

**RESOLUTION 2019 - 10**

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD  
GRANTING MINOR SITE PLAN APPROVAL TO THE APPLICANT,  
B MILLS REALTY, LLC, BLOCK 16, LOT 7.02, 312 SALINA ROAD  
APPLICATION #2023**

**WHEREAS**, the Applicant/Owner, B Mills Realty LLC. t/a Big Swing Golf Center, whose mailing address is 312 Salina Road, Sewell, New Jersey, is now requesting minor site plan approval to construct a new concrete Go-Kart track associated with an existing golf facility; and

**WHEREAS**, the property is located in the Corridor Area of the Delsea Drive Redevelopment Zone (underlying zone = OMU – Office Mixed Use); and

**WHEREAS**, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

**WHEREAS**, the Applicant is requesting the following waivers:

- a. Land Development Checklist – Submission Information; and

**WHEREAS**, the Applicant is requesting the following variances:

- a. Redevelopment III.B.2(a) – Sidewalk along frontage
- b. Redevelopment III.B.2(c) – Brick edged sidewalk required
- c. Redevelopment III.B.3(b) – Parking in rear yards only; screening req.
- d. Redevelopment III.B.3(d) – 1 shade tree for every 5 parking stalls
- e. Redevelopment III.B.3(h) – Belgian block curbing of parking lot
- f. Redevelopment III.B.4(b) – Street trees 50 ft. on centers
- g. Redevelopment III.B.4(c) – Extensive landscaping
- h. Redevelopment III.B.4(e) – Parking lot buffering
- i. Redevelopment III.B.4(g) – 5% of parking lot to be landscaped
- j. Redevelopment III.B.4(h) – Curbed islands every 10 spaces
- k. Redevelopment III.B.5(n) – Flat roofs prohibited on 1-story buildings
- l. Redevelopment III.B.5(q) – Screening of mechanical equipment
- m. Redevelopment III.B.5(t) – Earth tone façade colors
- n. Redevelopment III.B.6(a) – Traffic Study
- o. Redevelopment III.B.6(d) – Redevelopment light fixtures
- p. Section 285-215 – Fence in front yard
- q. Section 285-196.D – Off-street loading; and

**WHEREAS**, in support of the application, the Applicant submitted an amended preliminary and final major site plan submission received at the Planning Office on October 15, 2018, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 10	Cover Sheet	09-19-18	---
2 of 10	Demolition Plan	09-19-18	---
3 of 10	Site Plan	09-19-18	---
4 of 10	Grading Plan	09-19-18	---
5 of 10	Landscaping Plan	09-19-18	---
6 of 10	Lighting Plan	09-19-18	---
7 of 10	Soil Erosion and Sediment Control Plan	09-19-18	---
8 of 10	Soil Compaction Mitigation Plan	09-19-18	---
9 of 10	Soil Erosion and Sediment Control Details	09-19-18	---
10 of 10	Detail Sheet	09-19-18	---
1 of 1	Plan of Survey	01-23-18	03-14-18
---	Stormwater Management Statement	09-20-18	---

Sheets 1 of 10 through 10 of 10 and the Stormwater Management Statement were prepared, signed and sealed by William P. Gilmore, P.E., Site Civil Engineering, 213 Cherry Tree Court, Franklinville, New Jersey 08322, (856) 885-8679.

The Plan of Survey was prepared, signed and sealed by Edward F. Kuhn, Jr., P.L.S., Federici and Akin, P.A., Consulting Engineers, 307 Greentree Road, Sewell, New Jersey 08080, (856) 582-7976; and

**WHEREAS**, the Applicant was represented by Robert Mintz, Esquire, at the December 4, 2018 hearing on this matter; and

**WHEREAS**, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearings on the application and on each of the following:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner submitted a report dated November 28, 2018; and
2. Michael Angelastro, Ph.D., P.E., PTOE, Board Engineer, submitted a report dated November 28, 2018; and
3. Richard E. Fini, P.E., P.P., C.M.E., Board Environmental Engineer, submitted a report dated October 29, 2018; and

**WHEREAS**, based upon the above, the Board, at the December 4, 2018, hearing date, finds as follows:

1. Robert Mintz, Esquire, Applicant's attorney, stated his client is here tonight for what has now been determined to be a minor site plan approval for property known as the Big Swing Golf Center located at 312 Salina Road. The property is

approximately 28 acres with an existing driving range, miniature golf courses and batting cages for public recreational use. It is a family owned business and is located in a Redevelopment Zone.

2. Joseph M. Petrongolo, L.L.A, R.L.A, P.P., Board Planner, first addressed completeness of the application before the Board. Mr. Petrongolo stated there are a number of outstanding submission items. He also stated this application is a minor site plan and not a major site plan.
3. Mr. Petrongolo stated he had no objection to a completeness determination and a waiver of the outstanding submission items in his letter report.
4. Mr. Mintz stated the color photos provided to the Board are for this project.
5. Mr. Mintz stated the property has road frontage on Delsea Drive but the area off of Delsea Drive is the open grass area where golfers hit golf balls onto from the driving range stalls/grass area. There is some golf cart activity on the range. The facility is a family type recreational use. There are two (2) miniature golf courses, batting cages, and the driving range.
6. Mr. Mintz stated the Redevelopment Zone does permit recreational activities. The property also has road frontage on Salina Road. Also, located across the street from the driving range is an existing trash hauler business.
7. Mr. Mintz stated the Applicant is requesting variances and waivers from the Board.
8. Mr. Mintz stated the Applicant is compliant with all bulk requirements.
9. Mr. Mintz stated as to the issue regarding the number of parking spaces, the Board needs to understand the size of the overall property versus the actual number of guests since the property is 28 acres but only slightly developed.
10. Mr. Mintz stated that the driving range is closed many months of the year due to weather. The Applicant does plow the parking lot in the winter but only for limited needs and does not use salt. He has spoken to the Applicant's engineer but there are no established parking space standards for a driving range or Go-Kart facility. The Applicant has worked with someone who has a Go-Kart operation in Pennsylvania.
11. William Gilmore, PE., Applicant's Professional Engineer, testified about the application. He marked as Exhibit A-1 a version of the site plan. He stated the entire property is made up of 28 acres. Currently, there exists a driving range, two miniature golf courses and batting cages. The property is served by a septic system and a potable well. The site drains east to west. There is a dry basin in the rear of the site. There are storm water inlets in the parking lot. The Applicant is proposing a Go-Kart track with storm water inlets in the track area for collection of water.

12. Mr. Gilmore stated there is a minor amount of ground disturbance and therefore, no stormwater management impact. He stated there is existing landscaping in the parking lot and the Applicant will add a sidewalk for ADA compliance.
13. Mr. Gilmore stated there is a proposed covered porch on the plan but the Applicant has decided not to build same. The existing metal building on site will be moved for use by the Go-Kart facility. The Go-Kart area will have a double walled above ground gasoline tank and the refilling of the tank will be at the rear of the Go-Kart track building.
14. Mr. Gilmore stated there is landscaping proposed and a five (5) foot high chain link fence with a rail to be installed around the Go-Kart track. The Go-Kart track requires State of New Jersey Amusement Park approval to operate in New Jersey.
15. Mr. Gilmore stated the Go-Karts are designed to prevent them from easily flipping over and are gasoline spill proof. There is a proposed small picnic area spot. The Go-Kart business utilizes twelve (12) Go-Karts but only five to six Go-Karts are in operation at any one time. Parking for the track is anticipated at 5 to 6 parking spaces.
16. Mr. Gilmore stated the Applicant has looked at the Township Ordinances. The Applicant estimates an occupancy rate of 70% at full usage of the entire site. Applicant proposes to have 100 parking spaces.
17. Mr. Gilmore stated the plan does identify an area for phantom parking but the phantom parking will be removed from the final plan.
18. Mr. Petrongolo questioned about the phantom parking spaces on the plan.
19. Mr. Mintz stated the Applicant was originally asking for phantom spaces.
20. Mr. Gilmore stated the Applicant is no longer seeking approval for the phantom spaces at this time.
21. Michael Angelastro, Ph.D., P.E., PTOE, Board Engineer, stated if the Applicant built the phantom parking spaces, then the Applicant would need to meet the newer stormwater management requirements. That is, if more than ¼ acre of the site is disturbed then stormwater management is implicated. Here, the Applicant is disturbing about 1,200 square feet of the existing site.
22. Mr. Petrongolo stated phantom spaces would have created a stormwater management issue for the Applicant. Therefore, the Applicant is asking that the phantom parking spaces be eliminated but if they are needed in the future, the Applicant will come back to the Board.
23. Mr. Petrongolo stated he is satisfied with the number of parking spaces as long as the Planning Board Engineer is okay with the 100 parking spaces.

24. Mr. Angelastro stated based on the testimony he has heard tonight, the 100 parking spaces should be okay and adequate for the entire site.
25. Mr. Mintz stated the Applicant is redesigning the dead end parking aisles. The Applicant will paint the island and extend sidewalk for ADA compliance. The Applicant is removing some trees but just undergrowth.
26. Mr. Gilmore testified this application will have no negative impact on the surrounding neighborhood and is a benefit to the community and will improve the area. The location of the Go-Kart track is appropriate for the use.
27. Mr. Gilmore stated the Applicant does require a variance for a fence in the front yard which fence is to secure the Go-Kart track.
28. Mr. Gilmore stated the Applicant is asking for a variances from the various redevelopment requirements for this property due to its location on Salina Road.
29. Board Member Centrone asked about the parking assuming only five (5) additional cars for the Go-Kart track.
30. Mr. Gilmore stated the Applicant is eliminating at least 12 batting cages and likely reducing the number of daily patrons.
31. Mr. Mintz stated based on the Applicant's experience from other facilities, there should be no more than five (5) to six (6) cars at any one time to use the Go-Kart track.
32. Mr. Mintz stated the Applicant, Mr. Mills, went to a facility in Pennsylvania to confirm the parking requirements for such a use.
33. Brad Mills, Applicant/Owner, testified he did travel to a facility in Pennsylvania and checked on the car parking during peak hours, particularly in the summer on a Saturday and Sunday. He stated the repair to the Go-Karts is done offsite. He has spoken to the local fire department and will have a spill kit and fire extinguisher for any possible fires.
34. Mr. Mills stated the proposed hours of operation for the Go-Karts facility is 9 a.m. to 10:00 p.m. and would require one (1) additional employee.
35. Board Member Perry asked where are the Go-Karts fueled and are there any environmental issues.
36. Richard E. Fini, P.E, P.P., C.M.E., Board Environmental Engineer, stated the Applicant is proposing to use a 300 gallon double walled above ground gasoline tank with secondary containment. If the tank were to fail, then the wall around the tank would catch any spill. Mr. Fini did ask how are the Go-Karts are actually filled with gas.

37. Mr. Mills stated the Go-Karts have a five (5) gallon gas tank and will be filled by a hose but the Go-Karts do not need to be filled often.
38. Mr. Fini stated a spill cleanup contingency plan for any such cleanup would be appropriate. The fire department mentioned the spill kit and extinguisher.
39. Mr. Fini stated you do want to keep rain water out.
40. Board Member Dennis asked about the noise level for the Go-Kart operation.
41. Mr. Mills stated there are state requirements regarding noise and there is no noise level issue for the Go-Kart track.
42. Board Member Dennis asked if the Go-Kart operation runs until 10:00 p.m. will there be any impact on other property owners.
43. Mr. Mills stated he does not think there will be any impact from the Go-Karts. Also, the nearest house to the track is approximately 1,000 feet away from the location. The Go-Karts are not located within a residential area and are not that loud.
44. Mr. Petrongolo stated the Applicant should agree to comply with the state and/or local noise standards, which would address any such concern.
45. Joseph M. Petrongolo, L.L.A, R.L.A, P.P., Board Planner, submitted a letter report dated November 28 2018. He stated the Applicant has agreed to comply with most comments in his letter report. The Applicant does require a variance for the number of parking spaces. The Township Code does require one parking space per 90 square feet. Here, you have an entire driving range area, which would not require parking spaces. The variance is appropriate.
46. Mr. Petrongolo asked if there was any loading on site.
47. Mr. Mintz stated there are only small vehicle deliveries. A larger vehicle would be for the gasoline delivery. Parking will comply with ADA.
48. Mr. Petrongolo stated there are a number of variances required under the Redevelopment Zone. He outlined in his letter report the variances needed. Mr. Petrongolo stated the Applicant will comply with the screening of mechanicals. Also, the building being moved will be of the same color as the other current beige buildings.
49. Mr. Petrongolo stated a variance is needed for the fence in the front yard. Mr. Petrongolo stated the Board needs to look at this site based upon what improvements would be required by Ordinance and what the cost would be to complete those improvements versus the cost of the proposed project. Therefore, total compliance with the improvements by the Applicant would be overly burdensome. This is a unique use and site location. He would have no objection to the variances being granted. Otherwise, the total improvements that would be

required for the Go-Kart track would make this project cost prohibitive versus the benefit of having the additional family recreational activity for the community.

50. Mr. Petrongolo stated as to landscaping, he is just asking for some evergreen plants for buffering.
51. Mr. Petrongolo stated the Applicant will work with his office regarding lighting and lighting levels on site.
52. Mr. Mintz stated there is no new signage proposed for this project.
53. Mr. Petrongolo stated there may be an Affordable Housing Obligation generated by this project and if so, Applicant will need to satisfy same.
54. Mr. Mintz stated the Applicant understood and would comply, if applicable.
55. Mr. Petrongolo stated the proposed Go-Kart facility is under the control of the State of New Jersey Department of Amusements. The Department has control over this use and also limits Township actions. Mr. Petrongolo referenced case law from the Fun Plex Complex where the Court ruled that the Township can address site issue but not the apparatus.
56. Mr. Petrongolo commented about the above ground gasoline tank being protected and being located behind the building for the Go-Karts with no vehicles traveling around the building.
57. Richard E. Fini, P.E, P.P., C.M.E., Board Environmental Engineer, submitted a letter report dated October 29, 2018. He stated the application is a minor site plan and therefore the environmental assessment and/or reports are not required. Any impacts from this project would be of the nature of noise and light. The Applicant would require Township approval for the above ground gasoline tanks. There is a septic system on site. The potable well meets drinking water requirements of New Jersey Department of Environmental Protection.
58. Mr. Fini stated he recommends that the Applicant protect the potable well head during construction. Maybe the Applicant can build some protective barrier around it.
59. Mr. Fini stated the tree preservation ordinance does not apply for anything less than 4 inches in diameter on site.
60. Mr. Fini stated he does recommend Best Management Practices. In particular, a spill contingency plan, which he did discuss with the Applicant's Engineer.
61. Mr. Fini asked about any soil removal or import of soil to the site.
62. Mr. Gilmore stated he does not anticipate any soil to be taken off site or any soil imported to the site for this project.

63. Mr. Fini stated that recycling had been previously discussed. He stated the trash enclosure currently is an open dumpster.
64. Mr. Gilmore stated the Applicant will agree to a PVC fence enclosure around the trash dumpster. Also, to provide additional protection from access to the track, the Applicant will install some bollards to prevent any direct access to the track.
65. Michael Angelastro, Ph.D., P.E., PTOE, Board Engineer, submitted a letter report dated November 20, 2018. He stated the Applicant requires a variance for drive aisle width where 25 feet is required and 24 feet is proposed. There is no traffic report but based on the testimony tonight, the proposed Go-Kart track would not generate 100 or more trips per day and any increase would not be noticeable at this site.
66. Mr. Angelastro addressed stormwater piping for the site which the Applicant has agreed to address.
67. Mr. Angelastro asked whether a fence would be required around the basin since there is none presently on the site.
68. Mr. Gilmore stated the basin in the front has partial fencing around it but not at the rear of the basin.
69. Mr. Angelastro stated the Applicant has agreed to comply with the remainder of his comments contained in his letter report; and

**WHEREAS**, the meeting was open to the public and no one from the public commented on the application; and

**WHEREAS**, based upon the above factual findings, the Planning Board has come to the following conclusions:

1. The subject property is located in the Corridor area of the Delsea Drive Redevelopment Zone (underlying zone = OMU – Office Mixed Use).
2. The Applicant is requesting minor site plan approval to add a concrete Go-Kart track facility.
3. It was the finding of the Planning Board and Planning Board Professionals that the Applicant had demonstrated both the positive and negative criteria necessary for granting the requested variances and waivers. It was the finding of the Planning Board that the variances and waivers could be granted without substantial detriment to the public good and the intent and purposes of the zone plan and zoning ordinances and that said variances and waivers were required given the existing site conditions and based upon the property's present use as a driving range with miniature golf courses and batting cages.



**NOW, THEREFORE, BE IT RESOLVED** by the Washington Township Planning Board that the application for a minor site plan by the Applicant, B Mills Realty, LLC to add a concrete Go-Kart track facility is hereby **GRANTED** by the unanimous vote of the Planning Board, subject to the following terms and conditions:

1. The Applicant is granted a minor site plan approval to construct a new concrete Go-Kart track associated with an existing golf facility.
2. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.
3. All of the initial findings of fact, conclusions and conditions as set forth in the "Whereas" recital paragraphs of this Resolution as set forth above, are hereby incorporated by reference herein as further findings of fact and conditions as applicable.
4. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters except as noted otherwise on the record.
5. The Applicant is granted the following variances:
  - I. Section 285 Variances:
    - a. Section 285-196.1 –Approval for a total of 100 parking spaces.
    - b. Section 285-196.D –No off street loading space required.
    - c. Section 285-214.B and 285-215 –Approval for a five (5) foot high black vinyl coated fence in a portion of the front yard.
    - d. No sidewalk is required along Salina Road or any payment to the Township in lieu of installment the sidewalk.
  - II. Redevelopment Zone Variances:
    - a. Redevelopment III.B.2(a) – Sidewalk along frontage – Not required.
    - b. Redevelopment III.B.2(c) – Brick edged sidewalk required – Not required.
    - c. Redevelopment III.B.3(b) – Parking in rear yards only; screening req. – Variance granted.
    - d. Redevelopment III.B.3(d) – 1 shade tree for every 5 parking stalls – Not required.
    - e. Redevelopment III.B.3(h) – Belgian block curbing of parking lot – Not required.
    - f. Redevelopment III.B.4(b) – Street trees 50 ft. on centers – Not required.
    - g. Redevelopment III.B.4(c) – Extensive landscaping – Not required.
    - h. Redevelopment III.B.4(e) – Parking lot buffering – Variance granted.

- i. Redevelopment III.B.4(g) – 5% of parking lot to be landscaped – Variance granted.
  - j. Redevelopment III.B.4(h) – Curbed islands every 10 spaces – Not required.
  - k. Redevelopment III.B.5(n) – Flat roofs prohibited on 1-story buildings – Variance granted.
  - l. Redevelopment III.B.5(q) – Screening of mechanical equipment – Required.
  - m. Redevelopment III.B.5(t) – Earth tone façade colors – Required.
  - n. Redevelopment III.B.6(a) – Traffic Study – Not required.
  - o. Redevelopment III.B.6(d) – Redevelopment light fixtures – Not required.
6. The Applicant is granted the following waivers:
- a. Outstanding submission items
7. This approval is granted upon the following:
- a. Applicant to remove covered porch as shown on the site plans.
  - b. Applicant to move and utilize the existing metal shed for the Go-Kart facility.
  - c. Applicant to install a rail around the track.
  - d. Applicant will remove “phantom parking” from minor site plan.
  - e. No new signage.
  - f. The hours of operation for the Go-Kart facility are 9:00 a.m. to 10:00 p.m.
  - g. The Applicant is required to comply with any and all State and/or local noise laws regarding the operation of the Go-Kart facility.
  - h. Applicant’s building for the Go-Kart track to be of a similar beige color as the existing buildings.
  - i. Applicant to work with Board Planner regarding lighting for the site.
  - j. Applicant to install a PVC fence around the existing trash enclosure.
8. This approval is conditioned upon the following:
- a. Applicant to redesign the dead end aisles.
  - b. Applicant to paint the islands and extend sidewalk for ADA compliance.
9. The Applicant shall be responsible to satisfy any Affordable Housing Obligation generated by this project.
10. This approval is conditioned upon the Applicant obtaining any and all permits and/or building permits required from the Construction Office and/or any other agency, if applicable, for this project.
11. The Plan is subject to review and approval of the following authorized review agencies, if applicable, as follows:

- a. Gloucester County Planning Board;
  - b. Gloucester County Soil Conservation District
  - c. Washington Township Municipal Utilities Authority
  - d. Washington Township Fire Marshall
  - e. Gloucester County Department of Health
  - f. New Jersey State Amusement Department
  - g. Any other outside agency approvals that may be deemed necessary.
12. If an inspection escrow, performance bond and/or maintenance bond are required with this application, an estimate of all on/off site improvements (excluding structures) must be reviewed and approved by the Washington Township Engineer. Any required performance Bond and/or inspection escrow and/or maintenance bond must be posted prior to the signing of any plans or deeds.
13. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.
14. The Applicant must submit a certification that all taxes on the property have been paid to date.

**BE IT FINALLY RESOLVED** that the secretary shall cause a brief notice of this resolution to be published in the South Jersey Times at the Applicant's expense and forward a copy thereto to the Applicant within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the aforesaid meeting held on December 4, 2018 and is hereby adopted at the meeting held on February 5, 2019.

WASHINGTON TOWNSHIP  
PLANNING BOARD

  
ALBERT FRATTALI, Chairperson

ATTEST:

  
CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL

J. Gattinelli, Mayor	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali, Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle, V. Chair	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. D'Orazio, II	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
Joseph J. Perry, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
M. D'Ariano, IV	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
E. Metz, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. Sparacio, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
J. Bidinger, IV	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
B. Dennis (Alt #1)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
R. Centrone (Alt #2)	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on February 5, 2019 memorializing the action taken by the Board on December 4, 2018.

*Christine Ciallella*  
 Christine Ciallella, Secretary

Date: *February 5, 2019*