

**City of Millville**  
**Planning Board Minutes**  
**May 10th, 2021**

**Open Public Meetings Act Statement of Conformance:**

“This meeting is being conducted by teleconference due to the COVID-19 PANDEMIC, was advertised, posted, and made available to the public to attend and provide public comment during the public portion of the meeting in accordance with the Open Public Meetings Act, Chapter 231, Public Laws of 1975, as required by Statute. In attendance were Vice-Chairman Kasuba, Chairman Gallaher, Commissioner Udalovas, Jay Laubengeyer, Mr. Malone, Mayor Santiago, and Mr. Caregnato. Also present was Mr. Van Embden, Planning Board Solicitor, Yazmin Moreno, City of Millville Planning Trainee, and Michelle Baker, City’s assistant Engineer. Abstain was Ms. Arrigo, and Mr. Gallagher.

**MINUTES OF PREVIOUS MEETING:**

Mr. Wayne Caregnato made a motion to approve the April 12th, 2021 minutes and seconded by Mr. Larry Malone. All present voted yes.

**RESOLUTIONS:**

Commissioner Udalovas made a motion to memorialize Resolution #09-2021 for Minor Subdivision approval for a lot line adjustment and was seconded by Vice- Chairman Kasuba. All present voted yes.

**APPLICATIONS:**

Michael Robinson 727 Shewchenko Ave in Block 29 Lot(s) 20 & 22

The Applicant is requesting bulk variance relief for a nonconforming lot frontage of a flag lot in addition to flag lot designation for Lot 20. The Applicant is representing himself and was sworn in by Nathan City’s Solicitor. Matthew Robinson address 21 Porreca Drive, Millville.

Mr. Robinson owns Lot(s) 20,21, & 22. There is 6 acres on lot 20 and he would like to build a single-family home 6ft deep into the property. The board asked why not us lot 22 since it already has the frontage, applicant wants to keep the trees. Lot 20 has 46.75 and he needs 3.75 to have 50ft of setback on Lot 20. Wayne Caregnato City’s zoning officer, asked if the plots were created and subdivided by the Eastern European Group? Applicant stated there was no record of that and no records found by City hall OPERA request. Chairman Gallaher would like the applicant to make sure he has the frontage for emergency vehicles to easily get to your home. In the zoning officers and engineer department opinion this does not prohibit emergency vehicles from getting through. No other comments from the board.

Chairman Gallaher open the public portion for comment.

No speakers, chairman Gallaher closes the public portion.

Mr. Wayne Caregnato made a motion to approve the bulk variance for width of 3.75 additional frontage and Mr. Larry Malone seconded the motion. All present voted yes.

Buckshutem Solar I, LLC - Silver Run Rd, Dividing Creek Rd, and Buckshutem Road in Block 135 Lot(s) 1,2,3,4, &5 and Block 139 Lot(s) 1-8, 22 & 25 in an LC Land Conservation District.

Representing the applicant tonight is Steven Nemas, Esq the applicant is requesting preliminary and final site plan a minor subdivision with conditional use pursuant two sections 30-183.1. B approval. Nathan City solicitor sworn the following professional testify on behalf of the application:

Timothy Daniel-principles of the Solar company

David Capparelli- principles of the Solar company

Bill Mcmanus- License Planner for 35yrs and License Surveyor 36yrs in New Jersey. Licensed floodplain Manager.

Tom Roesch- Civil engineer and licensed professional planner since 1993

Srinidhi Lyengar- Licensed Electrical Engineer in Arizona with Burns and MacDonald and Construction design of substations in the field of renewable energy.

Erik Hetzel, AICP/PP- fiscal analysis impact report.

The governing body adopted an ordinance 30, 23.1, allowing utility scale, solar energy facility, certain zoning districts, or in the land conservation zone district allowed as a conditional use. my testimony will establish we meet all the conditional use standards in the ordinance. Hansen aggregate affiliates us the business and business of resource extraction sand and gravel mining, which is a conditional use. My client intended use of this application is for a solar energy facility. New Jersey law recognizes that solar energy facilities such as this are inherently beneficial uses that was a change in the law made in 2009. The land use hurricane in terms of the state, detracting is approximately 690 acres. We have frontage along three County Roads, Buckshutem, Dividing Creek, and Silver Run road.

Timothy Daniels is part of a family own company that are backed by Map energy. Map Energy constantly been one of the biggest investors in development of large scale solar and wind projects for the last 15 years in the US. Solar has developed thousands of mega Watts of projects if you look at the project that is operating today it's in the range of about 17,000 megawatts of wind and solar projects that is equivalent to all the energy demand in New Jersey. There is a Co-venture involved with the company name Anil green power that they just close on Friday. Anil will be working and taking lead on the Nabb Solar project. Anil is the largest private owned of renewable energy projects in the world. They own wind and solar projects and other types of renewable technologies on five different continents. They are based out of Italy and owned a regulated utility. The total operating portfolio solar projects are of 5000 megawatts. The Nabb Solar is proposed at 60 megawatts. For the Buckshutem Solar project Hanssen aggregates is waiting for the company to obtain land use approval to close the title. On the employment side we have executed an agreement with several unions in the range of 2 -300 construction workers at its peak constructional take place over a year. The operational employment will have the range of 4-6 full time employees equivalent to maintaining the fields around the solar and maintaining the equipment. Have three times a week trucks coming out to check on the equipment. There will

only be construction traffic during construction after construction there will not be heavy traffic. There will be light noise from the cooling fans and the substation, no smell, no vibration, and no sound coming from the solar. The fans are located deep into the site that you will not hear them from the edge of the property. 11,000 houses can be powered by the solar the solar will be sold at a wholesale that works with Atlantic City electric grid PJM switching station panel useful life is 30 years homeowner can finance. The company will interject the power directly into the high voltage wholesale system so there is a high voltage of 69 KV lines that pass directly through the site making the site ideal for solar. PJM is a regional company that is the administrator for this area and other states surrounding. They are in the interconnection at the high voltage level and manage the flow of electrons across the transmission line. Limitations exist at the distribution substation essentially at the point where the transmission system turns into the distribute system at the substation. We agree to post a decommissioning plan and performance guarantee as set forth in our documents that we agreed upon with Nabb solar application. What is the reason for leaving the 34.5 KV cables in the ground, can we remove them ? David Capparelli stated the KV cables can be removed from underground.

David Capparelli did an A study concerning glare of air traffic, uses software to help detect yellow glare that can be harmful to the airplanes at the airport. There is a policy Wise owner, solar project on airports, software that determines glare.

Chairman Gallaher repeat previous statement that was made, “Substations switching station will eventually be owned by ace”. How are they subject to your decommissioning plan that was not brought up within that project, in other words they committed to decommissioning being responsible for the demolition of just one stationary?

The substation will be owned by us of course the protective gear and the main transformer that would be subject to the decommissioning agreement, switching station will be on land that will convey to Atlantic City electric and typically in the decommissioning plan would not cover the switching station.

Tom Roesch on overall ariel view on exhibit A1 a triangular shaped property it borders the Southwest of buckshutem Rd the northwest of dividing Creek Rd and it borders the Eastern silver run Rd the site itself is about 689 acres the land presently is primarily farmland with some woods along some of the street perimeters in between some of the farming areas as well as on the eastern portion of the site. Exhibit A3 is an overall site grading and landscape plan of the proposed project. The solar arrays are grouped in modules. There are 600 ft wide gravel driveways for maintenance vehicles can access. The modules are separated by 40 feet to 20 feet separation as an access point into the site from buckshutem Rd. The switching substation sit back 100 feet from the road and located next to the electrical lines. Surrounding the property will be a 6 foot black chain link fence with 1inch barbed wire attached to the top. Encircles all of the improvements along the roadways and the interior areas. The substation will be located 100 feet off the interests of buckshutem Rd on the left side there will be a gate you will need to enter after entering the gate all the various points within the project site are available.

Chairman Gallagher would like to know if the solar company discussed access points with the fire Department and if not, make it a condition to request approval from the Fire Chief.

Buckshutem Solar agrees to this condition. There will also be lock boxes so that emergency vehicles can get in and we be noted on the general note on the plan.

Storm water project is a large area that actually has 10 different distinct drainage areas of various sizes that range from 6.5 to 352 acres. Stormwater management facilities were not required for eight of those ten areas as it was demonstrated because most of the land is farm area. They have a hydrologic cover that has higher runoff properties than the proposed solar facilities, pasture condition. The exception of small drainage areas one in where the peak rate reduction was small and another area there was no existing discharge on the other six drainage areas had two year storm peak rate reductions from the existing condition to their proposed condition between 26% and 66% and regarding the residential areas that are down at the bottom portion of the property along silver run Rd and buckshutem run off at rates less than the existing will go in the same direction as existing conditions or be directed to the new basin, leaving no detrimental impact to the surrounding areas. There are two drain areas along buckshutem Rd where the proposed rate of runoffs initially is greater than the existing. The plan calls for storm water basin in those areas to infiltrate the excess runoff and release rates at less than the allowable of two, ten- and 100-years storms. The ground coverage that is proposed is a friendly mix called fuzz and buzz. The wildflowers next should not require any mowing. They are good for the bees and will get up to a height of about 2 feet, not affecting the panels. There is no significant change I'm not ISO elevation of the property. There is minor grading just to smooth things out. In the supplemental areas there will include Norway, spruce, red cedars, red maple, white pines, and some flowering shrubs. This will soften the visual impact of the vegetation areas.

The application for the stormwater is in compliance and was filed February with storm water regulations on March 1st, 2021. The Pennoni engineering report, letters at B, C, E and G do not apply to this project, all other letters under storm water review, we comply with revised plans. The applicant will complete an application to the Department Environmental Protection for a letter of interpretation to buffer determination of those areas.

Exhibit A-3 The gray area on the Eastern portion of the site is where the panels and the electric panels will be installed, and the white area is the remaining 300 acres undeveloped land. The blue area is wetlands.

Exhibit A-8 show the closest residential property or residential dwelling about 197 ft from the clear areas, all other properties are 700 ft away, and along Buckshutem is 247 ft away.

Bill McManus worked on lots of solar energy facilities mostly minor ones, for example rooftop mounts, parking lots, schools, and churches. I'm part of the project team working on application Buckshutem solar. I'm familiar with the requirements in the municipality's ordinance in section 30-46, it was adopted 2 years ago. The site plan requires the plan submission of certain documents and conditional use, such as under section 30-183.1 of the City of Millville ordinance. This application is in an LC Conservation Zone which allows, principle use within the zone include agricultural, public education, cultural facilities, museums, libraries, and single-family homes on 2acre lots. The conditional uses allow hospitals, clinic, nursing homes, and resource extraction. The Municipality added an additional conditional use that allows solar of a minimum size of 200 acres. Mr. McManus feels they have met all the conditions, standards, and

dimensional bulk standards of the conditional use permitted. Dimensional standards are 200 acres the indicated acres are 689. Solar panels must sit back 75 ft at minimum we are 100 ft off the edge of the roadway. The panel height cannot exceed 20ft, they average between 13-17 ft when final design is done. 30ft perimeter landscape buffer, which we proposed in certain locations where 312 acres that will not be disturbed. The ordinance allows up to 80% we are at 15%. Where the buffer required supplemental, we agreed to provide. They will be located off Buckshutem Road in front of the substation and additional areas down adjacent to the residential homes, and around the roadways. No sidewalks are required off the three roadways, but the County wanted the applicant to grant some additional right of way. We granted additional 12fts of width. The County. For the additional right away flood hazard areas that, we have to stay away from per GAP requirements. No additional traffic will be generated to this area. The fence will be 6ft in height and 1 inch of barbed wire on top surrounding the periphery and surrounding the substation. The small shed that are on the property line can be left there, no reason to move them er the owner. Sheds are located 8-2 lot 16.01 and lot 24.

Srinidhi Lyengar provided the final substation design plans and prior to the construction of the substation. A concrete pad has been requested and is customary. Consistent with generally Accepted Standards and practices that apply when designing a system of this type needs a concrete pad for all equipment inside the substation. Gravel will be used in other areas. Potential shock hazards are throughout the site to prevent measures and operational procedures for employees to prevent hazardous situations. Substations will be designed with appropriate minimum clearance as described in the national electric safety code to promote the safety of utility workers and the authorized personnel and consistent with the requirements. An aforementioned code, A permit fence around the substation is designed to keep all unauthorized personnel away from any electrical shock hazard or any energized equipment and what is the standard for the size of the fence that is recommended in your profession around the subsidies? a minimum of 7 ft. Around the outlining solar panel field, the fence recommended is 6 feet with 1 ft barbed wire. The second containment as required by SPC regulations which has a spill prevention control and countermeasures. which also follows the federal requirements of the US discharge control encounter measurement plans. The owner will provide a concrete containment around the transformer that should be able to contain all the oil in case of a leak. Which is designed by the National Fire protection Association standards oh Chris standards that are typically an regularly employed for a facility such as this years' experience. Overhead lightning is provided so that you have opportunity elimination levels for all the equipment any fade out as you get closer to remote areas within the substation and the lighting will not have any wash across the public roadway. All substations will have a road access and both access plans are shared according to the National Fire protection Association with the local fire inspector, so the emergency exit an entry point plans into the substation. Security signs will be put around perimeter of the fence.

The board recommends the applicant receiving approval from the fire chief, City off Millville. We agreed with paragraph 5 on page 14 of the Nabb Solar Resolution 05-2021, which says the issue of posting a reclamation bond is resolved that the applicant shall flowing the restoration bought at year 15 or net value of zero.

Comments from the board

Wayne Caregnato- is there a special test from the FAA needed for the glare?

David Capparelli states the FAA rules regulation standard 14CFR part 77 terms obstructions and hazardous for air navigation, we looked at all parts that we have onsite and surfaces that extend out 20,000ft, which is beyond the runway.

Steve Nehmad is asking the board for a variance regarding the 7ft fence with 1 ft barbwire around the substation and the perimeter.

Jay Laubengeyer would like to clarify how much clearing to the forest area site?  
The width of the buffer, you assume the DEP is going to require around the wetlands.

Bill McManus states approximately 69 acres of South Eastern portion of the property.  
Isolated 50 ft 150ft elsewhere.  
53 ft is the height of the substations including the lightening rod.

Frank Harris Pennoni Engineering- asked about direction signs to help emergency vehicle not get lost.  
The applicant agrees with this recommendation.

Chairman Gallaher opens the public portion.

Nathan sworn in the following:

Steve Kroenberg-1499 silver run Rd lots 20 and 20.1. Do not want the project to take away from a wooded area, environmental impact on the area is important, overhead lighting shining into residential windows, and will it impact our health?

Danielle Carroll-1401 silver run Rd Do the panels stay or remove after 30 years? Does the land get restored? Will this supply electric to 11,000 homes? If I decide to sell will my home lose its value? Worried about the animals. Will the nature trail be affected, and will the River be affected?

Ed Kalinowski- OE local 825 supports the project. It will bring jobs to the construction workers.

Vice-chairman Edward Kasuba made a motion to close the public portion of the meeting and was seconded by Commissioner Udalovas. All present voted yes.

Chris Dochney-CME Associates Planner, I don't disagree with the general intent but section 30-155 the buffer width requirements is not just a general statement it is also within 30-183.1 specific solar energy reference section very specifically as an industrial use the actual number item is 14 under 30- 183.1 You are 75 ft away in a few areas. Setbacks requirements for the solar panels and the reviewers in the southern end. Panels are sent. The fact that we do not meet that portion of the buffer requirement I don't know why the buffer requirements was even included in this ordinance when you already have a specific 30-foot buffer requirement.

Michelle from city engineering- I believe the 30-foot minimum buffer proposed is fine as long as it filled out and landscaped accordingly to the plan the revised provided by Pennoni in their report.

Nathan the applicant requests for preliminary and final site plan approval will be approved with variances for fence height to be allowed to the 7-foot chain link mesh thanks where the 1 foot of barbed wire and the perimeter and substation surrounding which will be coded in black vinyl.

the waiver thought would be granted as to the scale of the plan another checklist items that the size of this project into handle graphic waiver of sidewalk.

termination might require a waiver of any buffer and exceed of 30 feet as requested tactical waiver.

The applicant will comply with the engineer and the planner comments and reports, further request after built out to determine if it is necessary to add digital buffering to accommodate residential neighbors' concerns. they have also agreed that a decommissioning that they in accordance with the terms that were set forth in the project including the removal of all improvements including those underground cabling, which were originally designed to be or described to be left. In addition, that agreed to add internal signage to provide for safety and access for fire and rescue, vehicles and others. The scope of the relief and the representation that were made today.

Wayne Caregnato made a motion to approve as the attorney described and Mayor Santiago seconded the motion. All present voted yes.

### **Discussion on cannabis resolution #108 -2021 City Commission to planning board for us to look at.**

Commissioner Udalovas wanted to clarify what the concerns were that were expressed regarding the distribution and the class for specifically? I know that you had mentioned specifically an I'm only relaying information that the Commission has received by way of this a solicitor also is that one of the concepts in the components of proposing the permitted use that zone in particular for just for license and restricting it only those four class license was to be created as I know there some of our board members had mentioned a very inviting atmosphere for the city of Millville for specific manufacturers cultivators who do have license within the city of work within the state of New Jersey. To also promote the fact that the permitted use point diminishes the possibility of the manufacturer to go before a board to seek a variance that would require 5 affirmative votes. That was one of the conceptions and I'm simply relaying that to the public into the board this evening that was taken into consideration regarding the difference between the permitted use or the conditional use and that it was relayed to me by the city solicitor.

Chairman Gallaher does think it should be conditional use in the industrial areas. The industrial zones are inside the boundaries and we would want to understand the security measures that would be in place and what sense since wherever it may be is, which we can manage better conditional use as long as we're not having retail sale it's just a class for aware it's essentially business to business transaction.

Yazmin City's planning trainee we should also look into the different buffers and think about the different zones. like facilitated conversation regarding bat because I know that on the NJ LM to something that popped out to me. cannabis facilities can operate, and they are committed within the 1000-foot free drug zone. I would also want to discuss how we want to go about that for our city in particular.

Nathan we were looking at this as an ordinance, a resolution form which has not been adopted apparently, we don't have the urgency of having to consider on, after first reading and before second reading but were advise that the first reading is likely to be June 1st and the second reading would be the day after our June 14th meeting. So, the Commission is suggesting that the one zone allowing the industrial zone to permit the manufacturing, pharmaceutical, cosmetic zone be permitted, would be appropriate for the cultivating Class 1 manufacturer Class 2 and the wholesale class 3 and distribute class 4 would you be consistent with that?

The board member decided to have a special meeting to discuss the rules and regulations needed for the zoning ordinance for the Cannabis facilities to operate in the City of Millville. Giving the public an opportunity to voice their opinion.

Edward Kasuba made a motion to have a special meeting June 7<sup>th</sup> to discuss Cannabis establishments within the City of Millville and seconded by Larry Malone. All present voted yes.

The board also discuss coming back to in person for the meeting; June 7<sup>th</sup> meeting will be held virtual.

#### **OTHER BUSINESS:**

Yazmin Moreno, the new Planner Trainee for the City of Millville was interduce to the Planning Board.

Municipal Treatment for municipalities pertaining to A-27, A-1897 and S-3454

Commissioner Udalovas with the help of Michelle Baker, City assistant Engineer has ensured that we have all the information needed for tonight's meeting and a link has been included on the agenda. The links were made public, and it was at the recommendation of our board solicitor. So, utilizing the link and speaking exactly what our municipalities are considering with the new legislation that has taken place. The August 22nd of 2021 entails that an ordinance that had not been passed to date since the adoption of this legislation includes any municipal ordinance that would have taken place before, it is adopted by the Senate and the assembly with no longer be in effect and a new ordinance would need to be adopted. We seek from various neighborhoods municipalities that there are different approaches to the legalization of cannabis four different municipalities that are following recommendations to utilizes a sample opt out ordnance which means that the option to not consider this within zoning. It does not limit the availability of delivery of cannabis. We will need to make a decision by August 21ST 2021 to establish according to NJ LM specifically city as the deadline for municipalities to take action if no action is taken. This would open up our zoning ordinance to be eligible to include any of the distribution,

manufacturing, or retail facilities for adult use cannabis but, it would be completely separate and aside from medical cannabis facilities that may have been provided as presented previously. If no action is taken within 180 days, that August 21st mark will be the action in which the city and the municipality would be subject to those operations. Completely eligible to take place there also is a provision that once a municipality permits a cannabis establishment or distributor, operations in the community, that action remain valid for five years after the five-year period. Municipality has another hundred-day window to prohibit or limit cannabis operations. The board solicitor, Nathan VanEmbden has been researching and has brought to the attention of the Commission to seek out census. City solicitor Brock Russell has also been researching and learned more about those legislation. We hope that the planning board will weigh-in regarding the zoning ordinance, if this is used that the planning board believes should be permitted and under which circumstances and gather as much feedback when opening to the public comment portion as possible. The discussion of the cannabis will not be limited to April's meeting but will flow over into May's meeting to ensure that we cover all topics thoroughly. Chairman Gallaher would like to take in consideration that these cannabis facilities can be in any zone area. Including a drug free school zone. Because cannabis is no longer considered a drug, so it sets off a red flag by us taking no action.

Nathan states letting the circumstance of board application of prevailed when you do act. You are limiting yourself to a restricted news up to five years when a period where you have to live with whatever decision you made, and make sure you did it right because you can't change your five-year plan. If you want to get a handle on what the legislation has approved, you may want to consider establishing zones that will allow this sort of facility to exist. For an example we can designate the industrial zone as being fertile ground for the facilities that would be discussed here. If you do nothing, you're opening up the Cities to difficult uses, in almost any scenario. If you do something, at least you control it and that's what direction I'm thinking it should be. Nathan suggests back we do some more research and see what other municipalities have gone through. Think about which sections of the city you do or don't want this facility to occur High Street, Main Street, commercial section, residential sections, industrial side, churches, and etc.. any places you do not want this to occur has to be stated. The cannabis tax will have the nature of and the enforce ability as a property tax. If the tax is not paid the delinquency shall be collectible in the same manner as the delinquent Realty tax, therefore a lien establishment against the property.

Mr. Edward Kasuba support Nathan and chairman Gallaher statements 100%. But might a little more of a conservative approach work, allowing us to expand as we go? Having a conditional use rather than a committed use give the board a little more control over the implementation of these businesses. Nathan states that are a good tool to have. It means everyone who is seeking a use must prove it and must come before the board to prove they met the conditions. Allowing to operate in the zone and the district in the manner in which they propose, creating some greater level of scrutiny.

Mr. Larry Malone says the cannabis is a great thing for the city if we are marketing the city, we need to be accepting more businesses for job opportunities.

Mr. Wayne Caregnato agrees with chairman Gallaher that a great place to start is in the industrial zone.

Commissioner Udalovas recommends that we should have a comprehension approach to what our municipality is going to take by the way of a direction , my interpretation of all of my research and what I have gathered from other professionals is that the opt in and the action that you take prior to August

21st would be as it stands and I think that is caveat to opting in is also recognizing that you are at that point set for five years with the ability to re-examine after the five year mark and then you have 180 day. Whether that pertains to a case-by-case basis. We should have an application in that time and that an establishment should be in effect for five years just that establishment. Then you can re-examine after 180 days weather different then the approach of what we have adopted in our ordinance. The opting out that provides cities that timeline or by the time that you may utilized to make a more detailed approach to how your municipality decides to act on it. Opting out first prior to August 21st, that is how the municipality would mean it would maintain control about how to phase it in gradually, where to some restrictions that overtime can be re-examined. If a municipality opt out, it does not mean that they could not opt in. Emotion for opting in by having an ordinance on first reading a month later it is when you are opting in and that ordinance takes effect prior to August 21st will be the action. By opting in you specify it is a permitted use or conditional use, and those are the terms by which the municipality would be bound to. Whereas if you were to opt out initially, it would provide you additional time to prepare your approach to it whether it's be more restrictive whether it's viewing other ordnance that take place etc. Commissioner Udalovas would not advocate at this moment for either approach.

Chairman Gallaher has opened the public portion for comment.

Tamara Isajiw has been sworn in by Nathan- Tamara shares her considers about the cannabis: the odor, the pricing of buying the street versus a facility, and what zone? A less populated area? Make sure it's very far from school zones, halfway house, drug rehab center, and daycare. Smoking marijuana outside the facility. It would be nice to bring more business to the City, but we really need to make good decisions on where it needs to go. She is for opting out and later add opt in.

Chairman Gallaher would like to close public portion.

Edward Kasuba made a motion to close the public portion and seconded by Mr. Malone.

Chairman Gallaher would like to continue this decision on May 10<sup>th</sup> meeting and invites the public for further participation. Two topics of conversation- Go through the land use ordinance, noted two different zones the facility would be a good fit and what type of condition are the type of requirements for that area?

With no other further business, Mr. Edward Kasuba made a motion to adjourn and was seconded by Commissioner Udalovas

Respectfully submitted,

Kristine Klawitter, Zoning/Planning Secretary