

Call to Order:

The meeting was called to order at 7:00 p.m. by Chairman McLaughlin who read the following statement: "Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. This notice was sent in writing to the South Jersey Times on January 8, 2016. A copy was posted on the second floor bulletin board of Town Hall and a copy was given to the Township Clerk. In addition, notice for this evening's public hearings was sent in writing to the South Jersey Times on May 2, 2016".

The Board saluted the flag.

Roll call: Present – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. Salvadori, Mr. Mercado, Ms. Capate, Mr. McLaughlin. Absent – Mr. Manfredi, (excused), Mr. Sander, (excused). Also present – Mr. Marmero, Solicitor, Ms. Pellegrini, Planner, Mr. Heffner, Council Liaison.

Memorialization of Resolutions:

1. Res. #16-23 – App. #465-SP – Redgil, LLC – Preliminary Major Site Plan Approved

Motion by Mr. Carney, seconded by Mr. Fritz to adopt resolution #16-23. Roll call vote: Ayes – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Ms. Capate, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

2. Res. #16-24 – App. #465-SP – Redgil, LLC – Use & Height Variances Approved

Motion by Fritz, seconded by Ms. Capate to adopt resolution #16-24. Roll call vote: Ayes – Mr. Fritz, Ms. Capate, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

3. Res. #16-25 – App. #1845 – Redgil, LLC – Minor Subdivision Approved

Motion by Mr. Carney, seconded by Mr. Fritz to adopt resolution #16-25. Roll call vote: Ayes – Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Ms. Capate, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

Public Hearings:

1. #16-19 – Gerald Williams – Lot Area, Buffer/Side & Height Variances

Present – Gerald Williams, applicant.

Member's packets contained: 1. A copy of the applicant's variance application. 2. Report dated May 17, 2016 prepared by Pam Pellegrini. 3. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

May 17, 2016

Public Hearings: (continued)

1. #16-19 – Gerald Williams (continued)

The applicant is requesting lot area, buffer, side yard, and height variances in order to be allowed to install a ground mount solar array in the rear of his property. The property is located at 1517 Glassboro Road, also known as Block 15001, Lot 3 in the BP Zoning District.

Mr. Williams was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Carney to deem application #16-19 complete. Voice vote; all ayes, motion passed.

Mr. Williams testified that he is proposing to have solar panels installed on his property. He stated that he is having some of the panels installed on the roof of his pole barn but needs another ten to fifteen ground mounted in order to have enough solar energy to offset his electric bill. Ms. Capate asked if the ground mounts will be visible from the street. Mr. Williams replied that it will not be seen from the street. Ms. Hui asked if the ground mounts will be as high as the pole barn. Mr. Williams replied that they will be lower than the pole barn. Mr. Marmero asked how high the solar array will be. Mr. Williams stated that he did not know the height and that a representative from the company was supposed to be in attendance but he hasn't made it yet. Mrs. Farrell stated that the information provided seems to indicate it may be thirteen feet in height. Ms. Pellegrini replied that the thirteen feet may be the width based on the plan. After some discussion it was determined that the Board would grant a height variance to allow the height up to nine feet as they have done with other approved ground mount solar arrays.

Ms. Pellegrini stated that they did a site visit and based on the observations and the submitted information she suggested that any approval of the ground mount solar array system be subject to an additional buffer being provided to the neighbor in the rear or a letter be obtained from the neighbor indicating their acceptance of no buffer. Mr. Williams stated that he will obtain the statement from his neighbor. Ms. Flaherty commented that she agreed that a buffer should be provided and that Mr. Williams should be mindful of materials being stockpiled at the rear of his property. He stated that he has lawn mowers, a boat, and a wave runner which are stored on concrete pads. There is some old fencing he has been taking down that will be removed from the site. Ms. Flaherty commented that the debris should be removed from the site.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Marmero reviewed the variances for lot area, side and rear yards, buffer, and height as well as the conditions of approval. Motion by Mr. Carney, seconded by Mr. Fritz to approve the variances with the conditions. Roll call vote: Mr. Carney, Mr. Fritz, Ms. Hui, Mr. Kozak, Mr. Mercado, Ms. Capate, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

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Public Hearings: (continued)

2. #16-20 – Dave Dailey – Lot Area, Buffer, and Side Yard Variances

Present – Dave Dailey, applicant, James Castle, representative from Castle Energy, LLC.

Member's packets contained: 1. A copy of the applicant's variance application. 2. Report dated May 17, 2016 prepared by Pam Pellegrini. 3. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting lot area, buffer, and side yard variances in order to be allowed to install a ground mount solar array in rear of his property. The property is located at 765 New Brooklyn Road, also known as Block 2301, Lot 26.02 in the R-2 Zoning District.

Mr. Dailey was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Mercado to deem application #16-20 complete. Voice vote; all ayes, motion passed. Mr. Dailey stated that he is before the Board seeking variances for his proposed ground mount solar system. Mr. Fritz asked why the solar array isn't being placed inside the fenced area of the yard. Mr. Dailey stated that he wanted to leave the backyard area open within the fenced area. He also asked why the array is being proposed on an angle. Mr. Castle was sworn in by Mr. Marmero. Mr. Castle replied that the lot is only one hundred and fifteen feet in width so in order to provide the number of panels necessary they had to angle the solar array and move it more to the right in order not to be within the fifty foot buffer on both sides of the property. Mr. Kozak asked the height of the solar array. Mr. Castle stated it is eight feet in height. Ms. Hui asked why the panels can't be placed on the roof of the home. Mr. Castle stated that they would only be able to put them on the front of the roof and they would not be able to get as many panels as needed to be cost efficient.

Ms. Pellegrini reviewed her report for the Board. She stated that she visited the site a few days ago and based on her observations and the information submitted the proposed solar array will not be visible of any adjoining residences. She stated that any approval can be made without the need for any additional buffering. Ms. Flaherty commented that the property is very well maintained and she agreed with Ms. Pellegrini that a buffer is not necessary.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Marmero reviewed the variances for the Board. Motion by Mr. Fritz, seconded by Mr. Mercado to grant the lot area and side yard variances. Roll call vote: Ayes – Mr. Fritz, Mr. Mercado, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Salvadori, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

May 17, 2016

Public Hearings: (continued)

3. #16-21 – Angelo Tantaros – Use Variance

Present – Angelo Tantaros, applicant.

Member's packets contained: 1. A copy of the applicant's use variance application. 2. Report dated May 6, 2016 prepared by Pam Pellegrini. 3. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting a use variance in order to be allowed to construct a 60'x 80' pole barn as an accessory structure to store his personal car collection and tools. There is an existing shed/garage that will be demolished. The property is located at 1072 Blue Bell Road, also known as Block 110.0103, Lot 19 in the RG-PR Zoning District.

Mr. Tantaros was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Mercado to deem application #16-21 complete. Voice vote; all ayes, motion passed. Mr. Tantaros stated that he just purchased the property which is directly across the street from his residence. He would like to construct the pole barn on this property for the storage of his personal classic cars, old tractors, and tools. The reason he is not proposing to construct the pole barn on his primary residential property is because he will be opening a winery on that property in the near future. Mr. Fritz asked what structures will be removed from the property. Mr. Tantaros testified that some of the structures and the pool that show on the survey were removed prior to his purchasing the property. There is one shed at the rear of the property that he believes is unsafe and he will be removing that shed.

Mr. Mercado inquired as to the storage of the vehicles and asked if there will be any repairs done on the property. Mr. Tantaros stated that he will not be doing car repair or storing any tires. Mr. Mercado asked if the applicant has any other businesses besides the proposed winery. Mr. Tantaros stated that he does not have any other businesses. Mr. Marmero asked if the applicant is okay with the condition that the pole barn is strictly for personal use and no business can be operated on this property without prior approval. Mr. Tantaros was in agreement with that condition. Mr. Fritz asked if there will be any plumbing or electric in the pole barn. Mr. Tantaros replied that there will not be any plumbing and he may have electric in the future but not right now. Ms. Hui asked if the shed next to the house is being removed. Mr. Tantaros stated that there is shed right next to the house that is in good condition and he would like to keep that one. Mr. Marmero asked how the existing house is going to be used. Mr. Tantaros replied that the house is currently vacant; however his mother-in-law may move into the house in the near future.

Public Hearings: (continued)

3. #16-21 – Angelo Tantaros (continued)

Ms. Pellegrini reviewed her report. In accordance with the ordinance an accessory building must be subordinate in area to the principal structure; the proposed building is significantly larger in size than the existing principal structure. The applicant has testified to the proposed use of the building and to what existing structures on the site will be removed. The bulk requirements are all conforming but it should be noted that the property itself is nonconforming in lot size, which is a pre-existing condition. The maximum allowable height is eighteen feet. Ms. Pellegrini asked for testimony as to the location of the well and septic. Mr. Tantaros testified that both the septic and well are located right behind the house. Ms. Pellegrini indicated that the proposed building is well to the right of the house so there shouldn't be any conflict. She also inquired as to how the pole barn will be accessed. There is an existing stone driveway on the property. Mr. Tantaros stated that he will use the existing driveway and just extend it back to the pole barn.

Ms. Flaherty reviewed her letter for the Board. She stated that there appears to be adequate room to construct the pole barn on the property but there may be a construction driveway that left ruts in the ground when they removed trees. She asked that the applicant restore that area and to show the extension of the existing driveway to the pole barn when he submits for his zoning permit. There isn't sidewalk in front of the property and it's up to the Board if they will require sidewalk. If the applicant decides to rent the existing residence he will need to register and obtain a Certificate of Occupancy. Mr. Tantaros stated that he would restore the area where there are ruts. Ms. Capate asked if the decision on sidewalk is up to the Board. Mr. McLaughlin stated it is the Board's decision. She stated that there are a lot of people that walk down Blue Bell Road. Mrs. Farrell stated that Blue Bell Road is a County road so if the Board requires the applicant to install sidewalk the County will require him to install curbing and address drainage. It is a costly process for the applicant who is only constructing an accessory building not a single family home.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Heffner stated that while the applicant is only constructing a pole barn this is a major roadway that leads to the center of town and at some point the gaps have to be filled in. Mrs. Farrell stated that the County will want engineered plans and they will have to put up a bond. Mr. Heffner stated that its unfortunate the Builder's League decided this was a major issue and someone like this is caught in the middle. Mrs. Farrell replied that she understands the issue but the applicant is only building a pole barn and not a single family home. There was further discussion on the issue of sidewalk with Ms. Pellegrini stating that this is an issue usually reserved for a site plan or subdivision approval because plans are needed to make sure the sidewalk is designed properly and bonding is required. None of those requirements are in place for someone just building an accessory structure so it will be hard to monitor without the proper mechanism in place.

Public Hearings: (continued)

3. #16-21 – Angelo Tantaros (continued)

Mr. Kozak stated that the applicant's property is not the last property where if he installed sidewalk it would connect to an existing sidewalk; it won't. There are other properties in between where there isn't sidewalk before there is sidewalk at the corner of Blue Bell Road and Corkery Lane. Mr. Salvadori agreed that this isn't a site plan or subdivision where a major developer is required to install sidewalk. Ms. Pellegrini stated that the construction of an accessory building does not trigger the requirement for sidewalk. Mr. Kozak also commented that if the applicant constructed a smaller pole barn he wouldn't even be required to come to the Board and the issue of sidewalk would not be raised.

Mr. Marmero reviewed the use variance and the proposal as well as the conditions of approval. Motion by Mr. Fritz, seconded by Mr. Salvadori to grant the use variance subject to the condition that the pole barn only be used for personal storage and not for business, the ground being restored where ruts were created, fencing being repaired, and showing the extension of the driveway. The motion did not include the requirement to install sidewalk. Roll call vote: Ayes – Mr. Fritz, Mr. Salvadori, Mr. Carney, Ms. Hui, Mr. Kozak, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

4. #16-22 – Eric Straub – Lot Area, Buffer, Side Yard Variances

Present – Eric Straub, applicant.

Member's packets contained: 1. A copy of the applicant's variance application. 2. Report dated May 17, 2016 prepared by Pam Pellegrini. 3. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting lot area, buffer, and side yard variances in order to be allowed to install a ground mount solar array in the side yard of their property. The property is located at 287 Radix Road, also known as Block 2301, Lot 6.01 in the R-2 Zoning District.

Mr. Straub was sworn in by Mr. Marmero. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell stated that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Salvadori to deem application #16-22 complete. Voice vote; all ayes, motion passed.

Mr. Straub stated he is before the Board requesting the variances in order to be allowed to install a ground mount solar array. He stated that he does not have enough room on his roof in order to have a system that would be efficient to offset his electric bills. Mr. Straub stated that the solar array will be located in the side yard because that is the best location due to the number of trees around his property.

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Public Hearings: (continued)

4. #16-22 – Eric Straub (continued)

Ms. Hui stated that she drives down Radix Road all the time and never knew Mr. Straub's house was there since it sits way back off the road. She commented that she did not see any issue with him having the ground mount solar array. Mr. Kozak asked how far the ground mounts will be from the road. Mr. Straub stated it will be approximately 400 feet off the road. Ms. Pellegrini stated that she visited the site on Friday and based upon her observations and the information submitted she recommended that any approval should be conditioned upon additional buffering or a letter from the neighbor in front of the lot indicating their acceptance of no buffer requirement. She stated that there were trees in the location where the system will be located. She asked if the system or panels will face Mr. Straub's house. He stated they will be angled towards the sun. Ms. Pellegrini stated that the neighbor in front will see the back of the system. Mr. Straub stated that his wife wants to plant vegetation behind the solar array even though the neighbor indicated they did not have a problem with the system being there without any buffer.

Ms. Flaherty stated that she agreed with Ms. Pellegrini and that the property is heavily wooded. She didn't see much of an impact to the neighbor and stated that she believes the applicant will provide additional plantings around the system.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Marmero reviewed the variances required by the applicant as well as the condition that he must provide a buffer or a letter from the neighbor consenting to no buffer. Motion by Mr. Carney, seconded by Ms. Hui to grant the variances with the condition stated. Roll call vote: Ayes – Mr. Carney, Ms. Hui, Mr. Fritz, Mr. Kozak, Mr. Salvadori, Mr. Mercado, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

5. #09-02 – Christopher Fazzio – Extension of Use Variance Request

Present – Christopher Fazzio, applicant, Robert Mintz, Joe Bennis, applicant's business partner, Robert Mintz, applicant's attorney.

Member's packets contained: 1. Letter dated March 23, 2016 prepared by Robert Mintz. 2. Letter dated May 10, 2016 prepared by Rosemary Flaherty, Zoning Officer.

The applicant is requesting an extension of his use variance approval in order to be allowed to continue storing materials on property located across the street from the Fazzio Steel business. The property is located on Glassboro Cross Keys Road, also known as Block 15301, Lots 2-4 in the R-2 Zoning District.

Public Hearings: (continued)

5. #09-02 – Christopher Fazzio (continued)

Mr. McLaughlin announced to the Board that Mr. Salvadori was recusing himself from this application and Ms. Capate would be voting. Mr. Fazzio and Mr. Bennis were sworn in by Mr. Marmero. Mr. Mintz introduced himself as the applicant's attorney. Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Carney, seconded by Mr. Mercado to deem application #09-02 complete. Voice vote; all ayes, motion passed.

Mr. Mintz stated that the applicant is before the Board to request an extension of time for a use variance that was granted by this Board along with several extension requests. The uniqueness of this application is that they are trying to remove a business from the town instead of bringing one in. The applicant has been storing materials across the street from his business facility. The inventory that was being stored was being removed and decreased over the time the Board has granted the extensions. They are before the Board to request one last extension of time. The initial letter indicated that the request was for approximately three years; however that has changed since the Board received that letter. Mr. Mintz stated that the good news is that Mr. Fazzio has found a place to move the materials; however they are waiting to find out if the use for the storage of materials is a permitted use at that location. Once it is determined that the use is permitted they still have to find out if they will need to submit a site plan, prepare the site, etc. All of those things will take some time as the Board is aware the approval process does take time.

Mr. Mintz stated that that timeline is probably around twenty-four months but chances are they will be out earlier especially if some of the steps are not needed. He also explained that a lot of the stockpiled materials have not been as easy to remove due to the economy. In addition, Mr. Fazzio has obtained some materials at bargain prices due to the downturned economy, so the stockpile of materials may have been increased but it enabled him to be competitive with other suppliers. The inventory at the site is less than it has been and they will not be adding any additional materials. If for any reason Mr. Fazzio cannot remove the materials after one year, he will install fencing and landscaping to buffer the area. He stated that they are willing to work with the Zoning Officer and/or the Board Office on a routine basis so that the Board can be kept up to date on the progress that is being made at the site. Mr. Fazzio has committed in an agreement to the new site for the storage of the materials; so they have every intention to move forward as soon as feasibly possible. Mr. Mintz stated that the applicant is appreciative of the Board's help in the past and they will continue to make their voluntary contributions to the Parks and Recreation Fund. He stated that they would like the two year extension with the caveat that they have to show the Board and the town that they are moving forward with relocating the materials to another site.

Public Hearings: (continued)

5. #09-02 – Christopher Fazzio (continued)

Mr. Mercado commented that the last extension was conditioned upon Mr. Fazzio reducing the amount of material; however that never happened. Mr. Mintz replied that the applicant's business has been affected by the economy. In addition he was able to obtain some materials at rock bottom prices due to the downturned economy which ultimately would help his business. As a result Mr. Fazzio has not had to lay off any of his employees. Mr. Mercado replied that there was a condition of approval for a one year extension to reduce the inventory and instead Mr. Fazzio ignored that condition and increased the inventory. Mr. Mintz stated that in an effort to be competitive and help his business Mr. Fazzio did cross the line. Mr. Mercado asked why the Board should believe now that Mr. Fazzio will keep his word. Mr. Mintz stated that they have agreed to provide the buffer and fencing if they haven't removed or significantly reduced the inventory after one year. The increase in the inventory certainly was not an intentional circumstance.

Mr. Fritz stated the applicant was obligated to abide by the Board and he didn't. In addition to the increase in material there are vehicles on the property advertising businesses that have nothing to do with steel fabrication. He stated that he didn't care about a fence or a buffer in a year. He rides by the site every day and it looks worse and worse. Mr. Mercado stated that there are a lot metals and other objectionable materials there and the ground should be tested for contaminates. Mr. Mintz stated that the property owner and Mr. Fazzio will come to an agreement on whatever clean up should be done to the site if any. He stated that the applicant has a viable site that will let him get off this property and he is asking for enough time to do that. Mr. Fazzio stated that he could have a Phase I Study done if necessary. Mr. Mercado asked for a direct timeline and the submission of the testing. Mr. Mintz replied that he has given the timeline of eighteen to twenty-four months but he believes it may be much sooner. He stated they would be more than willing to have six month progress inspections so the Board knows they are moving forward.

Ms. Capate asked who the Board would send out for the six month checks. Mr. Mintz replied the Zoning Officer would do the inspections. Ms. Flaherty replied that she took extensive pictures of the site and she knows exactly what is out there and she will be monitoring the site every three months. Mr. Mintz stated they will know within thirty to ninety days whether or not they need a use variance and/or site plan approval for the other site. Those issues will determine the precise timeline and they will be able to inform the Board when they know.

Mrs. Farrell commented that the concern with the soil will be addressed when the developer, who is under contract with the property owner, is ready to move forward with his residential development. Mr. Fazzio stated that he could achieve a fifty percent reduction in six months. Mr. Mintz replied that that can happen but only if the use is a permitted use on the other site, which they believe it is.

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Public Hearings: (continued)

5. #09-02 – Christopher Fazzio (continued)

Mr. Fazzio commented that he knows he stretched the limits but for the reasons Mr. Mintz stated with regard to the economy and concern for his employees. No one was complaining; none of the neighbors on either side of the road. He stated that he is going to move forward with moving the materials off the site and will address the testing of the soil. Mr. Carney asked if the Zoning Office has received any complaints from the neighbors. Ms. Flaherty replied that they have not received any complaints from the neighbors only from Board members.

Ms. Hui stated that the fencing and buffer should be installed now instead of being contingent upon the reduction of materials since the applicant has received several extensions of time and he has increased the amount of material on the site. She stated that people do travel that road every day and the materials are visible. Mr. Mintz replied that the fencing and landscaping are very costly and he asked for the Board's consideration to allow Mr. Fazzio time to work on removing the materials to the new site. They are not opposed to installing the fencing and landscaping if they learn they need a use variance and site plan and it will take them longer to achieve that goal.

There was further discussion by some members of the Board on how much time they should allow. Mr. Kozak asked Mr. Fazzio how much time he would need to remove the materials from the site if the Board denied his request for an extension. Mr. Fazzio stated that it would take at least fourteen months. Mr. Kozak stated his point that it is going to take considerable time to have the materials removed even if the Board denies the request. He stated that the Board should rely on the Zoning Officer to do the inspections every three months as well as trusting in her judgement with regard to the progress being made. Also the applicant must show within three months that he has acquired the new site and if he hasn't then the fencing and landscaping should be installed at that time.

Ms. Flaherty reviewed her letter for the Board. She stated that Mr. Fazzio has been a very good neighbor to the Township. She will be monitoring the progress at the site every three months for compliance. If there is not compliance she does not have any problem issuing a summons. However she believes they can work together to get the property cleaned up. She asked that the Board work with Mr. Fazzio and give him the time necessary to remove the materials from the site and to trust her to monitor the site and his progress.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Public Hearings: (continued)

5. #09-02 – Christopher Fazzio (continued)

Mr. Marmero reviewed the requests and conditions for the Board. He stated that extension of time has been agreed to be eighteen months. The conditions of approval are as follows: fencing and landscaping will be provided if the Zoning Officer is not satisfied with the progress she sees on the site every three months, no new items will be added to the site, and if a Phase I Study is done, a copy must be provided to the Board. Mr. Kozak stated that the condition should be that if in three months there isn't a lease for the other site, then the fencing and landscaping should be installed. If necessary to be installed, the fencing will be wooden, six feet high and the landscaping will be at least four feet in height. Mrs. Farrell commented that the resolution will not be memorialized until June 21st so that the Zoning Officer will give the Board the three month update at the September 6, 2016 regular meeting. Then the Zoning Officer will provide three month reports after that. Motion by Mr. Carney, seconded by Mr. Kozak to approve the extension with the conditions stated. Roll call vote: Ayes – Mr. Carney, Mr. Kozak, Ms. Hui, Ms. Capate, Mr. McLaughlin. Nays – Mr. Fritz, Mr. Mercado. 5 ayes, 2 nays, motion passed.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. Mrs. Farrell reminded the Board that the next meeting is scheduled for June 21st. There are a couple of use variances scheduled for that meeting.

Adjournment:

The meeting was adjourned at 8:40 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. The tape of the meeting is stored in the office of the Board.

Ninette Orbaczewski
Clerk Transcriber