

The Planning Board of the Village of Montebello held a meeting on Tuesday, January 13, 2009 at the Village Hall, One Montebello Road, Montebello, New York. Chairman Rubin called the meeting to order at 7:20 p.m.

PRESENT

Al Rubin, Chairman
Michael Iatropoulos
Tom Campbell
Anthony Caridi

OTHERS

Robert Geneslaw, Village Planner
Martin K. Spence, Village Engineer
Ira Emanuel, Deputy Village Attorney
(left 7:54 p.m.)
Warren E. Berbit, Village Attorney
Brian Brooker, Brooker Engineering
Debra Mastroeni, Village Clerk/Treasurer

ABSENT

Jane Burke

Member Iatropoulos made a motion to approve the Minutes of December 9, 2008, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Manhattan Beer Distributors (10 Dunnigan Drive) – Continuation of Public Hearing on Amended Site Plan

Application of Manhattan Beer Distributors, 400 Walnut Avenue, Bronx, New York 10454 for approval of an amended site plan entitled Manhattan Beer Distributors consisting of 5.6111 acres located on the east side of Dunnigan Drive approximately 1,700 feet from the intersection of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.7, Block 1, Lot 11 in a PI Zone.

Present: Mike McCarthy, Senior Vice President
Andrew Berger, Landscape Architect

Mr. Berger submitted a letter dated January 13, 2009 agreeing to comply with the conditions listed in Martin Spence's letter dated January 9, 2009.

Applicant agreed to remove the fence between 10 and 20 Dunnigan Drive.

Applicant agreed to a supplemental planting plan to buffer the Thruway as well as additional plantings of spruce and arborvitae to buffer the trash pad coral. The additional plantings are not to impede the existing landscaping. Ornamental grasses and low landscape will be added to the

triangle space adjacent to the parking area to screen it from the Thruway. Plants have been added to buffer the bridge and walkways.

Village Engineer, Martin Spence stated that Mr. Berger agreed to comply with the continuation of street trees along the west side of the building, between the curb and the building itself. Trees can be added to the east and west side of the building also and the curbing is to be corrected.

Chairman Rubin asked that the pot holes be filled in on Dunnigan Drive. Mr. McCarthy responded that they would address that as part of their Adopt-a-Road program.

Mr. Spence discussed the need to add one more handicapped space; stripe the zone to provide a safer walking area; provide additional sidewalks and separate entrances for office staff and warehouse staff.

Discussion continued regarding cars and trucks entering and exiting. Mr. McCarthy assured the Board members that the truck traffic is physically kept away from the cars, noting that this is not a retail environment.

Mr. Spence stated the handicapped parking is not ideal. He would rather the location of the ramp be moved to the south area.

Mr. Berger is willing to try and reconfigure some of the parking spaces, three down by the south ramp and two north.

Member Campbell is concerned about the location of the dumpster in relation to the handicap parking spaces. He asked if trash pickup time is prior to the opening of the building.

Mr. McCarthy replied that the carting is done before or after hours.

Member Campbell is concerned with the curb cut on the west side needing to be filled in and the fence is still rusty.

Mr. McCarthy responded that he will have the curb cut repaired and have the fence repaired and painted.

Member Campbell questioned if trucks will be driving through the building and is the floor and ventilation adequate?

Mr. McCarthy responded that the building came with ventilation and skylights; already equipped to handle trucks, they will be adding more ventilation.

Member Campbell questioned the longevity of the asphalt path, noting that it would normally last about 6 or 7 years.

Mr. Berger responded that the path should last 15 - 20 years if the sub base is put in properly.

Mr. Spence stated that the asphalt should be 2 - 3 inches thick.

Member Iatropoulos brought up the memo from Brian Brooker of Brooker Engineering, representing the Village of Airmont, concerning increased traffic on Airmont Road and the noise from trucks idling.

Mr. McCarthy stated they will shuttle products between the buildings during the day. Trucks will not be idling at night. The truck traffic will be unlike the prior moving business that occupied the space. Truck traffic will be between the hours of 7 a.m. and 4 p.m.

Mr. Spence discussed improvements to the south side of Dunnigan Drive, having a buffer of trees and landscaping taking into consideration the railroad right-of-way and the Village right-of-way.

Chairman Rubin opened the Public Hearing to public comment.

No one wishing to speak, at 7:52 p.m. Member Iatropoulos made a motion to close the Public Hearing, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Deputy Attorney, Ira Emanuel read the Resolution into the record:

Resolution PB - 01 of 2009
Granting Approval of an Amended Final Site Plan entitled
“Manhattan Beer Distributors - 10 Dunnigan Drive, Suffern, New York”

WHEREAS, an application for approval of a Final Site Plan entitled “Manhattan Beer Distributors - 10 Dunnigan Drive, Suffern, New York,” consisting of 14 sheets, dated 11-12-2008, last revised 12-19-08, has been presented by Manhattan Beer Distributors; and

WHEREAS, pursuant to the implementing regulations of the New York State Environmental Quality Review Act, at 6 NYCRR §617.5(c), this project qualifies as a Type 2 action, in that it is the construction or expansion of a non-residential structure involving less than 4,000 square feet of floor area and not involving a change of use or a use variance; and

WHEREAS, since the project qualifies as a Type 2 action under SEQRA, it is exempt from the moratorium provisions of Local Law No. 6 of 2008; and

WHEREAS, on December 9, 2008, the Rockland County Planning Department recommended modifications to the proposed site plan; and

WHEREAS, a public hearing on this application was held, pursuant to due notice, on December 9, 2008, and January 13, 2009;

NOW, THEREFORE, BE IT RESOLVED, that the Amended Final Site Plan presented by Manhattan Beer Distributors, entitled “Manhattan Beer Distributors - 10 Dunnigan Drive, Suffern, New York,” dated 11-12-2008, last revised 12-19-08, consisting of 14 sheets, affecting premises known as Section 55.07, Block 1, Lot 11 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. Rockland County Planning Department conditions as stated in its memorandum dated December 9, 2008;
2. Applicant shall comply with the requirements of the December 6, 2008 and January 9, 2009 memoranda from Martin Spence, P.E., the Village Engineer; and
3. Applicant shall relocate two handicapped spaces to south end of parking area against the building in consultation with the Village Engineer;
4. Applicant shall work with the Village Engineer to add landscape buffering to south side of Dunnigan Drive opposite its' site; and
5. All other site plan requirements set forth in the site plan regulations of the Village of Montebello, and all conditions of any previously approved site plan affecting the subject premises, to the extent they are not expressly contradicted by the approval herein granted.

Motion: Michael Iatropoulos

Second: Tom Campbell

Upon vote, the Resolution carried unanimously.

Emerald Pines - Public Hearing for Final Subdivision and Wetlands Permit

Application of Rockland Estates Homes, LLC, 301 North Main Street, New City, NY 10956 for approval of a Final Subdivision Plat and Wetlands Permit entitled Emerald Pines consisting of 4 lots from 10.127 +/- acres located on the North side of Viola Road approximately 600 +/- feet west of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.05 Block 1 Lot 17 in a RR-50 Zone.

Present: Linda Dimick, Owner/Applicant
Andrew Atzl, Atzl, Scatassa & Zigler P.C.

Chairman Rubin stated there are major modifications of the site plan involving water run-off of the property downstream and asked that the applicant update the public.

Mr. Atzl responded that they re-analyzed the entire site for storage and water quantity; detaining water on site is not beneficial to the Village or the owner. Mr. Atzl submitted a report entitled: Hydrologic & Hydraulic Analysis and Preliminary Stability Evaluation for Emerald Pines Dam, dated January 2009 prepared by Ray Ahmadi, Ph.D., P.E. of Atsl, Scatassa & Zigler P.C.

Mr. Atzl discussed the details in the summary memo which included the seepage pits would treat the water quality; roadway surface water would flow to the ditch to the north and the pond to the west disallowing additional water to the site. The detention basin on Lot 1 was eliminated. This also allows for the removal of the proposed detention pond in the wetlands area on Lot 3

diminishing the disturbance of the wetlands. They still require a certain amount of wetlands disturbance for crossings and the wetlands and the stream area to the north.

Chairman Rubin noted that the last plan had two detention basins, this plan lets water run freely into the streams and going downstream. Chairman Rubin was concerned that this may create a problem, not detaining it and allowing it to run where the upstream water joins it.

Mr. Brooker responded that the report the applicant put together outlines the entire drainage basin and they compiled a scenario with water entering quickly including run off from the roadway.

Mr. Atzl noted that they are also looking at modifications to the dam, the way it discharges water.

Mr. Brooker will completely evaluate the new report submitted this evening and will prepare a summary for the Board members of his findings. He informed the Board that the applicant still has not met the necessary standards regarding the 15' height and storage under 3 million gallons. Too small for review by Dam Safety, Village will be responsible for review. A stream disturbance permit would be required by the DEC.

Mr. Atzl noted that the upper dam is in disrepair and would also require a permit by the DEC. He assured the Board that all safety issues would be properly addressed.

Member Iatropoulos referenced the letters from Rockland County Highway and Rockland County Planning Department and how those issues would be addressed.

Mr. Brooker responded that prior to those letters being received he had already sent letters to this Board regarding most of the issues.

Mr. Atzl addressed the County Highway letter issues and stated that they will comply with them.

Mr. Geneslaw questioned if the wetlands disturbance falls under the jurisdiction of the Army Corp of Engineers?

Mr. Atzl stated they have received Army Corp jurisdiction determination; waiting for the DEC.

Mr. Geneslaw noted the Army Corp determination is good for 5 years from October 2003.

Mr. Atzl stated a new one issued on December 24, 2008.

Mr. Geneslaw stated after preliminary was granted, the applicant requested an extension of time on the Stream & Wetlands Permit to re-evaluate the changes, have those changes been submitted?

Mr. Atzl responded that they are part of the resubmission for final approval.

Mr. Geneslaw noted that the application should be checked for those changes.

Mr. Berbit concurred with the Applicant and the Board regarding the 13 items mentioned in Brian Brooker's second letter of December 8, 2008; the Rockland County Planning Departments letter received January 8, 2009; the Rockland County Highway Department letter received yesterday, January 12, 2009, need to meet all other requirements. Mr. Berbit noted that there should be a map note regarding the historic dwelling on Lot #1 to remain, any alterations of the exterior of the existing structure necessitating the issuance of a Certificate of Appropriateness by the Historic Preservation Commission pursuant to §195-60J of the Village Code.

Member Campbell questioned the western line of the regulated area showing a 50' barrier, believes it should be 100 feet.

Mr. Atzl responded that it is 100' by a DEC controlled stream, not wetlands.

Discussion regarding the delineation of rivers and streams shown on the US Quadrangle maps.

Mr. Brooker stated that blue indicates a stream on the US Quadrangle.

Mr. Emanuel will further research the DEC delineation of waterways.

Chairman Rubin stated that initially the proposal was for 5 lots, one was a flag lot, the Board is now allowing 4 lots because of the wetlands & stream, and questioned if the building envelope has been changed?

Mr. Atzl stated “no, only changes in drainage”.

Chairman Rubin opened the Public Hearing to public comment.

No one wished to speak.

Member Campbell made a motion to adjourn the Public Hearing to February 10, 2009, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Discussion ensued that the applicant would not likely be ready for the next meeting. Chairman Rubin stated that the matter would be adjourned again at the February meeting, if need be, understanding that to be at the applicant’s request.

Member Iatropoulos would like an abstract of the dam report from the Board’s professionals with a summary of the pros and cons and recommendations for the Boards consideration.

Mr. Geneslaw noted that the Planning Board approved a Negative Declaration under SEQRA and preliminary subdivision approval in October 2007, this submission should be for Final approval only, considering tonight’s hearing as preliminary final. Suggest re-doing SEQRA declaration with new stormwater solutions and comments from professionals. Do final when this is completed.

Fant Subdivision - Public Hearing for Reinstatement of Final Subdivision & Wetlands Permit

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977 for reinstatement of Final Approval for a Subdivision Plat and Wetlands Permit entitled Fant Subdivision consisting of 18 lots from 32.94 +/- acres located on the east and west side of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2 in a RR

Present: Michael Klein, Esq. - representing the Applicant
Marsel Amona – Owner/Applicant

Mr. Klein acknowledged that the subdivision approval has expired and is asking the Board to approve an extension as everything is exactly as approved, no changes.

Chairman Rubin discussed Mr. Spence’s letter dated January 12, 2009.

Mr. Amona submitted the green cards from mailing notification for the public hearing.

Chairman Rubin opened the Public Hearing for comment.

No one wishing to speak, at 8:33 p.m. Member Caridi made a motion to close the Public Hearing, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Chairman Rubin read the Resolution into the record:

RESOLUTION PB - 02 OF 2009
Reinstating Approval of a Subdivision Entitled
“Fant Property.”

WHEREAS, a subdivision plat entitled “Fant Property” dated November 14, 2006 last revised July 18, 2007, affecting premises designated as Section 49.17, Block 1, Lot 2 on the Tax Map of the Town of Ramapo, was approved by this Board at its meeting of September 11, 2007, subject to a number of conditions; and

WHEREAS, a revised final subdivision plat bearing a last revision date of November 14, 2007, was approved by this Board at its meeting of December 11, 2007; and

WHEREAS, the applicant failed to timely file the revised final plat in the Office of the Rockland County Clerk, and this Board’s approval therefore expired; and

WHEREAS, the applicant has resubmitted the revised final plat which was previously approved by this Board, without any changes; and

WHEREAS, there have been no significant changes in environmental conditions in the area previously reviewed by this Board in connection with this project; and

WHEREAS, a public hearing was held pursuant to due notice with respect to the request for reinstatement.

NOW, THEREFORE BE IT RESOLVED, that the revised final plat entitled “Fant Property” dated November 14, 2006 last revised November 14, 2007, affecting premises designated as Section 49.17, Block 1, Lot 2 on the Tax Map of the Town of Ramapo, previously approved by this Board, be and hereby is re-approved and reinstated, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Village of Montebello, subject to the following:

1. Rockland County Planning Department conditions as stated in its memoranda dated August 8, 2007, and December 11, 2007.
2. All conditions of this Board's conditional approval of this subdivision dated September 11, 2007, to the extent they are not inconsistent with the plans hereby approved.
3. The water line shown on the plan will not be constructed and shall be removed from the plan. The easement width for the sanitary sewer line across lot 10 shall be reduced to 15 feet and shall be in favor of the Town of Ramapo.
4. This Board reaffirms its finding that, based upon studies previously conducted, there is a need for additional park and recreation land within the Village, that this need shall be increased as a result of the increase in population which will result from the proposed project,

and that there is insufficient land available in the premises to be subdivided to warrant setting aside a portion thereof for parks or recreation, and therefore directs that money be paid to the Village in lieu of land in the amount set forth in the Village's Schedule of Fees.

5. Signature of the Chairman of the Rockland County Drainage Agency pursuant to the requirements of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

Motion: Tom Campbell

Second: Michael Iatropoulos

Upon vote, the Resolution carried unanimously.

Monsey Jewish Center – Application for Amended Site Plan

Application of Congregation Shaarey Israel, 18 Montebello Road, Montebello, New York 10901 for approval of an Amended Site Plan entitled Monsey Jewish Center consisting of 5.53 +/- acres located on the west side of Montebello Road approximately 1,000 feet north of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.19, Block 1, Lots 48 & 49 and Section 55.07, Block 1, Lot 1 in a RR-50 Zone.

Present: Barry Haberman, Esq., representing Applicant
David Kwilecki, Applicant

Mr. Haberman explained that the applicant would like to eliminate the construction of the curbed island at the rear of the building as it makes it difficult for vehicles to maneuver through that area. The applicant would prefer to stripe the area and would not allow cars to park on it. They would also like to remove, from the plan, the sidewalk in the rear portion of the property that would connect to the parking lot owned by Empire Executive Plaza. Installing the sidewalk would require building on property not owned by the applicant and applicant has been unable to receive the approval of the property owner to do this. If the neighboring property owner does not approve this it would be a hardship, therefore, they are requesting to remove the sidewalk from the plan.

Mr. Spence provided a memo to the Board dated January 12, 2009 noting that the curbed island provides traffic control separation between the travel lane and the drop off lane, some safety aspects are involved. In his memo he offered options for the Board to review; decrease the length of the island; install significant ballards that lock in place to prevent access but that can be removed at select times.

Member Campbell agreed with the applicant regarding the curbed island change, sees value in striping the area, should be painted to hold up for a long period of time.

Chairman Rubin voiced a number of concerns for the safety of the congregants. The concept of walking areas was promoted by the applicant, unsure how congregants will access the site if parking outside of the temple area. Chairman Rubin is also concerned with cars stacking on Montebello Road while making a left turn into the facility on days other than High Holy days. He suggested trying out the striping and no sidewalk for a year after the Certificate of Occupancy is issued, the Village can revisit this if safety is encroached upon during that period. He also suggested reinstating the no left turn into the Temple from Montebello Road for one year. The Board prefers access to the Temple through Executive Boulevard.

Mr. Berbit suggested instead of striping they may consider using a traffic calming surface such as a raised pavement in that area.

Mr. Haberman stated emphatically for the record that a traffic study was done and there was zero impact on Montebello Road from this development. Report said there were no safety issues; it is unfair to applicant to address this matter again.

Chairman Rubin noted that it was the desire of the Board at that time to incorporate that into the final approval and it was missed. Chairman Rubin asked the Village Attorney, Mr. Berbit, if cars were to be stacking on Montebello Road on a normal Friday night or Saturday morning, theoretically causing a traffic disturbance to the community, would the Village have the ability to impose restrictions upon the Temple.

Mr. Berbit responded that he would prefer to answer attorney/client privileged but noted that health and safety issues always override.

Chairman Rubin concurred that we should always be guided by safety, would rather revisit after a year than impose now.

Mr. Haberman had a difficult time agreeing to the one year trial period.

Chairman Rubin recommended that for a period of one year allow traffic to make a right or left turn from Montebello Road on non High Holy days. In the event that traffic is stacking, the Village will revisit and possibly disallow any left turns.

Discussion on the sidewalk continued, Mr. Berbit asked if the 50' walking path was a condition and how was that agreed to if it could not be effectuated?

Mr. Haberman responded that they agreed to the use of the neighbor's parking lot, it was our error in showing a sidewalk on the approved map without getting the property owner's permission first.

Member Campbell questioned if there is a sidewalk along Executive Boulevard?

Mr. Haberman responded, "no".

Member Campbell noted that this creates difficulty in complying with that condition, but he is not inclined to take away the sidewalk feeling that may cause people to park where they should not be parking.

Mr. Haberman added there are two parking lots owned by different companies, the one further away is the one that gave permission for the overflow parking. There is a grassy divider that people can walk over from parking lot to parking lot.

Member Caridi questioned how traffic will be addressed on days when an event is held?

Mr. Haberman responded that the entrance from Montebello Road is closed on high holidays as would be the case for a large event. Signage to use Executive Boulevard would be posted, security guards would be posted to prevent entrance or exit and we expect the congregants to abide by the rules.

Member Iatropoulos reminded the Board members that a proposal was made by the applicant to obtain an official agreement from the abutting property owner to utilize their parking lot.

Mr. Haberman assured the Board that he would use his best efforts to try and get approval from the neighboring property owner for the pathway.

At 9:25 p.m. Member Iatropoulos made a motion to close the public hearing, seconded by Member Caridi. Upon vote, the motion carried unanimously.

Resolution PB - 03 of 09
Granting Approval of an Amended Site Plan entitled
“Congregation Shaarey Israel” formerly “Monsey Jewish Center”

WHEREAS, the Applicant, Congregation Shaarey Israel, formerly Monsey Jewish Center, in an application to the Planning Board dated December 23, 2008 , sought to amend its site plan entitled "Monsey Jewish Center" and dated July 13, 2006; and

WHEREAS, said Applicant sought the elimination of a concrete sidewalk it was to construct on a neighboring property to create walking access to remote parking, and also to eliminate a curbed island behind the building; and

WHEREAS, the Applicant was represented by Barry Haberman, Esq. and David Kwilecki ; and

WHEREAS, the Applicant demonstrated that despite its prior expectations, it may not be able to get the abutting property owner to permit the construction of a sidewalk to access that property owner’s parking lot which is needed for overflow parking, especially on the High Holy Days; and

WHEREAS, Applicant has demonstrated that the rear, curbed island, serves little purpose, and may impede truck deliveries; and

WHEREAS, given that ingress and egress were involved in the application to amend the site plan and due to the Planning Board's ongoing concern, and after full discussion, the Applicant has agreed to monitor vehicular access by turning left from Montebello Road at non-High Holy Day periods, such not being permitted at all on the High Holidays, over the first year of operation of the Temple due to concern by the Planning Board that cuing could cause safety and traffic flow issues, and agreed to conditions with respect to same.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Applicant shall continue to make a diligent effort to construct said sidewalk, even if constructed out of a more pervious material, but if unable to do so, said requirement will be considered removed from the plat upon written notice from the Applicant and satisfactory proof of its unsuccessful efforts.

2. That the island curbing immediately to the rear of the building may be replaced with thermoplastic type striping, or with some other similar resilient and visible material as approved by the Village Engineer

3. That the left-turn access from Montebello Road permitted now only on non-High Holy Day periods, shall continue for a one-year trial period, but should there be extrinsic evidence of a cuing or of safety issues, such as by traffic backing up on Montebello Road, but more particularly by the forms of evidence stated on the record by the Village Engineer, to wit: Village Engineer comments, complaints, police reports, congestion, visual observation of cars stacking, quality of life issues on Montebello Road, etc, then the Village may direct that a traffic study be conducted at the Applicant's expense, and should same reveal a safety or traffic flow problem, in the judgment of the Village or the Village Engineer, then the Village Board may act to prohibit left hand turn access after a public hearing and due notice.

Motion: Al Rubin

Second: Michael Iatropoulos

Upon vote, the Resolution carried unanimously.

Weinberger Subdivision – Continuation of Public Hearing for Final Subdivision Approval

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone.

The Applicant has submitted a request for an adjournment until the February meeting.

Chairman Rubin made a motion to adjourn the Public Hearing for Final Subdivision Approval of the Weinberger Subdivision, as per the Applicant's request, until the next scheduled meeting of the Planning Board on February 10, 2009, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

9 Bayard Lane - Public Hearing for Wetlands Permit

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960 for approval of a Wetlands Permit entitled "9 South Bayard Lane" consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

The Applicant has submitted a request for an adjournment until the February meeting.

Member Iatropoulos made a motion to adjourn the Public Hearing on the Application of Dominick Pilla for approval of a Wetlands Permit entitled "9 South Bayard Lane", as per the Applicant's request, until the next scheduled meeting of the Planning Board on February 10, 2009, seconded by Member Campbell. Upon vote, the motion carried unanimously.

New Business:

Chairman Rubin announced that the Village Board has designated the Village Hall as a Historic Landmark.

Member Iatropoulos made a motion to adjourn the meeting, seconded by Member Caridi. Upon vote, the motion carried unanimously. The meeting adjourned at 9:40 p.m.