

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
August 21, 2014**

The West Orange Zoning Board of Adjustment held a regular meeting on August 21, 2014 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Buechler called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on November 21, 2013 in accordance with the "Open Public Meetings Act."

Chairman Buechler asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: B. Buechler, G. Bullock, D. Gabry, W. Merklinger,
P. Neuer, B. Quentzel, M. Sussman, A. Weiss

ABSENT: W. Steinhart (excused)

ALSO PRESENT: Paul Grygiel, Consulting Planner
Eric Keller, Consulting Engineer
Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary
H. Grossman, Esq., Public Advocate
D. Dillon, Audio-Digital Transcription Service

ANNOUNCEMENTS

Future Meetings: September 4, 2014 (Special Meeting) – 8:00 pm
September 18, 2014 (Regular Meeting) – 8:00 pm
October 23, 2014 (Regular Meeting) – 8:00 pm
November 20, 2014 (Regular Meeting) – 8:00 pm

SWEARING IN

Consulting Engineer for the Township, Eric Keller, and Consulting Planner for the Township Paul Grygiel were sworn under oath.

MINUTES

Adopt Minutes: July 17, 2014 (regular meeting)

Chairman Buechler asked the Board members if they had any additional comments for the July 17, 2014 regular meeting that were submitted to them for review. Seeing none, he asked for a motion to approve said minutes.

Mr. Neuer made a motion to approve the minutes from the July 17, 2014 regular Zoning Board of Adjustment meeting as submitted to the Board members; Mr. Sussman seconded the motion and all were in favor.

Adopt Minutes: July 24, 2014 (special meeting)

Chairman Buechler asked the Board members if they had any additional comments for the July 24, 2014 special meeting that were submitted to them for review. Seeing none, he asked for a motion to approve said minutes.

Mr. Sussman made a motion to approve the minutes from the July 24, 2014 special Zoning Board of Adjustment meeting as submitted to the Board members; Mr. Neuer seconded the motion and all were in favor.

It was noted for the record that Ms. Gabry and Ms. Weiss were present but did not vote on these minutes.

RESOLUTIONS

- 1. ZB-14-01/Communication Infrastructure Corp.**
Block: 111; Lot: 1.03; Zone: B-2
416 Eagle Rock Avenue
“D” use variance to install two microwave dishes on an existing tower

Chairman Buechler stated that he and Mr. Neuer submitted comments to Ms. Beirne for this resolution.

Ms. Beirne stated that she approved Chairman Buechler’s comments for this resolution and the copy that was sent to the Board for their review included his comments.

Ms. Beirne stated that Mr. Neuer’s comments were not incorporated into the resolution.

Ms. Beirne noted all of the missing items on page 3 that were not incorporated in the resolution that was sent to the Board members along with the address of Richland Towers and the State and

Federal statute and stated that she will include them in the resolution and send it to the Board Secretary.

Chairman Buechler made a motion to adopt the resolution that include his and Mr. Neuer's comments and stated that if an issue arises then the Board will deal with it at that time.

Mr. Sussman seconded the motion to adopt.

The vote was as follows:

Bullock:	Yes	Steinhart:	-
Gabry:	-	Sussman:	Yes
Merklinger:	-	Weiss:	Yes
Neuer:	Abstained	Chairman Buechler:	Yes
Quentzel:	Yes		

2. ZB-14-02/E.G. Holdings Corp. dba Total Wine and More

Block: 155.21; Lot: 40; Zone: P-C

495 Prospect Avenue

"C" variance to install a flush mounted sign to the façade

Chairman Buechler stated that he submitted his comments for this resolution to Ms. Beirne; Ms. Beirne said she approved his comments and they were incorporated into the resolution that was sent to the Board members for their review.

Mr. Neuer stated that he submitted his comment for this resolution to Ms. Beirne; Ms. Beirne stated that she did not get Mr. Neuer's comments. Mr. Neuer stated that he will not vote on this resolution.

Chairman Buechler stated that he does not want to hold up the applicants and made a motion to approve the resolution subject to Mr. Neuer's comments.

Mr. Sussman seconded the motion to adopt.

The vote was as follows:

Bullock:	Yes	Steinhart:	-
Gabry:	-	Sussman:	Yes
Merklinger:	-	Weiss:	Yes
Neuer:	Abstained	Chairman Buechler:	Yes
Quentzel:	-		

3. ZB-14-07/Katz

Block: 176.16; Lot: 11; Zone: R-5

12/14 Dale Drive

Seeking two "C" variances for rear yard setback and maximum lot coverage for the expansion of an existing kitchen.

Chairman Buechler stated that he submitted his comments for this resolution to Ms. Beirne; Ms. Beirne said she approved his comments and they were incorporated into the resolution that was sent to the Board members for their review.

Mr. Neuer stated that he submitted his comment for this resolution to Ms. Beirne; Ms. Beirne stated that she did not get Mr. Neuer's comments.

Mr. Neuer stated that he will send his comments for this resolution to the entire Board for their review.

Chairman Buechler made a motion to adopt the resolution subject to Mr. Neuer's comments.

Mr. Neuer seconded the motion to adopt.

The vote was as follows:

Bullock:	Yes	Steinhart:	-
Gabry:	-	Sussman:	Yes
Merklinger:	-	Weiss:	Yes
Neuer:	Yes	Chairman Buechler:	Yes
Quentzel:	Yes		

APPLICATION(S)

1. ZB-14-04/Patin

Carried from 7/17/14

Block: 165.02; Lots: 4, 5; Zone: B-2/R-4

782 Northfield Avenue & 5 Dogwood Road

Seeking a "D" use variance and several "C" variances to construct an addition to an existing building and construct parking accessory to the existing building on an adjoining lot.

EXHIBITS

A-3 -- Letter from Frederick Meola dated 8/11/14 addressing Omland Engineering's technical review

A-4 -- Colored rendering of the proposed site

A-5 -- Architectural plans signed by Andre Szalay -- revision date of 8/11/14 (Sheets A-1 to A-6)

PA-1 -- Colored photo (ID only)

PA-2 -- Colored photo (Evidence)

PA-3 -- Colored photo of sidewalk along Northfield Avenue

PA-4 - Colored photo of sidewalk along Northfield Avenue

PA-5 – Colored photo of sidewalk along Dogwood Avenue
PA- 6 – Colored photo of sidewalk
PA-7 – Colored photo of sidewalk
PA-8 – Colored photo of sidewalk

William Sullivan, Esq., attorney for the applicant, approached the podium.

Chairman Buechler stated that this is the second hearing for this application.

Mr. Sullivan detailed what transpired at the last meeting held May 29, 2014. He said that the Engineer and the Architect will be addressing the issues that were raised from the last meeting at the meeting tonight and their traffic engineer will be testifying at the next meeting.

Mr. Sullivan called his first witness.

Frederick C. Meola, engineer for the applicant, approached the podium and was sworn under oath.

Chairman Buechler stated for the record that Mr. Meola was accepted as an expert in Engineering at the last meeting.

Mr. Sullivan stated that they have received revised reports from Eric Keller and Paul Grygiel, and Mr. Meola will be addressing the items in those reports.

Mr. Meola referred to Item #7 on the Omland Engineering report dated 8/20/14 and detailed how the number of parking spaces required was calculated. He stated that the Township ordinance requires 25 parking spaces and they are proposing 21 parking spaces. Mr. Meola said that at the last meeting they had proposed 22 parking spaces but, after addressing a concern brought up at that meeting regarding cars backing out of the driveway on to Dogwood Road, they eliminated one of the parking spaces that was an existing condition. He said that by eliminating this parking space the cars will be able to maneuver better and not have to back out on to Dogwood Road.

Chairman Buechler asked Mr. Meola to describe where the parking spaces he is referring to are located on the plans. Mr. Meola referred to the site plans and detailed where the three parking spaces are that are parallel to Dogwood Road. Chairman Buechler stated that the diagram is not clear as to where the parking spaces and the driveways are on the plans.

Mr. Sullivan stated that all they are proposing to do is taking the existing four (4) parking spaces and turning them so that they run parallel to Dogwood Road.

Mr. Neuer asked Mr. Meola if there is another driveway other than the driveway going out on to Dogwood Road; he replied no.

Mr. Meola said that they are also considering taking the first parking space at that location and dedicating it to the tenant.

Mr. Bullock asked Mr. Meola to point out the curb cut on the plans.

Chairman Buechler asked Mr. Keller if the Engineer addressed items #1-6 on his report dated 8/20/14; he replied yes. He said that item #5 will be addressed by their architect.

Mr. Keller referred to item #6 regarding the storm pipe that runs under the building having no easement. He said that the engineer said that the applicant has agreed to provide an easement for the portions of the property where there is no building. Mr. Keller said that no one can get to that pipe to clean it out and maintain it and that he is assuming that this is the Township's storm water sewer.

Mr. Neuer asked Mr. Keller if the property ties into that sewer line; he said he did not know.

Mr. Neuer stated that someone failed to document the existing pipe that runs under the building. He said that the easement will run from one end of the property and then from the other end of the property.

Chairman Buechler stated that Mr. Sullivan's client will accept the easement with that language.

Mr. Meola addressed item #8 stating that the parking layout on Dogwood Road has been revised.

Mr. Meola addressed item #9 and stated that they have provided a pedestrian connection to the sidewalk from the rear to the front of the building.

Mr. Meola stated that the architect will address item #10.

Mr. Meola stated that items #11-14 have been addressed.

Mr. Meola addressed item #15 stating that the existing inlet within the southerly parking area has been inspected. He said that the roof leaders in the back of the building go into a new 12" PVC pipe as shown on the plans. Mr. Meola stated that they will conform to the cleaning of the drains

Mr. Neuer asked Mr. Keller if he would need the calculations before they are cleaned; he said that they can provide the calculations after.

Mr. Meola stated that they will comply with item #16 regarding connecting the proposed inlet to an existing inlet.

Mr. Meola stated that item #17 has been addressed.

Mr. Meola addressed item #18 and stated that the freestanding fixture on Northfield Avenue will remain as shown on the plans. He said that this was discussed at the last meeting.

Mr. Meola addressed item #19 regarding the hours of operation for the building's mixed uses. He stated that the beauty salon closes at 9 pm and the parking lot lights will be closed at 10 pm.

Mr. Keller stated that this has to be put on the plans so there is a record of that. Mr. Neuer stated that it must also be included in the resolution.

Chairman Buechler stated that the applicant must also verify that the light fixtures are pointing downward.

Mr. Meola addressed item #20 regarding the security lighting and referred to the site plans where the security lighting is being proposed in the rear of the building. Mr. Keller stated that he has recommended that the Township's Police Department weigh in on this; the Board Secretary stated that she called the Police Department regarding this and is waiting for a call back from them.

Mr. Meola addressed item #22 regarding landscaping and stated that some of the existing trees need to be replaced. He said that the entire rear area will be cleaned out and landscaped and detailed what type of trees and vegetation they are proposing to plant.

Mr. Merklinger asked Mr. Meola if they had a maintenance plan; he replied no. He said that the Zoning Officer can issue them a summons if they do not maintain the site.

Mr. Meola addressed item #25 and stated that they have relocated the trash enclosure. He said that they will place the garbage cans on the sidewalk in front of the building and the Town will pick up the garbage.

Mr. Meola addressed item #26 and stated that no dumpster is being proposed.

Mr. Meola addressed item #27 and stated that they have revised the grading and the doghouse manhole is being eliminated so there is no need to revise the plans.

Mr. Meola addressed item #37 and stated that they will provide an inlet filter over the 48" storm pipe during construction.

Mr. Sullivan referred to Mr. Grygiel's revised memo dated 8/15/15 noting that with some revisions made to the plan, two less variances are required. He said that the applicant will also comply with the Township ordinance requirements for the free standing sign along Northfield Avenue.

Harvey Grossman approached the podium and presented two (2) colored photos. He said that the photos are in regards to the drainage pipe that runs under the building.

Chairman Buechler asked Mr. Grossman if he took the photos; he replied yes.

Chairman Buechler asked Mr. Grossman when the photos were taken; he said that he was not sure of the exact date but said he took them before the last meeting.

Chairman Buechler asked Mr. Grossman if he modified the photos in any way; he replied no.

Chairman Buechler asked to have the photos marked as Exhibit PA-1 and Exhibit PA-2 for identification.

Mr. Grossman stated that he is going to ask Mr. Meola to identify what is in the photos. He asked Mr. Meola to look at Exhibit PA-1 and PA-2 and asked him if that is the drainage pipe that he testified to that runs under the building; Mr. Meola said he was not sure what pipe that was in Exhibit PA-2 but it might be the 48" pipe. He said that he cannot identify what pipe that is in Exhibit PA-1 but said that he thinks the pipe is on Dogwood Road.

Mr. Neuer stated that what Mr. Grossman is trying to say is that the pipe that runs under the building comes out on to Dogwood Road.

Chairman Buechler asked Mr. Sullivan if he has any objection to Exhibit PA-1; he replied yes.

Chairman Buechler stated that Exhibit PA-1 is for identification only and Exhibit PA-2 will be entered into evidence.

Mr. Grossman stated that the reason he is presenting these photos is merely as a friend of the Board showing them what the pipe looks like.

Mr. Grossman asked Mr. Meola if examined the sidewalks around the site; he replied no. He said that the sidewalks seemed to be in reasonably good condition.

Mr. Grossman presented six (6) colored photos of the sidewalks along Northfield Avenue and Dogwood Road.

Chairman Buechler asked Mr. Grossman if he took the photos; he replied no. He stated that Mr. Rashkes, a resident, took the photos.

Ms. Weiss asked Chairman Buechler if it matters who took the photos because the Board can ask the applicant to replace them.

Chairman Buechler asked to have the six (6) colored photos of the sidewalks marked as PA-3, PA-4, PA-5, PA-6, PA-7 and PA-8 for identification.

Mr. Grossman referred to the photos of the sidewalk and stated that a patient can trip on the sidewalk. Mr. Sullivan stated that they will leave it up to the Township's Engineer to determine whether the sidewalks need to be repaired.

Chairman Buechler stated that he will recommend as a condition of approval that the applicant either repair or replace any sidewalk sections along Northfield Avenue and Dogwood Road that the Township Engineer determines in his or her discussion requires repair and/or replacement.

Chairman Buechler stated for the record that Exhibits PA-3, 4, 5, 6, 7 and 8 are for identification only.

There were no further questions for Mr. Meola from the Board Members or the Board's Professionals.

Chairman Buechler asked if any members of the public had any questions for Mr. Meola.

Marilyn Fogarty approached the podium and stated that she lives at 8 Dogwood Road. She asked Mr. Meola how many parking spaces they calculated for the beauty salon's use; he said five (5) parking spaces. She stated that the beauty salon currently uses at least ten (10) parking spaces.

Ms. Fogarty said that there is sign in front of the building that advertises that there is 2000 sq. ft. of office space for lease. She asked Mr. Meola if that office space for lease is above the beauty salon; he said that there is no office space above the beauty salon.

Ms. Fogarty asked Mr. Meola what the sign in front of the building that advertises that there is 2000 sq. ft. of space for lease is referring to; he said he does not know.

Ms. Fogarty asked Mr. Meola if the boat that is currently parked in the parking lot was included into their parking space calculations; he said that he never saw a boat parked in the parking lot.

Chairman Buechler informed Ms. Fogarty that she can submit a photo of the boat during the public comment portion of the meeting.

Ms. Fogarty asked Mr. Meola if the trees along her property line on the vacant lot will stay or be removed. Mr. Meola stated that they will be enhancing what is there now by providing a fence along the property line with rhododendrons with the existing white pine trees.

Ms. Fogarty asked Mr. Meola how many large trees they will be removing; he replied eleven (11) trees.

Ms. Fogarty asked Mr. Meola if they will be removing some of the healthy trees for the proposed parking area; he replied yes.

Ms. Weiss asked Mr. Meola if only the trees that are dead or diseased are coming down; he replied yes. He said that once they clean out the lot they can see what is diseased and what is healthy.

Ms. Fogarty asked Mr. Meola if they are removing the hedge that is on her property line; he said that they are not touching the hedge.

Ms. Fogarty asked Mr. Meola if they will be removing the strip of her driveway that is on their property. Mr. Sullivan answered and said that he will check with his client to see if they plan on removing it.

Ellen Magarelli approached the podium and stated that she lives at 7 Dogwood Road. She asked Mr. Meola how he would compare the projected security lighting with the one spot light that is

there now. Mr. Meola stated that the proposed security lighting will be 200 percent better than what is there now. He said that they are proposing a shoebox light fixture and the light shines downward. Mr. Meola said that they will also be providing LED lights which are softer.

Mr. Keller asked Mr. Meola where the existing spot light is on the property; he said that is on the Dogwood Road side.

Mr. Keller asked Mr. Meola if they can remove the spot light; he said yes.

Ms. Magarelli asked Mr. Meola if deer like to eat rhododendrons; he said that if the deer are hungry they will eat it.

Mr. Keller said that rhododendrons are evergreen all year and are very attractive. He said that deer tend not to eat rhododendrons but a deer will eat anything if they are hungry enough.

Don Freundlich approached the podium and stated that he lives at 62 Dogwood Road. He asked Mr. Meola if they could make the cars enter the site from Dogwood Road and exit the site on Northfield Avenue in an effort to keep the traffic from coming into their neighborhood; he said that their traffic expert will answer that question.

Chairman Buechler told Mr. Meola that he can answer that question. Mr. Meola said that they would look into it.

Suzanne Robinson approached the podium and stated that she lives at 34 Dogwood Drive. She asked Mr. Meola if the only means of egress from the site is on Dogwood Road and Dogwood Drive; he replied yes.

Chairman Buechler called for a recess at 9:31 pm.

Chairman Buechler resumed the meeting at 9:42 pm.

Mr. Sullivan called the architect as his next witness.

Andre G. Szalay approached the podium. Chairman Buechler noted for the record that Mr. Szalay was accepted at the last meeting as an expert in architecture.

Mr. Sullivan stated that at the last meeting the Board asked if the architect could prepare a colored rendering of what the site will look like.

Mr. Szalay presented a colored rendering of the proposed site. Chairman Buechler asked to have the colored rendering of the proposed site marked as Exhibit A-4 for identification.

Mr. Szalay referred to Exhibit A-4 and detailed it.

Chairman Buechler asked Mr. Szalay if there will be storage in the attic; he said the attic will be used for storage only.

Mr. Weiss asked Mr. Szalay why they are putting skylights in the attic if it will only be used for storage; he said the skylights are for aesthetics. Mr. Szalay said that the skylights will provide light if there is a black out. Ms. Weiss said that she just wants to make sure that the skylights are not there for any other reason.

Mr. Szalay presented the architectural plans. Chairman Buechler asked to have the architectural plans marked as Exhibit A-5 for identification.

Mr. Szalay referred to Exhibit A-5 and stated that sheet A-1 of the floor plans accurately depicts what is on the first floor.

Mr. Sullivan asked Mr. Szalay how the current tenants in the building utilize their space. Mr. Szalay said that he spoke to the current tenants who are a dentist and a chiropractor and they told him that they are the sole proprietors in their space.

Mr. Sullivan stated that according to the Township's Ordinance regarding parking spaces, the Dentist who has no employees and one chair is required to have five (5) parking spaces and the Chiropractor who has only himself working in the space is required to have four (4) parking spaces. He said that the total number of parking spaces required for both of the tenants are nine (9) parking spaces.

Mr. Neuer asked Mr. Szalay if there will be plumbing in the storage room; he replied no.

Mr. Neuer said that if the Board does grant the variance, the variance runs with the land. He said that his concern is if the current dentist moves out and another dentist moves in and increases the amount of chairs. Mr. Sullivan said the only way to prevent that is by making that a condition of approval.

Mr. Neuer asked Mr. Szalay who sits at the front reception desk in the dentist's office; he replied no one.

Mr. Neuer asked Mr. Szalay how someone enters the dentist office; he replied from the Dogwood Road side of the building.

Chairman Buechler asked Mr. Szalay to refer to the architectural plans to show where people enter the businesses; he complied.

Mr. Neuer asked Mr. Szalay where the attic is located on the plans; he referred to Exhibit A-5 of the architectural plans showing where the attic is located on the plans.

Mr. Neuer asked Mr. Szalay the height of the ceiling in the attic; he said that the ceiling is 7' high and 8' to the top of the roof.

Mr. Neuer asked Mr. Szalay if there is electricity in the attic; he said yes there is one light fixture. He said that there is no HVAC unit or plumbing in the attic.

Mr. Sullivan stated that Mr. Szalay will address the comments in the Omland Engineering report dated 8/20/14.

Mr. Szalay addressed item #5 in Omland Engineering's report regarding whether fire suppression is required to be installed. He said that code requires fire suppression installed in the new addition and not in the existing building.

Mr. Keller requested that they add a fire line to the Engineering Plans.

Mr. Neuer asked if the applicant would consider installing the sprinklers in the hair salon and other parts of the residences; Mr. Szalay stated that installing the sprinklers there would be very expensive.

Ms. Gabry asked Mr. Szalay if the Chiropractor has extra equipment in his space; he said no it is all therapy.

Ms. Gabry asked Mr. Szalay if the Dentist has any equipment in his space; he said that the dentist only has a chair and that he never saw an x-ray machine in his space.

Mr. Szalay addressed item #10 in Omland Engineering's report regarding ADA accessible entrance doors. Mr. Keller stated that the door in the rear is noted as an egress door on the plans and asked Mr. Szalay how someone enters from the rear of the building. Mr. Szalay stated that they use that term for an egress for fire but they can enter from that door. He said that the door is 3' wide and is handicap accessible. Mr. Szalay said that the parking is in the rear of the building and it is easier to enter from that door.

Mr. Sullivan asked Mr. Szalay to address items #28 and #34 in Omland Engineering's report regarding signage. Mr. Szalay stated that there will be three signs and detailed where they will be located on the architectural plans. He said that no new signs are being proposed.

Mr. Keller stated that any proposed signage in the future must comply with the Township Ordinance.

Mr. Szalay addressed item # 38 in Omland Engineering's report regarding the condensers. He referred to Exhibit A-5 and illustrated where the condensers are located on the architectural plans. Mr. Keller stated that the plans referred to them as roof top condensers. Mr. Szalay stated that they depressed the roof three feet (3') for the condensers. Mr. Keller stated that they must submit a plan of the attic showing the storage space and the area of the depressed roof for the condensers. He said that he wants a dash line on the front and the real elevations shown on the plans.

Mr. Bullock stated that he has never been to a doctor who never had an employee nor will he ever go to a doctor who does not have at least one employee there and told Mr. Szalay's that he finds it hard to believe that the professionals do not have any employees. Mr. Szalay said that he has letters from the professionals stating that they do not have any employees.

Mr. Quentzel asked Mr. Szalay if there is any intended use for the new addition; he replied no.

There were no further questions for Mr. Szalay from the Board Members or the Board's Professionals.

Chairman Buechler asked if any members of the public had any questions for Mr. Szalay.

Marilyn Fogarty approached the podium and stated that she lives at 8 Dogwood Road. Ms. Fogarty asked Mr. Szalay to indicate where the residential unit is on the architectural plans; he complied.

Ms. Fogarty asked Mr. Szalay if he knew what the sign in front of the building advertising 2000 sq. ft. of space for lease is referring to; he said the apartment space.

Ms. Fogarty asked Mr. Szalay how many employees there are at the beauty salon; he replied six (6).

Anthony Magarelli approached the podium and stated that he lives at 7 Dogwood Road. Mr. Magarelli asked Mr. Szalay if one of the current tenants move out what is to prevent a change of use in the space that would utilize more parking spaces; Mr. Sullivan stated that it would have to be a permitted use.

Robert Rashkes approached the podium and stated that he lives at 35 Oak Crest Road. Mr. Rashkes asked Mr. Szalay if the casement windows are going to be replaced; he replied yes.

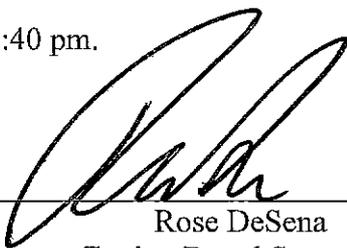
There were no further questions for Mr. Szalay.

Mr. Sullivan stated that he has no further witnesses testifying at this meeting and asked to be carried over to the next regular Zoning Board meeting.

Chairman Buechler stated that his application will be carried over to the next regular Zoning Board meeting held on September 18, 2014 and that no further notice will be necessary.

The meeting was adjourned by Chairman Buechler at 10:40 pm.

Adopted: September 18, 2014


Rose DeSena
Zoning Board Secretary

9/19/14