made a motion to approve the Highlands Council Minutes of May 20, 2021. Member Dressler seconded it.

A roll call vote was taken. The Highlands Council Minutes of May 20, 2021 were APPROVED 11-0.

BUDGET & FINANCE COMMITTEE

Resolution – Approval to Extend the Fiscal Year Budgets 2021 at the Same Average Monthly Spending Level

Committee Chair Holtaway reported that Council considers this resolution every year until the next year's budget is formally passed. This resolution extends the existing budgets at the same average monthly spending level. Committee Chair Holtaway noted the average monthly spending level for the FY2021

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General Operating Budget is \$210,990; and the average monthly spending level for the FY2021 Grants Budget is \$145,420. Council will consider FY2022 budgets at a future meeting.

Member Holtaway made a motion. Member James seconded it.

Council Comment

There was no Council Comment.

Public Comment

There was no Public Comment.

A roll call vote was taken. The resolution was APPROVED 11-0.

Resolution – Approval of FY2022 Highlands Protection Fund Capital Budget for Plan Conformance Funding Grants

Committee Chair Holtaway reported that Council will consider five (5) grants for Harding and Vernon Townships, and the Town of Phillipsburg. Highlands Council staff will provide an overview for these grants.

At this time Council staff gave overviews for the grants being considered:

Water Use and Conservation Management Plan for Harding Township, Morris County

Kelley Curran, Senior Resource Management Specialist, reported that in November 2020, the Highlands Council was notified by the NJDEP of an application for a site-specific amendment to the Northeast Water Quality Management Plan (WQMP) for a proposed development in Harding Township, which is 100% in Highlands Planning Area and has not opted to conform to the Regional Master Plan (RMP). Ms. Curran noted that Executive Order 114 requires the Highlands Council to review and provide comments and recommendations for WQMP amendments regarding consistency with the Net Water Availability (NWA) provisions of RMP. It was noted that the proposed project will likely exacerbate the NWA deficit, so Harding Township will be required to develop and implement a municipal-wide Water Use and Conservation Management Plan (WUCMP), with grant funding from the Highlands Council. Harding Township does not have an allocation for this work and it is estimated that a total of \$65,000 will be needed for the completion of the WUCMP.

Committee Chair Holtaway noted that the need for this grant was triggered by a proposed residential development and thus the Township is required to undertake the WUCMP, but the developer will be incurring costs as well to implement onsite water conservation measures.

Farmland Preservation Plan for Vernon Township, Sussex County

Steve Simone, Land Preservation Coordinator and Highlands Regional Planner, reported that the proposed Farmland Preservation Plan would take stock of the Township's existing agricultural lands, its

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current Farmland Preservation Program, and resources that are available to assist in natural resource conservation. It would analyze historic and projected trends in the local agricultural industry, ensure consistency with state and local plans, review means to promote economic development and retain agricultural resources, and envision a future version of its Farmland Preservation Program. Vernon Township's current Farmland Preservation Plan dates to 1995 and is due for an update. The development of the Farmland Preservation Plan is proposed for a budget of \$15,000.

Stormwater Management Plan for Vernon Township, Sussex County

Kelley Curran, Senior Resource Management Specialist, reported that Vernon Township is requesting supplemental funding to complete the background studies and data collection needed to develop a Stormwater Management Plan pursuant to Highlands Council plan conformance requirements. Vernon was initially provided an allocation of \$15,000 to complete their Plan, however, given the Township is 70 square miles in size, additional funding is required to complete the facilities mapping component. The Township requested an additional \$27,500 (for a total of \$42,500) to complete the required field work and associated deliverables. Ms. Curran noted that this work will enable Vernon to meet their Municipal Separate Storm Sewer System (MS4) permit requirements.

Trail Feasibility Study for Vernon Township, Sussex County

Steve Simone, Land Preservation Coordinator/Regional Planner, reported that Vernon Township is in the process of developing a Town Center walking/biking trail to run parallel to NJSH Route 94 through the Town Center area. The proposed trail would link the Town Center to nearby resorts and potentially connect to other trail systems such as the Appalachian Trail. Vernon Township has engaged with the Office of Planning Advocacy for Plan Endorsement and their petition includes redrawing the boundaries of their Town Center. The scope, which includes siting, design, preliminary engineering, and analyses of cultural and environmental impacts has a proposed budget of \$38,000.

Circulation Plan for Town of Phillipsburg, Warren County

Maryjude Haddock-Weiler, Planning Manager, reported that the Town of Phillipsburg's current Circulation Plan element is from 2004 and much has happened since that time. The Town has been working actively with the Highlands Council on a number of Plan Conformance activities and have done a great deal of planning for redevelopment areas, the riverfront, historic preservation, economic sustainability as well as trails planning. This Circulation Plan element will consider all this activity comprehensively and develop a plan that will link existing sidewalks and paths and develop new linkages and new opportunities for crosswalks, traffic calming, bike lanes, shared travel lanes, and other important features to move people safely through the town. Phillipsburg is a very developed Town with a lot of opportunity for transportation management. The comprehensive plan will take 8-10 months at an estimated cost of \$50,000.

Member Holtaway moved the resolution. Member Visioli seconded it.

Chair Richko announced that there is a representative from Vernon Township and welcomed Mayor Burrell for his comments.

Mayor Burrell thanked Highlands Council staff for working with his staff as it relates to these grant requests submitted on behalf of Vernon Township. Mayor Burrell is optimistic about his town and

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coming out of this COVID rainstorm and into a rainbow of great potential for our town. These grants are essential for what we want to do to move our town forward.

Chair Richko thanked Mayor Burrell for his comments and is looking forward to working with Vernon Township.

Chair Richko then introduced Angela Knowles, Planner for Town of Phillipsburg.

Ms. Knowles thanked the Council for the opportunity to speak on behalf of Phillipsburg. Two points Ms. Knowles wanted to address are that the Town is going to look to include the Heritage Trail System that the Highlands Council funded a few years ago which will become an important part of our safety planning for the Town. This plan will also conduct walkability audits in different neighborhoods of the town to empower the neighbors to encourage residents to give their input as to conditions in their communities. This data will be collected and design guidelines prepared for improvements to challenging neighborhoods and come up with a Circulation Plan that has bike and pedestrian safety elements to it.

Chair Richko thanked Ms. Knowles for her comments.

Council Comment

Member Van Abs had two (2) questions mostly for clarification. With regard to Harding Township grant request, it wasn't clear who is requiring the development of WUCMP. Ms. Curran responded that it is a Highlands Council condition to make sure the plan gets from development to adoption to implementation. Mr. Humphries also responded that the ultimate authority is through the NJDEP WQMP approval conditions. Member Van Abs added that it is our way of helping the municipality meet impending requirements by NDEP. Staff concurred.

With regard to Phillipsburg and the on-going discussions of the redevelopment area along the Delaware River, he inquired how will the Circulation Plan element dovetail with those on-going discussions? Ms. Haddock-Weiler responded that the Town will be looking at all traffic impacts both for the vehicular traffic by proposed warehouse development and other on-going development and the implications for pedestrian and bicycle safety impacted by those land uses.

Public Comment

Julia Somers, New Jersey Highlands Coalition – Ms. Somers commented that she does not believe the Town of Phillipsburg is interested in the safety of pedestrians and bicyclists with the on-going discussions regarding municipally owned land along the Delaware River being sold to a developer.

Hank Klumpp, Tewksbury, NJ – Mr. Klumpp commented that before the Council spends \$190K, how many towns have sending districts? Mr. Klumpp is opposed to spending this funding without sending districts and Council needs to do a better job to get sending districts.

Council Comment

Member James asked since all grants are bundled into one resolution are we unable to vote individually?

Member Dougherty made a motion to separate the five (5) grants into separate resolutions. Member Dressler seconded it.

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Chair Richko asked Committee Chair Holtaway to give a summary of each grant separately.

Committee Chair Holtaway introduced the first grant/resolution to be considered as previously described.

Resolution - Approval of Plan Conformance Grant Funding for Water Use and Conservation Management Plan for Harding Township, Morris County

Member James made a motion regarding Harding Township's grant for \$65,000, and Member Holtaway seconded it.

A roll call vote was taken. The resolution for Harding Township's grant for \$65,000 was APPROVED 10-0, with one (1) abstention by Member Dougherty.

Committee Chair Holtaway introduced the second grant/resolution to be considered as previously described.

Resolution - Approval of Plan Conformance Grant Funding for Farmland Preservation Plan for Vernon Township, Sussex County

Member Holtaway made a motion regarding Vernon Township's grant for \$15,000, and Member James seconded it.

A roll call vote was taken. The resolution for Vernon Township's grant for \$15,000 was APPROVED 10-0, with one (1) abstention by Member Dougherty.

Committee Chair Holtaway introduced the third grant/resolution to be considered as previously described.

Resolution - Approval of Plan Conformance Grant Funding for Stormwater Management Plan for Vernon Township, Sussex County

Member Holtaway made a motion regarding Vernon Township's grant for \$27,500, and Member James seconded it.

A roll call vote was taken. The resolution for Vernon Township's grant for \$27,500 was APPROVED 10-0, with one (1) abstention by Member Dougherty.

Committee Chair Holtaway introduced the fourth grant/resolution to be considered as previously described.

Resolution - Approval of Plan Conformance Grant Funding for Trail Feasibility Study for Vernon Township, Sussex County

Member Holtaway made a motion regarding Vernon Township's grant for \$38,000, and Member James seconded it.

A roll call vote was taken. The resolution for Vernon Township's grant for \$38,000 was APPROVED 10-0, with one (1) abstention by Member Dougherty.

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Committee Chair Holtaway introduced the fifth grant/resolution to be considered as previously described.

Resolution - Approval of Plan Conformance Grant Funding for Circulation Plan for Town of Phillipsburg, Warren County

Council Comment

Member Sebetich is concerned about the comments made by Ms. Somers.

Ms. Dicton notified Chair Richko that Ms. Somers has raised her hand. Ms. Dicton questioned if public comment will be taken.

Member James asked if we have an obligation to open for public comment again since the public comment period was already taken for the five grants.

Ms. LaRocca confirmed Council does not have an obligation to go through public comment again. There was public comment, it is a bifurcated vote, so no additional public comment period is required.

At this time, Chair Richko asked Council if they would like to vote now or have the resolution tabled for further discussion. Some members expressed an interest to vote.

Chair Richko asked if there was any other discussion by Council.

Member Van Abs commented that there is a difference between whether a project like this is funded and what is in the submitted scope of work (SOW). Member Van Abs went on to say that a project like this can in fact conclude that a specific redevelopment approach is going to cause problems. A project like this could figure out ways of solving those problems. A project like this could determine there is no problem. The question is what is in the SOW. Member Van Abs concluded by asking if we could get clarity on how this question would be addressed in the SOW.

Chair Richko asked Ms. Plevin if she or Highlands staff would like to comment on this.

Ms. Plevin responded that she did not have anything to add to this discussion. She would turn it over to Maryjude if she had anything further, and if not, can provide additional information to the Council at a future date.

Member Dressler asked where the project, mentioned by Ms. Somers, is in the process.

Ms. Haddock-Weiler commented that she is not familiar with the project that was raised. She has only read an article or two in the newspapers so cannot speak on that project. Ms. Haddock-Weiler added that the SOW submitted by the Town for the Circulation Plan is a very comprehensive plan and would cover all aspects of transportation and traffic that is generated by the various land uses within the Town. It will look at situations and will come up with some conclusions regarding which way to go with some projects. Ms. Haddock-Weiler is confident the proposed SOW is a good quality proposal and will answer some

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questions about transportation both from a car and truck standpoint, as well as from a pedestrian and bicycle standpoint.

A roll call vote was taken. The resolution for the Town of Phillipsburg's grant for \$50,000 DID NOT PASS 4-5, with two (2) abstentions.

AUDIT REVIEW COMMITTEE

Resolution – Approval of Contract for Auditing Services

Committee Chair Visioli reported that the Audit Review Committee met on July 9, 2021 to review and discuss the report by the Audit Evaluation Committee chaired by Member Van Abs. After discussions with the Committee, we were in line with the Audit Evaluations Committee's recommendation to award Mercadien, P.C. as auditors for years 2021-2025.

Member Visioli made a motion, and Member Francis seconded it.

Council Comment

There was no Council comment.

Public Comment

There was no Public Comment.

A roll call vote was taken. The resolution was APPROVED 11-0.

ECONOMIC SUSTAINABILITY PLAN PRESENTATION

Chair Richko announced that the final item on the agenda is a presentation from Camoin 310 Associates. In June of 2020, this Council approved a contract for the development of an Economic Sustainability Plan for the Highlands Region. With the advice and support of a Steering Committee, made up of a representative from each of the seven (7) Highlands counties and Highlands Council member Bob Holtaway, the Camoin Team has made tremendous progress over the past year, and is here today to provide us with an update. Our Planning Manager Maryjude Haddock-Weiler has been leading the project on the staff side and she will introduce our guests.

At this time, Ms. Haddock-Weiler gave a quick overview of the project and then introduced Rachel Selsky, Project Principal, and Alex Tranmer, Project Manager of Camoin 310 Associates.

Ms. Tranmer gave a presentation which may be found on the Council's website:
www.nj.gov/njhighlands/about/calend/2021/jul15/econplanupdate_071521.pdf

Members Dressler and James recused themselves from the presentation at 5:21pm.

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There were no Council comments/questions after the presentation.

Chair Richko thanked Ms. Selsky and Ms. Tranmer for keeping the Council updated and we look forward to its conclusion.

Member Visioli left the meeting at 5:28pm.

Member James re-joined the meeting at 5:28pm.

OLD/NEW BUSINESS:

Member Francis gave an update on Lake Hopatcong. He reported that test results were spectacular and there are no signs of the harmful algal blooms.

Member James appreciated all the efforts made by Member Francis regarding the health of Lake Hopatcong.

Chairman Richko opened the meeting to the public for any other comments.

Public Comment

Julia Somers, New Jersey Highlands Coalition – Ms. Somers commented that Phillipsburg has changed their zoning with short notice to the public on site in question of a proposed warehouse. Ms. Somers added that the change in zoning is being challenged in Court. Ms. Somers concluded that it is a complicated issue and needs to be resolved before moving forward with a grant.

Angela Knowles, PP/AICP – Ms. Knowles was disappointed by Council's decision on Phillipsburg's grant. The Town has a lot of new and re-development happening right now and the purpose of this project is to evaluate circulation currently and what might be developed down the road. In general, and as a response to Ms. Somers' comment, there is a lot of mis-information and the original concept is already changing and it is only a conceptual plan (no site plan, no application, etc.) and will need to go through the proper channels. Ms. Knowles submitted her comments for the record.

Hank Klumpp, Tewksbury, NJ - Mr. Klumpp commented if farming in the Highlands is in this presentation given today. Mr. Klumpp asked for a copy of the Camoin Associates presentation. Mr. Klumpp also asked where the Council is regarding the TDR program.

Anne Novitt-Moreno, M.D., resident of Chester Township – Dr. Moreno commented on comments made by representatives of the Highlands Council and Chester Township in regard to the Glenlora property in Chester Township. Dr. Moreno noted that there were suggestions made to do an RMP Update on this property. Dr. Moreno would like to have some participation regarding this property and to review meeting minutes, if available.

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Paul Stauder, resident of Chester Township – Mr. Stauder followed up on Dr. Moreno's comments. Mr. Stauder is concerned with what he has been hearing at Chester Township meetings regarding Glenlora property about re-zoning the designation of the property.

Chair Richko asked for a motion to adjourn the meeting.

Member Holtaway made a motion to adjourn the meeting. Member James seconded it. All were in favor. The meeting was adjourned at 5:50pm.

CERTIFICATION

I hereby certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Water Protection and Planning Council.

Date: 9/23/2021

Name: Annette Tagliareni

Annette Tagliareni, Executive Assistant

Vote on the Approval of Minutes	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede			✓			
Councilmember Dougherty						✓
Councilmember Dressler			✓			
Councilmember Francis			✓			
Councilmember Holtaway		✓	✓			
Councilmember James	✓		✓			
Councilmember Sebetich			✓			
Councilmember Van Abs			✓			
Councilmember Visioli			✓			
Councilmember Vohden			✓			
Chairman Richko			✓			