

TOWNSHIP COMMITTEE MEETING

OCTOBER 24, 2005

The regular meeting of the Township Committee of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call was: Township Committee members: Thomas Panconi, Jr., Richard Stannard and David J. Stout. Mayor Beauregard arrived later. Ms. Stave was absent. Also present were: Trishka Waterbury, Esquire, Attorney, Cathleen Marcelli, Engineer, Thomas C. Witt, Acting Administrator and Kathleen R. Cunningham, Clerk. Mr. Stannard led in the salute to the flag and Ms. Cunningham gave the following Open Public Meetings Act statement:

In accordance with Section 5 of the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided:

- (1) Posted on December 6, 2004 on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.
- (2) Communicated to the Cranbury Press, Home News Tribune and Trenton Times on December 6, 2004.
- (3) Was filed on December 6, 2004 with a Deputy Municipal Clerk at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey and remains on file for public inspection, and
- (4) Sent to those individuals who have requested personal notice.

Committee Minutes of October 10, 2005

On motion by Mr. Stout, seconded by Mr. Panconi and unanimously carried, the minutes for the Township Committee Meeting of October 24, 2005 were adopted.

Reports and Communications

--Mayor

The Mayor had nothing to report.

--Members of Committee

Mr. Stout reported, as the liaison to the Environmental Commission, he had attended the meeting held the previous week. The items discussed had been the State's land use rule regarding riparian buffers along streams. Mr. Stout also reported the E.C. had been working on planning to implement their N.J.D.E.P.

grant which involves a sampling along Cedar Brook at three locations. Mr. Stout also gave a report on the Planning Board meeting he had attended the previous week, indicating there had been an informal hearing on COAH. Mr. Stout indicated the Township Committee this evening was to gain alignment on the recommendations of the subcommittee, C.H.A., Board of Education and others in reference to the use of the Four Seasons property for the Township's COAH 3rd Round Affordable Housing Plan.

--Subcommittees

Mr. Panconi reported the subcommittee had had a meeting regarding the Unexcel property and asked that a discussion be added under the Work Session regarding this site. Ms. Cunningham, Clerk, indicated this would be Item c.

Agenda Additions/Changes

Ordinances

First Reading

Cranbury Township Ordinance # 10-05-26

An Ordinance entitled, "Cranbury Township Ordinance # 10-05-26, An Ordinance of the Township of Cranbury in Middlesex County, New Jersey accepting the dedication by K. Hovnanian at Cranbury, L.L.C. of two parcels designated on the Cranbury Township Tax Map as Block 20, Lots 14 and 10.01, for Open Space and Affordable Housing Purposes", was introduced for first reading. On motion by Mr. Panconi, seconded by Mr. Stout, the Ordinance was passed on first reading by vote:

Ayes:	(Panconi (Stannard (Stout	Absent: (Beauregard and Stave Abstain: (None
Nays:	None	

Public Hearing: November 14, 2005

1. The Township Committee hereby accepts from K. Hovnanian at Cranbury, L.L.C., a New Jersey limited liability company, whose principal office is located at 110 Fieldcrest Avenue, CN 7825, Edison, New Jersey 08818-7825 ("K. Hovnanian"), the dedication of a ± 21.6086-acre parcel designated as Block 20, Lot 14 on the Cranbury Township Tax Map, as more particularly set forth in the Deed of Dedication attached hereto as Exhibit "A" and for the purposes and upon the terms and conditions set forth therein, including the provision of open space.

2. The Township Committee hereby further accepts from K. Hovnanian the dedication of a ± 2.66-acre parcel designated as Block 20, Lot 10.01 on the Cranbury Township Tax Map, as more particularly set forth in the Deed of Dedication attached hereto as Exhibit "B" and for the purposes and upon the terms and conditions set forth therein, including the provision of affordable housing.

3. The Mayor and Clerk are hereby authorized and directed to sign any and all documents and undertake, or cause to be undertaken, any and all acts necessary to effectuate the terms and purposes hereof.

4. The Clerk is hereby directed to return the executed original deeds to Grantor for recording in the Middlesex County Clerk's Office, together with a certified copy of this ordinance.

5. This Ordinance shall take effect upon its passage and publication, as required by law.

Ordinance
First Reading

Cranbury Township Ordinance # 10-05-27

An ordinance entitled, "Cranbury Township Ordinance # 10-05-27, An ordinance of the Township of Cranbury in Middlesex County, New Jersey accepting the dedication of property designated on the Cranbury Township Tax Map as Block 5, Lot 17.01 for right-of-way purposes", was introduced for first reading. On motion by Mr. Panconi, seconded by Mr. Stout, the Ordinance was passed on first reading by vote:

Ayes:	(Panconi (Stannard (Stout	Absent: (Beauregard and Stave Abstain: (None
Nays:	None	

Public Hearing: November 14, 2005

BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

Cranbury Township Ordinance # 10-05-27
(Continued)

1. The Township Committee hereby accepts from Cransud One, LLC and Cransud Two, LLC, whose address is The Sudler Companies, 300 Interpace Parkway, Building C, Parsippany, NJ 08054-1100, the dedication of a \pm 130,660 square-foot (2.99-acre) parcel designated as Block 5, Lot 17.01 on the Cranbury Township Tax Map, as more particularly set forth in the Deed of Dedication attached hereto as Exhibit "A" and for the purposes and upon the terms and conditions set forth therein.

2. The Mayor and Clerk are hereby authorized and directed to sign any and all documents and undertake, or cause to be undertaken, any and all acts necessary to effectuate the terms and purposes hereof.

3. The Clerk is hereby directed to return the original executed deed of dedication to the Grantor for recording in the Middlesex County Clerk's Office, together with a certified copy of this ordinance.

4. This Ordinance shall take effect upon its passage and publication, as required by law.

Resolutions
Consent Agenda

Cranbury Township Resolution # R 10-05-194

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

Cranbury Township Resolution # R 10-05-196

WHEREAS, it is recommended that the balance of \$69.15 in the General Ledger-Miscellaneous Receivable be cancelled. This was a tax overpayment from 2001 made in error.

NOW THEREFORE BE IT RESOLVED that this balance be cancelled.

CERTIFICATION

I, Kathleen R. Cunningham, hereby certify that this is a true copy of a Resolution which was adopted by the Township Committee on October 24, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 10-05-197

A RESOLUTION OF THE TOWNSHIP OF CRANBURY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

**A RESOLUTION APPROVING AND ACCEPTING THE APPRAISAL OF THE REINHARDT PROPERTY,
LOCATED ON PLAINSBORO ROAD AND DESIGNATED ON THE CRANBURY TOWNSHIP TAX MAP
AS BLOCK 24, LOT 4**

WHEREAS, the Township of Cranbury is interested in acquiring the Reinhardt property, a 59.5-acre parcel located on the north side of Plainsboro Road and designated as Block 24, Lot 4 on the Cranbury Township Tax Map ("property" or "subject property"), for the purpose of preserving same; and

Cranbury Township Resolution # R 10-05-197

(Continued)

WHEREAS, to that end, the Township commissioned an appraisal of the property from Fleming White Appraisals, Inc.; and

WHEREAS, on September 23, 2005, Fleming White Appraisals, Inc. submitted a report to the Township entitled "Appraisal of Property Known as Reinhardt Property, Located at Plainsboro Road, Block 24, Lot 4, Township of Cranbury, Middlesex County, New Jersey," Appraisal Date September 15, 2005, prepared by Carl Fleming, MAI, State CGA No. RG 00102; and

WHEREAS, at its regularly scheduled meeting of October 10, 2005, the Township Committee of the Township of Cranbury approved the appraisal by a motion passed 4 to 0;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, that the Township Committee's October 10, 2005 motion approving and accepting the above-referenced appraisal prepared by Fleming White Appraisals, Inc., with an appraisal date of September 15, 2005, be and is hereby confirmed and memorialized.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, do hereby certify that the foregoing resolution is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on October 24, 2005.

Kathleen R. Cunningham, Clerk

Ordinances

Second Reading

Cranbury Township Ordinance # 10-05-25

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance # 10-05-25, An Ordinance authorizing a special emergency appropriation in the amount of \$300,000 for the preparation and execution of a complete re-valuation of real property in and by the Township of Cranbury, in the County of Middlesex, New Jersey", was presented for second reading and final adoption. The Ordinance was published in the Cranbury Press, posted on the Township Bulletin Board and copies were available to the public. The Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Panconi, seconded by Mr. Stannard, the Ordinance was adopted by a vote:

Ayes:	(Beauregard (Panconi (Stannard (Stout	Absent: (Stave
		Abstain: (None
Nays:	None	

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AS FOLLOWS:

Section 1. The preparation and execution of a complete program of revaluation of real property for use by the local assessor in and by the Township of Cranbury is hereby authorized, and a special emergency appropriation of \$300,000 is hereby authorized pursuant to the Local Budget Law (N.J.S.A. 40A:4-53).

Section 2. A copy of this ordinance as finally adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Cranbury Township Ordinance # 10-05-25
(Continued)

Section 3. This ordinance shall take effect in accordance with applicable law.

Resolution

On motion offered by Mr. Panconi, seconded by Mr. Stout, the following resolution was adopted by vote:

Ayes: (Beauregard
(Panconi
(Stannard
(Stout

Absent: (Stave

Abstain: (None

Nays: None

Cranbury Township Resolution # R 10-05-195

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$300,000 SPECIAL EMERGENCY NOTES FOR THE REVALUATION PROGRAM OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY.

BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. An ordinance authorizing a special emergency appropriation of \$300,000 for the preparation and execution of a complete program of revaluation of real property for the use of the local assessor has been finally adopted and a copy thereof has been filed with the Director of Local Government Services.

Section 2. In order to finance the special emergency appropriation described in Section 1 of this resolution, the Township of Cranbury (the "Township") is hereby authorized to borrow the sum of \$300,000 and to issue its special emergency notes therefor in accordance with the Local Budget Law of New Jersey (N.J.S.A. 40A:4-55).

The special emergency notes authorized by this resolution may be issued in amounts and denominations not exceeding in the aggregate the amount of notes authorized herein, as determined by the Chief Financial Officer of the Township pursuant to this resolution.

The Township may finance the special emergency appropriation from surplus funds available or may borrow money in a manner prescribed herein. Where an appropriation is financed from surplus funds available, at least one-fifth of the amount thereof shall be included in each annual budget until the appropriation has been fully provided for. The following matters in connection with the notes are hereby determined.

- (a) All notes issued hereunder and any renewals thereof shall mature at such time as may be determined by the Chief Financial Officer within the limitations of the Local Budget Law, provided however, that at least one-fifth of all such notes and the renewals thereof shall mature and be paid in each years so that all notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of this resolution.
- (b) All notes issued hereunder shall bear interest at such rate or rates as may be determined by the Chief Financial Officer.

Cranbury Township Resolution # R 10-05-195
(Continued)

- (c) The notes shall be in the form determined by the Chief Financial Officer and the Chief Financial Officer's signature upon the notes shall be conclusive as to such determination.

Section 3. The Chief Financial Officer is hereby authorized and directed to determine all matters in connection with the notes not determined by this or a subsequent resolution and the Chief Financial Officer's signature upon the notes shall be conclusive as to such determination.

Section 4. The Chief Financial Officer is hereby authorized to sell the notes from time to time at public or private sale in such amounts as such officer may determine at not less than par and to deliver the same from time to time to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof and payment therefore.

Section 5. Any instrument issued pursuant to this resolution shall be a general obligation of the Township. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations and, unless otherwise paid or payment provided for, an amount sufficient for such payment shall be inserted in the budget and tax sufficient to provide for the payment thereof shall be levied and collected.

Section 6. The Chief Financial Officer is authorized and directed to report in writing to this governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this resolution is made, such report to include the amount, description, interest rate and maturity of the notes sold, the price obtained and the name of the purchaser.

Section 7. A copy of this resolution as adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Section 8. This resolution shall take effect immediately.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of a Resolution which was adopted by the Township Committee on October 24, 2005.

Kathleen R. Cunningham, Clerk

Reports from Township staff and professionals

Ms. Marcelli reported last Wednesday, October 19, 2005, she, Mr. Witt, Ms. Joan Weidner and members of the subcommittee for the Wright South remediation project held a pre-construction meeting with the contractor, EnviroCraft. Ms. Marcelli and the subcommittee discussed and reviewed with the contractor, the general practices he will be employing on the site to remediate the soil. It is anticipated the contractor will not be mobilizing on the site until October 31st for mobilization to re-establish soil erosion measures. The actual soil remediation process would not begin until some time after November 1st. The Township had not executed the contract yet as there was some language changes needed to be made and the contractor needed to provide his insurance Certificate and Performance Bond to the Township. Ms. Marcelli reported complete minutes of the meeting would be distributed to the Township Committee as soon as the subcommittee approves them. Ms. Marcelli indicated she had left a brochure from EnviroCraft with the Clerk for the public's use.

Reports from Township staff and professionals(Continued)

Mr. Witt reported the Township would be receiving, on Wednesday, October 26, 2005 at 10:00 a.m. at Town Hall, the re-valuation "R.F.P.s" (Request for Proposal) for the upcoming re-valuation. Mr. Witt indicated the Clerk, Tax Assessor and he would be receiving and reviewing the R.F.P.s and then they would be forwarded to the Township Attorney for review. Mr. Witt added a recommendation to award would be made to the Township Committee at the November 28, 2005 meeting.

Reports from Township Boards and Commissions

There were no reports.

Work Session

a. Police Station Update (Mark Berkowsky)

Mark Berkowsky discussed with and updated the Township Committee on the new Police Station, indicating there were a few "punch list" items to be taken care of. A Certificate of Occupancy had been issued by the Construction Official last Friday and Mr. Berkowsky indicated Chief Hansen had moved into the new police building and had been sitting at his desk earlier that day! Mr. Berkowsky reported the ribbon cutting would be Friday, October 28, 2005 at 9:00 a.m. with an Open House to be held sometime in the Spring of 2006.

b. Discussion of the Township's COAH 3rd Round Affordable Housing Plan.

The Township Committee discussed the Township's COAH 3rd Round Affordable Housing Plan for presentation to the Planning Board on November 3, 2005. Mayor Beauregard gave a brief history of COAH and reported the Planning Board had requested the Township Committee discuss the K. Hovnanian site designation as family units vs. having the designation with more flexibility, i.e. senior housing. Mr. Mark Berkowsky, Cranbury Housing Associates, gave a presentation concerning the issue of family units vs. senior housing and reported the design for family units had been based on community needs. Mr. Berkowsky reported C.H.A. had performed a preliminary design of the site nearly three years ago after K. Hovnanian had donated the property to the Township. Mr. Berkowsky added C.H.A. had urged the Township Committee to move forward with the design of the site based upon community needs and added the design work had been paid for with the County Community Block Grant monies. Mr. Berkowsky indicated the project was halted approximately a year and a half ago awaiting further direction from the Township Committee. Mr. Berkowsky stated there would be 30 family units on the Four Seasons K-Hov site, giving the Township bonus points from COAH for building family units. Mr. Berkowsky indicated under The Federal Fair Housing Act, for senior age-restricted housing over the age of 50, one must provide not only housing but a common building as well as program services and forty to fifty senior units would have to be built in order to justify the extra costs of providing the program services. Mr. Berkowsky indicated C.H.A. had determined there existed competition for senior age-restricted affordable housing. Mr. Berkowsky also indicated if the senior units were built, the overall extra expense to the Township would be about \$800,000 and again stressed the Township would not receive from COAH the number of bonus points as it would for the family units. Mr. Berkowsky ended by urging the Township Committee to move forward to develop the site. A gentleman from Ryan Road spoke concerning the impact the family rental units would have on the school system. Mr. Berkowsky responded an analysis had shown the C.H.A. housing had yielded 2/4 of a school child from their affordable housing units, or out of 26 units, 10 school children. Mayor Beauregard reported the larger home developments in Cranbury are bringing more school children to the Cranbury School than anyone had imagined, using as an example, a need for one bus alone just to transport the children from the Shady Brook development. Mr. Panconi indicated he believed the biggest issue for the School Board is the "unknown", explaining

Work Session (Continued)

b. Discussion of the Township's COAH 3rd Round Affordable Housing Plan (cont'd)

the School Board is aware of the numbers the affordable units are going to generate and one of the biggest issues for them is the individuals coming in with school-age children who are purchasing the empty-nester homes, not the affordable housing units. Mr. Panconi reported the decision made in reference to how many and the location of the affordable units, at the last Township Committee meeting, with which he was comfortable, was not arrived at without due-diligence and without very careful thought. Mr. Panconi also indicated the K-Hov site had been an overall decision for the K-Hov site having family units, the Route 130D site having family units and the Maplewood Avenue site having family units. Mr. Stannard stated the proposed number of school children to be generated by the affordable rental units would be spread out until the year 2014. Mr. Stannard indicated he was in favor of the family rental units for the K-Hov site as it allows the Township to take advantage of the credits from COAH. Mr. Stout indicated he did not believe any decision was being made in haste and stated it had been a very deliberative

process with a lot of input and the Township should just “stay the course”. Mayor Beauregard asked the next step in the process. Ms. Waterbury, Township Attorney, explained the two members of the Township who are on the Planning Board, Messrs. Stannard and Stout, would need to go back to the Planning Board meeting on November 3rd and report the Township Committee’s decision. Mr. Stout requested the Board of Education attend the Planning Board meeting.

c. Discussion of Unexcel Property

Mr. Panconi reported the subcommittee had a meeting last week with the owners of the Unexcel property who are proposing developing the property and are presently in the process of cleaning up the site. Mr. Panconi indicated the property is not part of the sewer Master Plan as a result are requesting to obtain a 208 amendment which would allow them to hook up to the sewer system. They have requested, at their expense, to have the Township Engineer, Ms. Marcelli, perform a study on the Township’s sewer capacity. Ms. Marcelli requested direction from the Township Committee, before she “wastes their time and hers if there is a problem with the owners being able to get a 208 amendment”. Ms. Marcelli indicated they plan to have a 3-million square foot area of building space and have performed some preliminary investigation on having an on-site treatment facility, which would not affect their building area. The on-site treatment facility would most likely use between two to three acres of their land and Ms. Marcelli indicated they do have adequate upland and the expected discharge would be between 25,000 – 30,000 gallons per day. Ms. Marcelli asked in the effort of being fair, if the Township did not plan to endorse the requested 208 amendment, to inform the developer now, rather than spend Ms. Marcelli’s time and their money. Mr. Stout indicated he did not feel it appropriate to discuss this issue without the full Township Committee being present. Mr. Stannard asked what the downside would be to allow them to obtain the 208 amendment. Ms. Marcelli responded she did not believe there would be a downside or any risks to the Township, providing the sewer system has the capacity and added it should be noted the developer was not asking for any change in their zoning. Mr. Stannard also concurred with Mr. Stout to wait until the full Committee was present. Mr. John Ritter, Plainsboro Road, asked if the 208 amendment were to be approved by the Township, what COAH requirements would it generate and was this site already figured into the COAH figures for the 3rd Round. Ms. Marcelli responded it had been anticipated and was included in the COAH projected development figures. Mr. Wayne Wittman, South Main Street, mentioned he had understood the County was going to purchase the property and asked if there was still an interest. Mayor Beauregard indicated she was not aware of this. Ms. Marcelli indicated once the County had found out an expensive cleanup of the site was involved, they had withdrew their interest in purchasing the site and also mentioned as part of the developer’s remediation plan with the State, there had been a restriction placed on the site for residential use or housing. Ms. Angie Cook, North Main Street, asked the necessity of hiring Ms. Marcelli to perform a study first before applying for the

Work Session (Continued)

c. Discussion of Unexcel Property(cont’d)

208 amendment. Mr. Panconi responded there was a fixed number of the amount the Township could send to South Brunswick Township’s Sewer and the study would be done to determine the balance the Township would be able to send to the South Brunswick Sewer System. Mayor Beauregard raised her concern with the cleanup of the site and requested this issue be discussed when all members of the Township Committee were present. Ms. Marcelli indicated a meeting was scheduled with an inner-agency group concerning this clean up and she and a member of her staff planned to attend. Ms. Marcelli will e-mail to everyone the particulars (the place, date and time) of the meeting.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. Mr. Bob Virgadamo, Holmes Road, spoke concerning Ryan Road and asked that the original decision not to open up the road to vehicular traffic once the affordable rental units were built remain. Ms. Waterbury, Township Attorney, read from the report filed with the Township and County Planning Boards concerning access to Ryan Road, indicating only pedestrian access from the Route 130D site would be

allowed with the exception of emergency vehicles. Ms. Marcelli, Township Engineer, urged the residents of Ryan Road, Silvers Lane and Griggs Road to attend the Planning Board meeting to voice their concerns regarding the access issues. Mayor Beauregard noted the project was five to seven years away. Mr. Panconi added the site plan approval was not scheduled until September 2007 with occupancy not until September 2010, according to the draft plan. Mr. Mark Berkowsky, C.H.A., indicated C.H.A. would welcome community involvement and interaction during the planning process of the project and urged residents to come out to the meetings. There being no further comments, the Mayor closed the public part of the meeting.

Resolution

On motion offered by Mr. Panconi, seconded by Mr. Stout, the following resolution was adopted by vote:

Ayes: (Beauregard (Panconi (Stannard (Stout	Absent: (Stave Abstain: (None
Nays: None	

Cranbury Township Resolution # R 10-05-193

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

RESOLUTION TO CLOSE MEETING TO THE PUBLIC

BE IT RESOLVED, by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey as follows:

The general nature of the subject to be discussed in this session is as follows:

-- Review of Closed Session minutes from October 10, 2005.

It is unknown at this time precisely when the matters discussed in this session will be disclosed to the public. Matters involving contract negotiations or the acquisition of land will be
Cranbury Township Resolution # R 10-05-193
(Continued)

disclosed upon conclusion of the negotiations or upon approval of the acquisition. Matters involving personnel will be disclosed when the need for confidentiality no longer exists. Matters concerning litigation will be announced upon the conclusion of trial or settlement of that litigation of when the need for confidentiality no longer exists.

Date: October 24, 2005

On motion by Mr. Panconi, seconded by Mr. Stout and unanimously carried, the meeting returned to Open Session:

Ayes: (Beauregard (Panconi (Stannard (Stout	Absent: (Stave Abstain: (None
Nays: (None	

On motion by Mr. Stout, seconded by Mr. Panconi and unanimously carried, the Closed Session Minutes of October 10, 2006 were adopted.

On motion by Mr. Stout, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 8:27 p.m.

Kathleen R. Cunningham, Clerk