

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
MEETING
October 27, 2011**

The West Orange Zoning Board of Adjustment held a regular meeting on October 27, 2011 at 8:00 PM at 66 Main Street, West Orange, NJ in Council Chambers.

Chairman Philip Neuer called the meeting to order at approximately 8:03 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 December 17, 2010 in accordance with the "Open Public Meetings Act."

PLEDGE OF ALLEGIANCE

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

PRESENT: Bruce Buechler, Gregory Bullock, Deborah Gabry, Philip Neuer,
Bart Quentzel, William Steinhart, Mark Sussman, Alice Weiss

ABSENT: None

ALSO PRESENT: Susan Borg, A.I.C.P., P.P., A.I.A.
Eric Heller, Consulting Engineer
Harvey Grossman, Public Advocate
Board Attorney: Alice Beirne, Esq.
Board Secretary, Rose DeSena

ANNOUNCEMENT OF FUTURE MEETING DATES

Future Meetings: November 10, 2011 (Special Meeting) 8:00 P.M.>
November 17, 2011 (Regular Meeting) – 8:00 P.M.
December 8, 2011 (Regular Meeting) – 8:00 P.M.
January 19, 2012 (Regular Meeting) – 8:00 P.M.

MINUTES

Adopt Minutes: September 22, 2011 regular meeting

Mr. Buechler made a motion to adopt; Ms. Gabry seconded.

All were in favor.

SWEARING IN

Township Professionals, Planning Director Susan Borg and Township Consulting Engineer Eric Keller were sworn under oath.

2012 MEETING SCHEDULE

The Zoning Board of Adjustment 2012 meeting schedule was presented to the Board for adoption.

Chairman Neuer moved to change the June 21, 2012 meeting date to June 14, 2012.

Ms. Gabry made a motion to adopt the 2012 Zoning Board of Adjustment meeting schedule, and Mr. Buechler seconded. All were in favor.

RESOLUTIONS

- 1. ZB-11-05/Carp, Gerald and Ellen** **Approved 9/22/11**
Block: 82.02; Lot: 13.05; Zone: R-1
63 Ridge Road
Seeking "C" variances for the height of an existing fence and setbacks of an existing tennis court

Ms. Beirne stated that, after speaking to Mr. Lorber, she had incorporated some changes to this resolution that was submitted to the Board. Mr. Buechler stated that he also incorporated changes to this resolution.

Mr. Bullock made a motion to adopt as per amendments; Mr. Buechler seconded.

All were in favor.

- 2. ZB-11-09/Slomack** **Approved 9/22/11**
Block: 112.01; Lot: 20; Zone: R-1
1 Long Branch Way, Llewellyn Park
"D" variance for height on newly constructed house

Mr. Buechler made a motion to adopt as per amendments; Ms. Gabry seconded.

All were in favor.

APPLICATIONS

- 1. ZB-11-15/GigaBeam** **Carried to 11/17/11**
Block: 84.01; Lot: 22; Zone: B-2
"D" variance for use to place two (2) six foot dish antennas on an existing tower and necessary equipment to be cabinet mounted on H-frame at ground level.

Chairman Neuer announced that this application will not be heard tonight. The applicant requested being carried over to the 11/17/11 meeting.

2. ZB-11-14/Longo

Carried from 9/22/11

Block: 88; Lot: 21; Zone: OB-2

15 Mt. Pleasant Avenue

“D” & “C” variances for lot area, front and side yard set-backs, maximum lot coverage and parking for an addition to the third floor and converting a two family house into a three family house

EXHIBITS

A-1 existing site plan

A-2 proposed site plan

DISCUSSION

Carmine Campanile, Esq., attorney for applicant, approached podium. He stated he will present two witnesses this evening to testify.

Mr. Campanile explained that the applicant purchased this property as a two family house and is proposing to convert it back to its original state as a three family house with an addition to the third floor. Mr. Campanile stated that to do this will require a D variance because it's a non conforming use and the property is located in a zone that does not allow expansion. He also stated that the required C1 variances are because of existing conditions. Mr. Campanile stated the additional square footage is only on the third floor and everything on the house that exists will remain the same.

Mr. Campanile called his first witness. Nick Marucci approached the podium and was sworn under oath. He listed his credentials, professional background and stated that he was a licensed engineer in the State of New Jersey and works for the Meadowlands Commission. Chairman Neuer accepted his qualifications as an expert in engineering.

Mr. Buechler stated that he also does work for the Meadowlands Commission and asked Mr. Marucci if he is presently working for them. Ms. Beirne stated that Mr. Marucci does not interact with any attorneys and does not read any of the plans. Mr. Buechler asked Mr. Campanile if he had any objection and he replied no.

Mr. Sussman asked Mr. Marucci what he does for the Meadowlands. Mr. Marucci stated that he runs the pumps and is an environmental and solid waste engineer. Chairman Neuer stated that he has never encountered Mr. Marucci at the Meadowlands Commission.

Mr. Marucci detailed the existing site and proposed site plans. Chairman Neuer asked that they be marked as Exhibit A-1 and Exhibit A-2 dated May 16, 2011 with no revisions.

Mr. Marucci explained all of the set-backs for the house and the garage and stated that they are proposing a 300 sq. foot addition to the third floor of a two story framed dwelling. He also stated that the addition would make it a two bedroom apartment. Mr. Campanile asked if the

addition would affect any of the set-backs or the impervious coverage and Mr. Marucci replied that they will remain the same.

Mr. Campanile then asked if this would have any effect on drainage and Mr. Marucci replied no.

Mr. Buechler asked how large the addition is and Mr. Marucci stated that it was approximately 390 sq. feet. Mr. Buechler said that the planners report says the addition is 420 sq. feet.

Mr. Buechler asked Mr. Marucci what the purpose of the addition was. Mr. Marucci stated that it was to accommodate a third family to the house. Mr. Buechler said that they never saw any tax information showing it was originally a three family house.

Chairman Neuer asked if there is a minimum size for a third floor unit under ordinance. Mr. Buechler stated that his question to Mr. Marucci is does it qualify as a three family as is and Mr. Marucci stated that he didn't know.

Mr. Campanile stated that his other witness will explain to the Board why they want to make it a three family. Mr. Campanile also stated that they will also need a separate entrance to accommodate the third floor. Chairman Neuer stated that he wanted the architect to answer if they have enough sq. footage to comply with the ordinance.

There were no further questions for Mr. Marucci.

Mr. Campanile called his next witness. Anthony Marucci approached the podium and was sworn under oath. Mr. Marucci stated he was testifying as a professional planner and was licensed in the State of New Jersey. Chairman Neuer accepted his qualifications as an expert in the field of planning.

Mr. Marucci referred to his report dated 6/24/11 and Exhibit A-1. He described the immediate area and sited that there are six, three story dwellings on this block. Mr. Marucci stated that they vary from two to three family uses but the majorities are two families. He also stated that the house was a three family prior to Mr. Longo purchasing it and he wants to revert it back to a three family. Mr. Marucci stated that the property record stated that it was a three family house.

Mr. Marucci stated that there are also office buildings and an assisted living facility in the same OB2 zone. He stated that this zone requires a minimum lot area of 10,000 sq. feet and they are asking for a D variance.

Mr. Marucci stated that the positive criteria is the fact they have the property record card stating that it was originally a three family and that there is a three family house west of this house. He also said that all six houses on the block are the same style and size and the three-family should be approved because it fits in.

Mr. Marucci stated that there is an existing apartment on the third floor, approximately 390 sq. feet. He said that they would like to make it a two bedroom with a rear staircase which would

increase it to 420 sq. feet. Mr. Marucci stated that, according to the architect's plan, the total square footage of the addition would be 420 sq. feet.

Chairman Neuer asked for clarification of the properties square footage. He asked if the roof over the second floor will be closed in to make the addition to the third floor. There was discussion as to where the upper floor addition was on the plans. Mr. Sussman said when he looked at the plans he was not clear as to where they were making the addition. Mr. Marucci stated that he cannot testify to this. Chairman Neuer stated that they will need the architect to testify to determine the square footage.

Mr. Buechler asked what the height was and, if it's an existing non conforming use, they might need a D variance for height. Mr. Marucci stated that they are not changing the height.

Mr. Marucci continued explaining the positive criteria stating that by adding another rental unit, it would help the businesses and promote the general welfare of the area. He stated that they would not be encroaching on open space and the residential use enhances the business community.

Mr. Campanile asked Mr. Marucci how many parking spaces are needed and he replied two per unit. Mr. Marucci said that there is an existing two car garage and four spaces on site. He also said they did not want to expand on the impervious coverage by adding additional pavement even though they are adding a unit. Mr. Marucci stated that, because there is no parking on Mt. Pleasant Avenue, they will attempt to rent to someone who will utilize mass transit. He claimed that there is also an opportunity to rent permit parking spaces behind the house at 80 Main Street. Ms. Borg stated that the owner of 80 Main Street would have to come in for a variance to rent out parking spaces on that property. Chairman Neuer stated that they cannot possibly rent parking spaces at 80 Main Street.

Mr. Buechler asked how many cars are presently on site with the two families. Mr. Marucci stated that he has never seen more than two cars there, at one time, when he has visited the site. Mr. Buchler asked where in the application is the variance for the parking. Chairman Neuer stated that they have to amend the application to include the parking variance. Ms. Borg stated that she read their notice and the parking variance was not included. Mr. Campanile stated that he did not think they needed a parking variance. Mr. Buechler stated that Mr. Marucci testified that they needed six parking spots and stated that they could not count tandem parking. He said that they would need a variance for tandem parking. Chairman Neuer stated that tandem parking has been proven not to work. He also stated that Ms. Borg's report states that they only have three parking spaces on site and she thinks the garage is not structurally sound.

Chairman Neuer asked Mr. Campanile if he wanted to talk to his clients and said that if he didn't include the parking variance in the notice that everything is invalid and they will have to start over.

Mr. Buechler stated that they should also be prepared to discuss the structure of the garage and if it's usable. He said that, after reading Ms. Borg's report, they have a long way to go to get a D variance. Chairman Neuer asked Mr. Campanile if he reviewed Ms. Borg's report about the structurally unsound garage and he replied that he did.

Chairman Neuer stated that they do not have jurisdiction over this application because of the issues raised. He continued by saying that the applicant is adjourned and they must submit an amended application amending the square footage of the addition along with the height.

Chairman Neuer stated that, if need be, Ms. Borg will provide assistance to them and if they need a parking variance they will have to apply for it.

Chairman Neuer stated that the next Zoning Board of Adjustment meeting is scheduled for November 17th so they must get everything done by November 7th. He said that if that is not enough time for them, then the next scheduled meeting is December 8th. Mr. Campanile asked to be carried to the December 8th Zoning Board meeting.

The Board recessed at 9:00 pm.

The meeting reconvened at 9:15 pm.

3. **ZB-11-17/House of the Holy Comforter t/a
Canterbury Village**
Block: 88; Lot: 26; Zone: OB-2
33 Mt. Pleasant Avenue
Seeking "d" and "c" variances for expansion and renovations to
an existing non-conforming use

EXHIBITS

Pre-marked A-1 thru A-6

- A-1 Existing conditions
- A-2 Proposed conditions with rendered site plan
- A-3 Floor Plans (Drawing A-1.0)
- A-4 Elevations (Drawing A-2.0)
- A-5 Aerial photos
- A-6 Photos of Site (1-4)

Marked during hearing

- A-7 Planners Report (Casey & Keller) dated 7/15/11

DISCUSSION

Robert C. Williams, Esq., attorney for the applicant approached the podium and detailed the application. He stated that the applicant is requesting approval for an addition and adding an additional 53 beds to the existing facility. Chairman Neuer questioned how many existing private and semi private rooms were. Mr. Williams stated that there are currently forty beds and they are increasing it to 53 beds; thirty seven (37) single rooms and eight (8) double rooms which total 53 beds.

Mr. Williams called his first witness. Edward Bogan approached the podium and was sworn under oath. Mr. Bogan stated that he is a licensed professional engineer in the State of New Jersey. He detailed his educational background and work experience and stated he was an expert in engineering. Chairman Neuer asked if he had experience in any projects similar to the size and scope of this one and he replied he did. Chairman Neuer accepted his credentials as a site engineer.

Mr. Bogan described aerial photos that were previously entered as Exhibit A-5, showing the existing building and outlining the entire site. He continued by detailing the existing conditions in Exhibit A-1 and photos of the site in Exhibit A-6. Chairman Neuer asked if he took the photos and Mr. Bogan stated that the architect, Mr. Denton took them. Chairman Neuer asked that it be noted that all of the property in Exhibit A-1 is not Canterbury Village's property.

Mr. Bogan stated that they are proposing a 4600 sq. foot addition, as exhibited in A-2. He said that they are also proposing changing the main entrance, which is currently on Mt. Pleasant Avenue, to provide a more secure site. Mr. Bogan stated that they will be making minor alterations to the driveway for pickup and drop off. Chairman Neuer asked how far back into the property will that be and Mr. Bogan stated it would be 150-175 feet. Mr. Buechler asked if there will be an awning over the new pick up and drop off area and Mr. Bogan stated that the architect will answer that when he testifies.

Mr. Bogan continued by stating how many new trees will be planted on the site and detailed the landscaping and lighting plan.

Ms. Weiss asked if the driveway was a two way road and Mr. Bogan stated it was. Ms. Weiss asked if they were going to widen the driveway because it seemed tight and Mr. Bogan replied no. Chairman Neuer questioned the volume of traffic and Mr. Bogan stated he didn't know because they did not do a study or count. Mr. Bogan explained that the majority of workers take mass transit and they have very few deliveries. He said that the deliveries are made in front of the property and, with the new set-back entrance configuration, it will be less congested.

It was noted that the applicant requested to have the traffic study waived and Ms. Borg did not have the authority to grant the waiver. Chairman Neuer stated that, regardless, the Board will still have the final decision.

Mr. Buechler asked what type of truck makes the deliveries and Mr. Bogan stated they were box trucks.

Mr. Buechler asked how many square feet the proposed patio would be. He said that the impervious coverage on the plan shows 47% and they are required to have 35% which means that it would require a variance. Mr. Williams stated that is incorrect, it would be 50%. He stated 35% is required for a conditional use and this is an existing non-conforming use.

There was discussion regarding the difference between a comprehensive personal care facility, which Mr. Williams stated Canterbury Village is, versus an assisted living facility. Ms. Borg stated that West Orange does not deal with the comprehensive personal care use. Chairman Neuer stated that they will view this application as an expansion of a prior non-conforming use.

Mr. Buechler told Ms. Borg that there are gaps in the Township ordinance and they should look at these facilities as conforming or non-conforming uses. Ms. Borg stated that there is presently only one of these facilities in town. Mr. Buechler stated that our ordinance doesn't deal with this and that the Town Council or the Zoning Ordinance Review Committee should review and address this.

Chairman Neuer asked Mr. Bogan if the residents were not permitted to own cars. Mr. Bogan said that there are no residents who presently own cars but he's not sure if they are allowed to. He then stated that the average age of a resident is 84 but he would suggest that Mr. Williams consider making that a condition.

Mr. Bogan continued to describe the lighting plan. Ms. Borg stated that the light pole fixture that they are proposing is 16' and she would like to see it lower. Mr. Williams stated that they will make it a condition to drop it to 14'. Mr. Buechler asked Mr. Bogan if any additional exterior lighting, along the new entrance, is being proposed. Mr. Bogan stated that there will be some wall mounted lighting at the entrance.

Mr. Buechler asked if there would be any problems with drainage. Mr. Keller stated that there will not be any work done within 15 feet of the stream behind the building. Mr. Bogan stated that he had a FEMA map and Mr. Keller stated that he never received it. Mr. Keller stated that he wants to make sure that there will not be any environmental issues.

Mr. Buechler asked Mr. Keller if he had reviewed what Mr. Bogan sent him in reply to his concerns and did he satisfy them. Mr. Keller replied that he did satisfy most of them. He referred to #2 of Mr. Bogan's letter dated 9/22/11. Mr. Keller stated that he was concerned with the steeper slopes opposite the proposed new entrance. He said that if they move the curb line back, at that new entrance, it will make the slope worse.

Mr. Keller also stated that it appears the slopes in this area are 20-25% and, in accordance with the Township's slope ordinance, if they are disturbing the slopes over 25% they will require another variance. Mr. Bogan stated that the slopes were man-made and Mr. Keller stated that the ordinance doesn't differentiate between man-made and pristine slopes. Mr. Bogan stated that they will perform a steep slope analysis and submit it to Mr. Keller. Mr. Keller reminded Mr.

Bogan that the slope analysis must be in color. Mr. Keller asked Mr. Bogan to also take another look at the grading because he is worried that they are creating a steep slope.

Mr. Keller noted to make #10 on page 4 of Mr. Bogans letter dated 9/22/22, which addresses making the proposed leader drain connections to the storm water system added to the plans, a condition.

Mr. Keller asked Mr. Bogan if the underground retention system placed in the ground in 1997, that is located under the proposed patio, had been inspected since that time. Mr. Bogan stated that they have been inspected and were in good condition.

Mr. Keller expressed a concern regarding ongoing inspections for the system. He stated that the only way to get to it is from the courtyard. Mr. Keller said that if there is a problem it will be a major headache to the owner.

There were no more questions for Mr. Bogan.

Mr. Williams called his next witness. David Danton approached the podium and was sworn under oath. Mr. Danton stated that he was a licensed architect in the State of New Jersey since 1979. Chairman Neuer asked Mr. Danton if he had ever testified before this Board before and had experience in any projects similar to the size and scope of this one and he replied yes to both. Chairman Neuer accepted his credentials as an architect.

Mr. Danton detailed Exhibit A-3 (drawing A1.0) dated 5/10/11 and explained that they will be making an improvement to the internal circulation of the building. He also stated that they will be providing the residents with new amenities.

Mr. Danton stated that they will be providing three new resident rooms; two semi-privates and one private.

Mr. Danton stated that there will be two courtyards and they will have night lighting. He also stated that the entry point will have ceiling lights that will point down and decorative wall sconces. Chairman Neuer asked if any light will go beyond the courtyard and Mr. Danton stated no. He said that all of the lights will be mounted below the roof line and pointed down.

Mr. Buechler questioned the emergency egresses and asked Mr. Danton how high above the ground the stairs for the basement were. Mr. Buechler stated his concern was residents in wheel chairs physically leaving the building. Mr. Danton stated that there are exit points throughout the building where wheel chairs can safely exit the building. He also stated that they were originally approved by the Department of Community Affairs. Mr. Buechler asked Mr. Danton which egress did they approve and Mr. Danton pointed out three egresses on the plan. Chairman Neuer said to make it subject to Department of Community Affair approval and if they do not approve this part of the plan then the applicant must come back.

Mr. Sussman questioned Mr. Danton about the two staircases and asked them if they were on the east side. Mr. Danton stated that they are on the south eastern side. Mr. Sussman stated that the

way it's drawn, the exit door is on the landing of the staircase. Mr. Danton stated the exit is not on a landing that you have to go down the stairs to exit. Chairman Neuer stated that they should not allow any residents in the basement and restrict them to the first floor only.

Ms. Gabry asked Mr. Danton if cooking will take place in the country kitchen they are proposing. Mr. Danton replied that the kitchen will be utilized as an activity for the residents and its function is for coffee, tea and snacks. Ms. Gabry asked if there will be equipment there that could cause a fire and Mr. Danton stated that the Department of Community Affairs regulates that. Mr. Bullock asked if the Township's Fire Official will review the plans and Ms. Borg stated yes.

Mr. Danton continued by describing the views on Exhibit A-4, the exterior entry and the house located on Mt. Pleasant Avenue and the existing elevation of the building. Mr. Buechler asked Mr. Danton what the house is used for and Mr. Danton stated that it's the dining area, living space and parlours for the residents. Mr. Buechler asked Mr. Danton what the height of the house is and Mr. Danton stated that it's approximately 34-35' high. He said that the house is 2 ½ stories and 4 stories are permitted in an OB2 zone, but not required. Mr. Danton stated that the new addition will be 18' high. Mr. Buechler asked what the upper floors are used for and Mr. Danton stated that it's not used for residents at all. He said that no one lives in the upper floors.

Mr. Neuer asked Mr. Danton what type of activities will be held in the courtyard and Mr. Danton stated that it will be used for picnics. Mr. Danton stated that the courtyard will also have a patio with some landscaping.

Mr. Bullock asked Mr. Danton if the third floor of the house is being used for storage and if there is heating and lighting up there. Mr. Danton stated that the third floor is empty space and will not be used for anything in the future.

Mr. Danton described all of the materials, for the addition, being used for the new roof, windows and siding. He stated that there will be a variety of textures on the elevations.

Mr. Williams asked Mr. Danton if there will be any outdoor security lighting. Mr. Danton stated that exit lights are required and the parking lot to the entry will be lit. Mr. Williams asked Mr. Danton if there will be any lighting in the parking lot and Mr. Danton stated yes and that they are relocating two existing light poles. Chairman Neuer asked Mr. Danton if that lighting would be sufficient and Mr. Danton replied yes. Mr. Keller asked Mr. Danton what wattage the sconces were going to be and Mr. Danton said they will not be more than 125 watts. Mr. Keller said that they should consider using less wattage.

There were no more questions for Mr. Danton.

Mr. Williams called his next witness. Mr. Richard Keller approached the podium and was sworn under oath. Chairman Neuer stated that Mr. Keller has appeared before this Board many times and the Board will accept his testimony as an expert planner.

Chairman Neuer asked Mr. Keller if he prepared the Planners report dated 7/15/11 and Mr. Keller replied that he did. Chairman Neuer asked that it be marked as Exhibit A-7.

Mr. Keller detailed his report. He described the irregular shape of the lot and all the properties surrounding it. He stated that the purpose of this plan is not just to add thirteen beds but it's for enhancing the living experience of the residents and guests. Mr. Keller also stated that this addition is a great organizing element.

Mr. Keller described the parking lot as being under-utilized because he has only seen four or five cars at any given time parked there. He also stated that there is ample buffering between the other properties because of the wooded area in the parking lot.

Mr. Keller listed all of the variances that they are requesting and explained the positive and negative criteria, as outlined in his report. Chairman Neuer stated that Mr. Keller's report did not include that this is an inherently beneficial use.

Mr. Buechler asked Mr. Keller who owns the property. Mr. Keller stated that The House of the Holy Comforter owns it.

Mr. Sussman asked Mr. Keller about parking and questioned what happens on holidays when families come to visit the residents. Mr. Keller stated that during the holidays residents go off premise. He stated that buses drop them off and pick them up.

There were no more questions for Mr. Keller.

Mr. Williams summed up and asked the Board to approve this application with the conditions that Mr. Bogan has to submit to Mr. Keller regarding the light pole height and if residents can store cars on premises. Mr. Keller stated that Mr. Bogan also has to revise the operations and maintenance manual.

Mr. Williams stated that they have withdrawn their request to waive the tree removal application fee because they have already paid it.

Chairman Neuer asked if there were any comments.

Harvey Grossman said that he thought this was a good application.

Mr. Quentzel stated that if the applicant changes the use that they must come back before the Board.

Chairman Neuer stated that this was a well presented application and made a motion to approve and listed the conditions. Mr. Buechler seconded.

The vote was as follows:

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

Chairman Neuer stated that this matter will be carried to the November 17, 2011 Zoning Board meeting for the purpose of the adoption of the resolution.

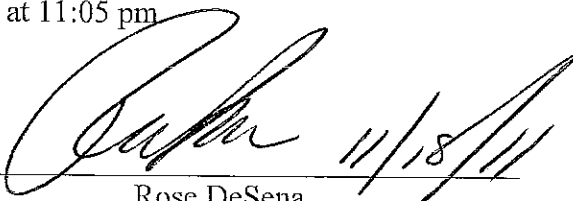
CONDITIONS:

- Grant waiver of requirement to submit a traffic report
- Prohibit residents from bringing, storing or using vehicles they use or lease on site
- Light fixtures reduced in height
- Mr. Bogan provide steep slope analysis to Mr. Keller – report to be in color
- Stripe along front end of driveway removed
- Mr. Bogan present Mr. Keller with an updated operations maintenance manual
- No wall mounted exterior light fixtures that will bleed light off of the property
- All lighting pointed downward
- Approval subject to Department of Community Affairs approval and if they require any changes they must be presented to this Board
- All residents restricted to main level of the building
- Exterior of the addition will match the color of the main house
- Install a new piece of sidewalk to the existing north side of the sidewalk
- Incorporate a retaining wall and add to the drawings
- Third floor of main house cannot be used as a residence
- An Ansul suppression system must be installed if any cooking items are installed in kitchen
- Add a leader drain to the architect plans for final approval
- Submit a copy of the stream encroachment permit to Mr. Keller within ten (10) day

ADJOURNMENT

The meeting was adjourned by Chairman Neuer at 11:05 pm

October 27, 2011


 Rose DeSena
 Zoning Board Secretary