

East Stroudsburg Borough, April 27, 2010

A special meeting of the East Stroudsburg Borough Council was held at the Municipal Building on Tuesday April 27, 2010. The following members were in attendance: Victor Brozusky; Roger DeLarco; Ed Henning; William Reese; Donald Repsher and Sonia Wolbert. Also attending were: Mayor Armand M. Martinelli; Manager James S. Phillips; Solicitor David J. Williamson of Scanlon Lewis & Williamson; Engineering Representative Samuel D'Alessandro of R.K.R. Hess Associates, Inc.; Codes Officer John E. Blick; ESU Student Ambassador Ashley Puderbach; and several residents in the audience.

Call To Order/Pledge of Allegiance

Mr. DeLarco called the meeting to order at 7:00 p.m. Jay Armitage led the Pledge of Allegiance.

Public Comments – Agenda Items

None

Resolution No. 15-2010 Amending Fees for Sanitary Sewer Industrial Pretreatment Program

Mr. Phillips said the five (5) year permits for industrial firms and institutions which are required to monitor their discharges under the pretreatment program are expiring and are up for renewal. The application fee for the five year permits (\$500) has not been changed since the program went into effect in 1991. Mr. Phillips said the proposed resolution will establish the fee for the five (5) year permits at \$600. Mr. Brozusky made a motion, seconded by Mr. Henning to approve proposed Resolution No. 15-2010 amending fees charged to users of the sewer systems required to have the industrial pretreatment permits. The motion carried unanimously.

Development Agreement – Proposed Medical Office Building Located at 400 Normal St.

Mr. Henning recused himself from participation in this matter due to a conflict since he is one of the partners in Sawmill Highlands, LLC. Mr. Williamson said he had prepared the development agreement with Sawmill Highlands, LLC in his format for the proposed medical office building located at 400 Normal St. in the I-U District. Council had granted a waiver regarding one of the stormwater management provisions and the applicant has agreed to make a contribution to the Borough for offsite traffic improvements due to a slight degradation in level of service as predicted by the traffic study submitted by the applicant. Mr. Brozusky made a motion, seconded by Mr. Reese to approve the proposed development agreement as submitted. The motion carried by a 5-0 vote with Mr. Henning not participating.

Development Agreement with IXE Corp. - Office Building at 623 N. Courtland St., C-2 District

Mr. Phillips said Mr. Williamson has also prepared the development agreement with IXE Corp. for the proposed office building located at the bottom of Grandview St. at N. Courtland St. in the C-2 District. Mr. Brozusky made a motion, seconded by Mr. Henning to approve the proposed development agreement as submitted. The motion carried unanimously.

Correspondence

Mr. Phillips noted receipt of a letter from Marc Wolfe, Esq. concerning the Pocono Medical Center proposed Hughes Cancer Center expansion project on East Brown St. in the I-M District. Mr. Wolfe is requesting to postpone the public hearing on the conditional use application by the Medical Center until the June 1, 2010 Council meeting and the applicant agrees to waive any time requirements under the Municipalities

Planning Code for acting on the application until that time. Mr. Henning made a motion, seconded by Mr. Reese to approve the rescheduling of the public hearing on the conditional use application until the June 1, 2010 meeting. The motion carried unanimously.

Public hearing on Conditional Use and Land Development Plan Application by University Properties, Inc. and East Stroudsburg University to Construct Student Housing on the ESU Campus at the Corner of Normal & Smith Streets, I-U District

Mr. Brozusky made a motion, seconded by Mr. Reese to open the public hearing. The motion carried unanimously. Marc Wolfe, Esq. introduced himself on behalf of the applicant. Mr. Phillips noted that the proof of publication of the notice of the public hearing was received and a copy will be introduced into the record. John Blick, Codes Officer for the Borough introduced four (4) Borough exhibits into the record, review letters from the Borough engineer R.K.R. Hess Associates, Inc. and the Borough traffic engineers (Traffic Planning & Design Inc.), on behalf of the Borough.

Mr. Wolfe introduced Richard Staneski, Vice President for Finance & Administration for East Stroudsburg University as the first presenter on behalf of the applicant. Mr. Wolfe asked if East Stroudsburg University has adopted a master plan for the campus? Mr. Staneski said the master plan was recently approved by the Board of Trustees. Mr. Wolfe asked if the University has adopted a strategic plan? Mr. Staneski said a strategic plan for ESU was also recently approved by the Trustees. Mr. Wolfe asked if the student housing currently provided on campus was adequate for the University? Mr. Staneski said that the current housing stock is not adequate; the housing is being operated at 108% of capacity due to conversion of lounges to rooms and placing three students in some rooms. Mr. Staneski said the University needs to upgrade their student housing in order to not be at a competitive disadvantage to other schools. Mr. Wolfe introduced applicant's Exhibit A-1. Mr. Staneski said this is a picture of Hawthorne Hall which is slated for demolition after the first phase of this proposed new housing plan. Mr. Wolfe introduced Exhibit A-2 and Mr. Staneski identified the dormitory as Hemlock Hall which is also slated for demolition after Phase I. Mr. Wolfe introduced Exhibit A-3, the University Apartments located off of Smith St. Mr. Staneski said these apartments, which were private units acquired by the University are also slated for demolition after Phase II of the proposed housing plan. Mr. Wolfe introduced Exhibit A-4 which Mr. Staneski identified as the old house currently housing the University Police and stated that the police department is designated to relocate to building "A" after construction during the first phase of the proposed housing plan. Mr. Wolfe introduced Exhibit A-5 which Mr. Staneski identified as the campus ministries building which he stated is also slated for demolition after Phase II of the proposed housing plan. Mr. Wolfe asked how many additional beds will be created by the proposed housing plan? Mr. Staneski indicated that in Phase I only approximately 100 "net" beds will be created after eliminating triples in rooms and the rooms currently in lounges in the existing dormitories. The net increase of beds after Phase II of construction will be approximately 745. Mr. Wolfe asked what kind of problems will be created if this housing project does not proceed? Mr. Staneski again indicated that without new housing ESU will be at a competitive disadvantage because many schools that ESU competes with for students – Kutztown University, Bloomsburg University, Scranton University, etc., already have new housing similar to what ESU wants to build. Mr. Wolfe asked who is the developer for this project? Mr. Staneski stated University Properties Inc. (UPI), which is a private non-profit entity established to work with the University. Mr. Wolfe introduced Exhibit A-6 which is a letter from ESU stating that UPI is a partner with the University to develop student housing with this project. Mr. Wolfe asked if ESU is part of the State System of Higher Education (SSHE)? Mr. Staneski stated yes. Mr. Wolfe introduced Exhibit A-7 which he said is an inter-agency agreement between ESU and the State Department of General Services which gives SSHE through ESU control over the university campus.

Mr. Wolfe asked if the University had discussed parking issues with the Borough Planning Commission and Council? Mr. Staneski said after discussions with the Borough the University had contracted with Chance Management in order to review the existing parking provided on campus and come up with ways of better utilizing the

parking the University already has. Mr. Wolfe asked if they came up with any recommendations? Mr. Staneski Chance Management had come with a list of recommendations as part of a parking management plan, which Mr. Wolfe introduced as Exhibit A-8. Mr. Wolfe asked if the implementation plan includes specific time frames? Mr. Staneski said there is a cost estimate and estimated time to implement each step, and the University is prepared to undertake the recommendations outlined in the implementation plan. Mr. Wolfe asked if the traffic impact study prepared for this project has identified a drop in the level of service at one or more intersections near the campus? Mr. Staneski said the traffic consultant for the University has completed the traffic study and has developed a cost estimate for improvements to the East Brown St./Smith St. intersection. Mr. Wolfe asked if the University is willing to contribute toward the cost of these improvements? Mr. Staneski said the University is willing and ready to contribute its fair share of costs of these traffic improvements.

Mr. Wolfe asked if any “paper streets” had been identified within the project area proposed for the housing project? Mr. Staneski indicated that there are various streets and alleys within the property owned by the University and/or the Commonwealth. Mr. Wolfe introduced Exhibit A-9 which is a title insurance opinion and Mr. Staneski explained that Chicago Title Co. is prepared to issue an insurance policy to the University concerning the status of any of these streets or alleys within the property. Mr. Wolfe asked if Chicago Title Co. is requiring any action by the Borough concerning these paper streets? Mr. Staneski said the University is requesting that the Borough issue a quit claim deed relinquishing any rights that the Borough might have, if any, concerning these paper streets.

Mr. Wolfe asked what the time schedule for construction of this project is and what is the importance of the schedule? Mr. Staneski said it is very important that the project get underway as soon as possible so that the University can have available new housing for the fall of 2011 to provide sufficient housing for its students. Mr. Wolfe asked if there were any financing issues? Mr. Staneski said this is a complex project and in order to close on the financing by July 1st to meet that construction schedule, the University needs approval of the project as soon as possible.

Mr. DeLarco asked for questions. Mr. Reese asked why is Hawthorne Hall considered to be substandard? Mr. Staneski said this dormitory which was constructed in the 1960's has the “old style” gang showers and many studies have identified that students consider the quality of living arrangements as one of the most important features for choosing a college. Students these days want to live in apartment type units such as the University is proposing to build. Mr. Williamson asked if the 745 new beds to be created is the total after all phases of the proposed construction? Mr. Staneski indicated yes. Mr. Henning asked if any other of the existing dormitories are proposed to be torn down? Mr. Staneski said Lenape Hall is also in consideration for razing. Mr. Henning asked if there were any other contingencies regarding this project? Mr. Wolfe stated no. Mr. Williamson asked in regards to the title insurance whether an alta survey will be required? Mr. Wolfe said that is unknown at this time if the title company will require that survey. Mr. Brozusky asked what is ESU doing to attract or keep students on campus? Mr. Staneski he believes that putting up these new housing units will be the main attraction to keep students on campus, because of its location to other campus facilities such as the recreation center. Mrs. Wolbert commented that the proposed project will result in an approximate 10% increase in student beds, but what about the increase in commuter students? Mr. Staneski said the largest anticipated increase in students in coming years will be through distance-ed instruction; which is using the internet or TV to provide instruction to students at remote locations. Mr. Wolfe asked if the parking management implementation is being coordinated with Pocono Medical Center? Mr. Staneski said the University's needs are more pressing than the hospital's and will probably occur sooner. Mayor Martinelli asked if the figure of 745 news beds created includes the elimination of room triples? Mr. Staneski said approximately 1,000 new beds are being created by the housing plan, and after allowing for the elimination of triples and rooms in lounges of approximately 240 rooms, that leaves the net increase of approximately 745. Mr. Blick asked if Lenape Hall is also razed will the total increase in beds be less? Mr. Staneski said yes, by a total of approximately 383 beds.

Mr. D'Alessandro asked if the land development application being submitted is only for Phase I? Mr. Wolfe stated that the University is requesting use approval for both phases of the project but the land development plan request is only for Phase I. Mr. D'Alessandro asked how old are the existing buildings proposed for demolition? Mr. Staneski stated the building housing the police is over 80 years old and Hawthorne Hemlock Halls were built in the 1960's or 1970's. Mr. D'Alessandro asked if the University is applying for approval from the State Historical Commission to remove these structures? Mr. Staneski said he does not believe the University is required to obtain their approval but they will carry out whatever due diligence is required to inventory these buildings prior to demolition. Mr. D'Alessandro asked if more beds are created on campus will there be a need to add more classrooms? Mr. Staneski said the classroom situation is getting very tight and the University cannot continue to add students without adding classrooms as well. Mr. D'Alessandro asked if UPI is a for-profit organization? Mr. Staneski stated that it is a non-profit corporation. Mr. D'Alessandro asked if a merger deed will be required. Mr. Wolfe said the issue has been raised by the title company but he is not sure if they will require a merger deed. Mr. D'Alessandro said the parking management study mentions construction of a two (2) level parking structure? Mr. Staneski said the University is committed to implement the recommendation of the parking study. Mr. Reese asked whether the parking structure will be implemented in Phase I? Mr. Staneski it is difficult to estimate times for each item. Mr. Phillips asked about the issue of paper streets? Mr. Wolfe stated that with the Borough action to eliminate any question of public rights to the streets, and with the title insurance policy, it would be as if those paper streets don't exist. Mrs. Wolbert asked what coverage will the title insurance provide? Mr. Wolfe stated that the title insurance will protect the University against any claims for private rights for use of those paper streets. Mr. Williamson stated that it does not appear that the Borough ever had any rights to those streets as none were ever dedicated to the Borough. Mr. Wolfe explained that concerning the issue of ownership of property only to the right-of-way line of such paper streets, there is a Supreme Court ruling that the law presumes ownership of such streets to the center line, therefore since the University owns or controls the property on both sides they would be able to use the area included within these paper streets.

Mr. Wolfe introduced Chad Lello, P.E. of Pennoni Associates as the consulting engineer on behalf of the applicant. Mr. Wolfe introduced Exhibit A-11, the curriculum vitae for Mr. Lello. Mr. Wolfe introduced Exhibit A-12 which is a copy of the record plans of the project and asked Mr. Lello to review the project plans. Mr. Lello stated that the plan has three (3) proposed phases: Phase I involves the construction of buildings A and B and a parking lot and then the demolition of Hemlock Hall. Phase II involves the construction of new buildings C & D and then the demolition of Hawthorne Hall and University Apartments. Phase III involves construction of a parking lot and demolition of Lenape Hall, the police building and the campus ministries building. Mr. Wolfe introduced Exhibit A-18, a reduced copy of the project plans. Mr. Wolfe introduced Exhibit A-16 a rendering of proposed new housing units. Mr. Wolfe asked what was the maximum height for the new buildings? Mr. Lello indicated 56 ft. Mr. Wolfe asked if construction of these housing units will have any adverse effect on adjoining properties? Mr. Lello stated no. Mr. Wolfe asked if construction of these buildings will comply with all the applicable building codes? Mr. Lello stated yes. Mr. Wolfe asked if the construction will create any hazards or generate any new noise not already existing? Mr. Lello stated no. Mr. Wolfe asked about lighting provided for the development? Mr. Lello stated 20 ft. luminaries are proposed to be installed with 10 ft. high poles along walkways. There will be no spillover lighting off the property. Mr. Wolfe asked if the lighting conforms to requirements of the Borough codes? Mr. Lello stated yes. Mr. Wolfe asked if the applicant has any request for modifications from the Boroughs requirements? Mr. Wolfe introduced Exhibit A-24 which Mr. Lello stated was a Waiver Request Letter submitted to the Borough Planning Commission dated April 7, 2010. Mr. Lello noted that due to the applicant revising its plans to include the entire campus they are requesting waivers regarding the plan size and details so as not to provide that level of detail for the rest of the campus outside the proposed construction area. Mr. Wolfe asked if any part of the project area was subject to flooding? Mr. Lello stated no. Mr. Wolfe introduced Exhibit A-13 Stormwater Management Plan developed for the project, Exhibit A-14 the NPDES Permit Application, and Exhibit A-15 the Erosion and Sediment Control Plan for the project submitted to the Monroe County Conservation District.

Mr. Wolfe asked Mr. Lello to identify the parking being provided with the new plan. Mr. Lello stated the plan includes the provision of 363 parking spaces including 21 handicapped spaces. Mr. Wolfe asked if any new sidewalks are proposed? Mr. Lello said the plan includes an extensive new plan of sidewalks. Mr. Wolfe asked if the plans include a raised crosswalk on Smith St? Mr. Lello said the University is proposing to relocate an existing raised crosswalk to the new proposed location of a sidewalk and crossing on Smith St. in order to provide for maximum pedestrian safety. Mr. Wolfe asked about landscaping plans for the site? Mr. Lello explained that there are extensive plantings proposed to be installed as part of the landscaping plan. Mr. Wolfe asked about the total time frame for construction? Mr. Lello said the University anticipates that it will take five (5) years to complete all phases of the plan. Mr. Wolfe introduced Exhibit A-19, the Engineer's Cost Estimate for improvements for the project. Mr. Lello noted that the cost for improvements includes the provision of a right turn lane on Prospect St. prior to Normal St. which is along the University property. The plans also indicate the need for turning lanes on East Brown at the Smith St. intersection. Mr. Wolfe asked that all the applicant's exhibits be introduced into the record and Mr. DeLarco agreed.

Mr. Reese asked if the cost estimate for traffic improvements includes land acquisition costs? Mr. Wolfe said the acquisition cost had not been included because the University does not have eminent domain powers-but ESU is willing to pay its fair share of costs. Mr. DeLarco questioned why a raised crosswalk is proposed so close to another existing crosswalk on Smith St? Mr. Lello stated this is basically a traffic calming measure. Mr. Henning asked if the applicant has applied for its NPDES permit? Mr. Lello said they have submitted the application to the Conservation District and has received their 2nd comment letter just recently. Mr. DeLarco asked if the proposed walkways are rated to support vehicles such as large fire apparatus? Mr. Lello said they will be constructed to support such vehicles. Mrs. Wolbert asked for the schedule of the different phases? Mr. Lello said the University wants to complete Phase I for the fall 2011 school year. Mayor Martinelli noted that there is an Oak St. proposed on the plans, but that name will need to be changed because of the new countywide addressing requirements since the Borough already has an Oak St. The Mayor asked whether the Borough requires that planting islands be curbed? Mr. Blick said the Borough doesn't require that they be curbed. Mr. Lello said they are planning installation of several rain gardens at different locations utilizing the planting island areas. The Mayor asked if light poles are in the planting islands or within the parking areas? Mr. Lello said within the islands. Mr. Reese asked if they are proposing installation of grass areas between parking isles like in the parking currently provided in the "pit" area? Mr. Lello state no. Mrs. Wolbert asked about the issue of Normal St. being designated as a collector street. Mr. Wolfe stated that from a safety and financial view the University believes that its request to not widen Normal St. to the width required for a collector street is well justified. Mr. D'Alessandro asked about the new curb and sidewalk proposed along Normal St. in relation to the existing perpendicular parking areas along Normal St. by the field house. Mr. Lello stated that the new curb is 2 ft. closer to the roadway. Mr. D'Alessandro asked whether the Chance Management parking study recommends perpendicular parking spaces? Mr. Lello said he would need to defer that question to the parking consultant. Mr. D'Alessandro asked whether the Phase I plans are self sufficient? Mr. Lello said the improvements installed as part of Phase I are sufficient for that portion of the project even if the later phases do not proceed. Mr. D'Alessandro asked if the lighting installation plan included lights outside the university properties? Mr. Lello said the plan does include the installation of lighting units along Smith St. within the Borough road right-of-way. Mr. D'Alessandro asked about note #1 on the project plans concerning setbacks? Mr. D'Alessandro asked about the waiver request for stormwater and whether that is based on the layout of the site? Mr. Lello said the variance request is the "least variance" required. Mr. Williamson asked if the Borough has water/sewer lines within any of the paper streets on the site, will the university provide a separate easement to the Borough? Mr. Lello stated yes. Mr. Wolfe reviewed what he feels were the main issues regarding conditional use approval. At this point there was an intermission for the public hearing at 9:25 p.m.

The hearing reconvened at approximately 9:40 p.m. Mr. Wolfe introduced Barbara Jean Chance of Chance Management Consultants and introduced Exhibit A-22

into the record, the curriculum vitae for Ms. Chance. Mr. Wolfe also introduced Exhibit A-23 the Parking Management Plan provided for the project by Change Management. Ms. Chance explained that the approach her firm took with this project was to look first at the existing conditions on campus then collect data, analyze it, and interview the University concerning the issue of adequacy of parking. Ms. Chance said their results showed that on a Tuesday only 82% of the total spaces on campus are utilized at the peak hours between 12 noon and 2 p.m. Ms. Chance said they did see a lot of evidence of “vulture parking” whereby people spend a lot of time circling and waiting for parking spaces to occur in the main lots. Ms. Chance said their analysis factors in the “effective supply” of parking and they believe that overall, over 400 spaces on campus are under-utilized. Ms. Chance said her firm has suggested a number of positive actions for the future which the University can take to improve the parking supply. Mr. Wolfe asked whether spillover parking occurs on Borough residential streets? Ms. Chance indicated that some spillover effect does occur but not as much as they might have anticipated. Mr. Wolfe asked about revised cost estimates for the second level parking structure proposed? Ms. Chance said this item includes reconfiguring the ground configuration of parking as well as providing the second level structure. Mr. Wolfe asked whether their parking plan identified any actions the Borough can take regarding parking? Ms. Chance indicated that the Borough will probably need to increase its parking fines in order to increase the disincentive for meter violations, and come up with more even enforcement regarding its residential permit parking. Ms. Chance said they have also recommended that the Borough change its parking size requirements to 8 ½ ft. x 18 ft. which is becoming more of an industry standard. Ms. Chance stated that the University can provide the needed spaces for this project if it implements the measures recommended in the parking study. Mr. Wolfe asked if Chance Management had reviewed the comment from R.K.R. Hess Associates concerning comparisons to parking provided by other universities? Ms. Chance said it is difficult to compare parking to other campuses because there are too many variables that influence the parking supply in use. Mr. Wolfe asked about a R.K.R. Hess comment about the inclusion of on-street parking spaces in the total spaces being provided? Ms. Chance said she thinks these parking counts did include on-street spaces on Normal St., Centre St. and College Circle which are controlled by the University. Mr. Wolfe asked what was the growth projections used for her study? Ms. Chance said the University has anticipated a 2% annual increase. Mr. Wolfe asked about provision of parking for special events? Ms. Chance said special events are normally not held within the same peak hours of typical classroom use. Mr. Wolfe asked if there will be adequate parking provided with this plan? Ms. Chance said yes, she believes there will be adequate parking if the University implements steps recommended in the study. Mr. Wolfe asked that the additional exhibits be accepted into the record and Mr. DeLarco agreed.

Mr. DeLarco asked about the proposed removal of parking spaces on Centre St. and whether this action was included in the parking figures? Mrs. Wolbert asked for the detail in the net increase of parking spaces proposed? Ms. Chance said they estimate the University can provide up to 130 additional spaces just by restriping several of the lots based on the new reduced parking space size. Mr. DeLarco asked if the relocation of the baseball field is still proposed as part of this project in order to provide more parking? Ms. Chance indicated no that she does not believe that is part of this project. Mr. Henning noted that the parking plan indicates a possible deficiency in spaces by the year 2015? Ms. Chance said the number of spaces-7 will be monitored, and she feels the University will have enough “wobble room” to address that issue. Mr. DeLarco asked Ms. Chance if they observed a lack of enforcement by the Borough with residential parking permits? Ms. Chance said she had used the term uneven enforcement, she also noted that the Borough needs a balance between parking meter rates and parking violation fines. Mrs. Wolbert noted that the figures indicate 1,000 additional student beds will be provided over the three (3) phases of the plan, but only 135 net additional parking spaces are being added? Ms. Chance indicated that these are estimates and the University needs to constantly monitor its parking which is why the recommended that the campus hires a Parking Director to better manage parking overall. Mr. D'Alessandro asked whether the parking study was directly based on the proposed phases of construction? Ms. Chance indicated yes and no. Mr. D'Alessandro noted that the table on page 49 of the study seems to indicate that the projected parking demand is less than the amount now? Ms. Chance said she would need to review that figure more closely. Mr.

D'Alessandro asked whether Chance is recommending installation of the second level parking structure? Ms. Chance they think that the University can have adequate parking without it, but she feels it would be a good idea to proceed with the project to add additional spaces and provide more flexibility in the entire parking system. Mr. D'Alessandro asked whether the parking study conclusions are based on ESU continuing to operate as it does now? Ms. Chance said the conclusions could change if, for example, the University would change its requirements for who can get parking permits on campus. Mr. D'Alessandro asked whether Chance is recommending change in the parking space dimensions? Ms. Chance indicated yes to the 8 ½ x 18ft size, but this recommendation is only applicable to the campus. Mr. D'Alessandro asked if Chance Management would recommend continuation of the perpendicular parking on Normal St.? Ms. Chance said they do not normally recommend the perpendicular parking but this is an existing feature that has been there, for some time. Mr. Henning commented that the reduced size of parking spaces may be applicable for the college campus, but may not be suitable for a medical office zone where the parking patrons may be elderly or less mobile, and Ms. Chance agreed. Mrs. Wolbert asked whether there are sidewalks to serve the parking lots that are located at the outer portion of campus? Mr. Staneski indicated that sidewalks were developed, for example, for the Gwendolyn St. parking area as one of the requirements of the Borough for that project.

Mr. DeLarco noted the late hour (10:25 p.m.) and the fact that the traffic engineer had not testified on behalf of the applicant nor had the Boroughs traffic engineers had a chance to comment. Mr. DeLarco suggested continuing the public hearing to a later date such as at the next regular Council meeting Tuesday, May 4, 2010. Mr. Brozusky suggested starting the meeting earlier at 7:00 p.m. and Council agreed. Mr. Williamson noted that there are several issues that need to be clarified, such as the fact the plans refer to preliminary and final development plans when in fact the University has now indicated that the request for land development approval is only for the first phase of the proposed project. Mr. Wolfe stated he and the University Officials will need to discuss this matter with Mr. Williamson and Mr. D'Alessandro tomorrow, or at least prior to the continuation of the hearing on May 4th.

Mrs. Wolbert made a motion, seconded by Mr. Brozusky to continue the public hearing until Tuesday May 4, 2010 at 7:00 p.m. The motion carried unanimously.

Adjournment

With no further business Mr. Reese made a motion, seconded by Mr. Brozusky to adjourn the meeting at 10:26 p.m. The motion carried unanimously.

James S. Phillips, Secretary