

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
February 24, 2015 Minutes**

Meeting Called to Order at 8:11PM

Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been published in the Ridgewood News, our official newspaper in the Township of Washington, notice has been advertised on the official Township of Washington website, and posted on the bulletin board at Town Hall.

Salute to Flag

Roll Call: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.
Absent: Messrs. Kenny, O’Connell.

Also Present: Shana T. Attas, Esquire, Acting Board Attorney

New Business

Nomination of Acting Secretary Mr. Cavallo. Messrs. Asfar, Cumming.
Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Smith, Miras.
Absent: Messrs. Kenny, O’Connell.

Oaths of Office: Administered by Ms. Shana T. Attas, Esquire

Mr. Cumming sworn in as Member Term Expiring December 31, 2018
Mr. Daniel Scuderi sworn in as Alternate #1 Term Expiring December 31, 2015
Mr. Richard Smith sworn in as Alternate #2 Term Expiring December 31, 2015

Nomination of Chairperson Mr. Richard Miras. Messrs. Asfar, Mouravieff
Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.
Absent: Messrs. Kenny, O’Connell.

Nomination of Vice-Chairman

Tabled for Next Meeting.

Mr. Asfar is Vice-Chairman for this meeting only.

Resolution of Attorney

Motion to approve Resolution of Attorney naming Ms. Donna Baboulis Board Attorney for the year 2015: Messrs. Cumming, Asfar.
Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.

Absent: Messrs. Kenny, O'Connell.

RESOLUTION

WHEREAS, it is deemed necessary for the Zoning Board of the Township of Washington to engage professional services of an attorney for the year 2015 to provide non-contractual legal services; and

WHEREAS, funds to pay said professional person are available by way of budget, ordinances and trust funds to compensate said attorney hereinafter named; Donna Baboulis and

WHEREAS, the Local Public Contracts Law (N.J.S.A 40A:11-1 et. seq.) requires that a resolution authorizing the appointment for professional services without public bidding must be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Washington, that the Attorney for the Zoning Board for the year 2015 is hereby designated as Donna Baboulis.

BE IT FURTHER RESOLVED that the compensation for said position shall be commensurate with the services rendered by said attorney at a rate of \$110.00 per hour and as will be provided for in the salary ordinance of the Township of Washington; and

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of the Township of Washington is hereby authorized and directed to publish a copy of this resolution in the official newspaper of the Township of Washington within ten days of the date hereof;

BE IT FURTHER RESOLVED, that the appointment is without public bidding as "professional services" under the Public Contracts Law because N.J.S.A 40A:11-5(1) specifically exempts such "Professional Services" from competitive bidding.

Resolution of Meeting Dates

Motion to approve Zoning Board Meeting Dates for the Year 2015: Messrs. Mouravieff, Scuderi.

Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.

Absent: Messrs. Kenny, O'Connell.

RESOLUTION

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Washington that the attached schedule for 2015 of Zoning Board meetings is hereby approved for compilation and distribution pursuant to the Open Public Meetings Law, N.J.S.A. 10:4-6, et seq., (P.L. 1975 Ch. 231) all to be held on Thursdays at 8:00PM, unless where otherwise noted.

TOWNSHIP OF WASHINGTON

BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
2015 MEETING DATES

January 27, 2015*
Reorganization Meeting

February 24, 2015*

March 24, 2015*

April 21, 2015

May 19, 2015

June 16, 2015

July 21, 2015

August 18, 2015

September 15, 2015

October 20, 2015

November 17, 2015

December 15, 2015

Meetings are scheduled for the third Tuesday of each month except where noted*

Knights of Columbus Resolution

Mr. Miras – stated this resolution that will be read tonight was for the approval of the part of that work that required a variance, which were in fact the side porch and the stairs going down in the back of the Knights of Columbus. The original request was to replace the sunroom in the back, which was falling apart, a permit was received and that has already been done.

Chairperson Miras Read the following Resolution into the Record:

WHEREAS, THE COLUMBIAN CLUB ORGANIZATION, also known as THE KNIGHTS OF COLUMBUS (the “Applicant”) has applied to the Zoning

Board of Adjustment of the Township of Washington pursuant to N.J.S.A. 40:55D-70 d (2) for a variance to expand a non-conforming use, in permitting the construction of a stairway and deck from the newly renovated atrium/sunroom, where the proposed addition requires a variance for an expansion of a non-conforming use, where the property is situated in a Planned Residential Townhouse Development Zone, and the existing facilities are being utilized by a fraternal organization for various functions and events, which use is not a permitted use at 79 Pascack Road, designated as Block 3502, Lot 9 on the Tax and Assessment Map of the Township of Washington; and

WHEREAS, the Township of Washington Zoning Board of Adjustment after carefully considering the testimony of applicant's President, John Pimpinella of 105 Honeysuckle Drive, Township of Washington, NJ, and Knights of Columbus representative, John Brunelli of 472 Hickory Street of the Township of Washington, NJ, and the evidence presented by applicant, as well as, comments and discussion during the general public hearing held on December 16, 2014, and the December 8, 2014 report of Michael L. Ritchie, P.L.S. of Azzolina & Fuery, Inc., 30 Madison Ave. Paramus, NJ;

WHEREAS, the Township of Washington Zoning Board of Adjustment has reviewed the following:

- a. Township of Washington Application for Variance, signed by applicant's President, John Pimpenella on December 3, 2014;
- b. The report of the Township Engineer, Azzolina & Fuery Engineering, Inc. dated December 8, 2014;
- c. A set of architectural drawings by architect, William G. Severino, Architect, LLC, 104 Summit Circle, Little Ferry, NJ 07643, consisting of seven (7) sheets, entitled "Construction of Second Floor Sunroom, Washington Township Columbian Club 79 Pascack Road, Township of Washington, NJ," dated Oct. 21, 2014;

WHEREAS, the Township of Washington Zoning Board of Adjustment has made the following findings of fact and conclusions of law:

1. The property is presently being used by a fraternal organization for various functions and events, and is located in a Planned Residential Townhouse Development Zone;

2. The Applicant seeks to construct a stairway and deck from the newly renovated sunroom, wherein a variance is required for an expansion of a non-conforming use, where the property is situated in a Planned Residential Townhouse Development Zone and is being used for functions and events by a fraternal organization;

1. Pursuant to N.J.S.A. 40:55D-70d (2), the applicant seeks a variance to expand a non-conforming use;

2. At the public hearing conducted on December 16, 2014, applicant President, John Pimpinella and member, John Brunelli testified that applicant seeks a variance to construct a stairway and deck from the newly renovated atrium/sunroom, and that the stairway will serve as an exit from the atrium allowing crucial emergency egress, with such egress being required from the newly renovated atrium;

WHEREAS, the Zoning Board of Adjustment of the Township of Washington has determined that the requested variance is justified under D2 of the statute, where the use currently exists for existing facilities being used by a fraternal organization for various functions and events and would otherwise advance the purposes of land use law;

WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by the Applicant can be granted without substantial detriment to the public good and without substantially impairing the intent purpose of the Zoning Ordinances of the Township of Washington, the enforcement of which would result in practical difficulty in the renovation of and newly constructed atrium/sunroom. Moreover the Board finds that the plan represents a better planning alternative with providing safety to enhance egress for any emergency and does not increase the capacity of the building, and it is not a congregation area nor a smoking area, and it is hidden from residential properties and is not visible to the bordering townhouses, and it is with the least impact on the property as a whole, and is not out of character and is not likely to be a substantial detrimental impact upon any other properties in the neighborhood;

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Washington on this 24th day of February 2015, that based upon the findings of fact and documents submitted for review as previously set forth, the application of the Columbian Club Organization, also known as the Knights of Columbus is hereby granted a variance to allow applicant to construct a stairway and deck from the newly renovated atrium/sunroom in conformity with the plans submitted to this Board and conditioned upon compliance with the requirements outlined in the December 8, 2014 report of the Township of Washington Engineer, Azzolina & Fuery Engineering Inc.;

BE IT FURTHER RESOLVED that pursuant to the Code of the Township of Washington, the variance granted will expire within one year from the date of this Resolution if construction is not commenced, however, this Board reserves the right to grant extensions of time from this Resolution if circumstances warrant the same;

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of Adjustment of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants; to furnish a copy to the building department; to file a copy of this Resolution with the Township of Washington Clerk; and to cause a notice of this determination of the Zoning Board of Adjustment to be

published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and hereafter published according to law.

Motion to Approve the Knights of Columbus Resolution: Messrs. Asfar. Mouravieff.

Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Miras.

Absent: Messrs. Kenny, O'Connell.

Motion to Open Public Portion: Messrs. Mouravieff, Asfar.

Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.

Absent: Messrs. Kenny, O'Connell.

No Public Comment

Motion to Close the Public Portion: Messrs. Cumming, Smith.

Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Scuderi, Smith, Miras.

Absent: Messrs. Kenny, O'Connell.

NEW BUSINESS

Ms. Laura Searle, 595 Willow Street, Block 3208, Lot 1: Applicant seeks a variance to construct a 2nd floor addition over the pre-existing first floor exceeding building coverage and building height restrictions.

John Schettino, 800 Main Street, Suite 101, Hackensack, NJ 07601

Mr. John Schettino represents Ms. Laura Searle DiNallo and her husband Mr. Chris DiNallo. Mr. Schettino spoke at length with regard to the two variances the applicants are seeking which is a D-6 height variance and a C-2 variance for coverage. The home currently is a small cape cod on an oversized lot. The addition will consist of a 2nd floor, a covered porch, new patios and walkways in the rear. The driveway will be relocated from Willow Street to Monroe, and it will be a two car garage.

Ms. Laura Searle, 595 Willow Street, Block 3208, Lot 1 and Mr. Albert Martorano (Architect for Ms. Searle) 22 Smokey Ridge Road, Ringwood, NJ were both sworn in by Attorney Shana T. Attas.

Laura Searle, 745 Chestnut Street – Mr. Schettino asked questions to which Ms. Searle replied the following: the current address is where she currently resides with her two children; has been a resident of the Township for 3 years and her husband 12 years; purchased property at 595 Willow Street since both her and husband love the Township, want to stay in the Township and were looking for about a year before they found this house which is a perfect location across from the park; the home is currently configured to have one garage, and

they would like a two car garage; the additional space that is being created on the second floor is for living means and future family.

Mr. Schettino: stated a letter from the Township engineer was forwarded to them and according to his letter we only require two variances, which would be height and coverage; the side yard is not being changed; according to the board engineer the porch is not included in the calculation of the front yard; the structure itself is set back requirement of 20 feet and the porch is at 18 feet that is not included in the setback requirement.

Mr. Martorano: the coverage is included in the 23.11 since it is roofed; it is in the coverage; according to the engineer it does not count as set back.

Chairperson Miras: stated the biggest problem we always have is height; this exceeds the 10% unless there is a hardship.

Mr. Schettino: stated that we do not have to show a hardship for a D-6; the testimony you will hear from the architect is the surrounding properties all of which have heights if at least that or if not higher; the smaller cape cods, especially on larger size lots are being renovated and larger structures with heights that exceed the 25 foot limitation are being constructed; the dwelling that presently exists there is out of character for that area; what we are proposing is actually what is consistent with the neighborhood.

Architects set of Drawings dated November 1, 2014 are marked as Exhibit A-1

Mr. Martorano: stated there is an existing one family dwelling on this property with a single car garage; wanted a two car garage, so the living space that was part in there right now, the wood deck area became living space; first floor is living room, kitchen and dining area off the kitchen.

Mr. Schettino: asked what is the benefit of changing or proposing to change the driveway location from Willow to Monroe.

Mr. Martorano: stated it enables us to get the two car garage, the two doors, since there was no access to get into the garage; the other way you can only get the one door; Monroe is a less traveled street than Willow and also it gave more on street parking across from the park.

Mr. Schettino: stated it would give the public more on street parking and again it would for safer ingress and egress onto the site, correct?

Mr. Martorano: stated yes.

Mr. Schettino: asked so it provides more on- site parking by adding an additional garage space but the two spaces that would be located behind the garage doors?

Mr. Martorano: stated, yes, correct; the family has elderly parents, which visit often and one of the goals was to have a bedroom on the main floor; that effected the size of the first floor; the bedroom on the main floor is critical to the lifestyle of the family; they have two children now, hoping for a third so the goal was to have a four bedroom home; and laundry room was brought up to the second floor since the bedrooms are located on the second floor.

Mr. Schettino: stated the proposed height is 28.5 feet and the permitted height is 25 feet, what is the reason for the 28.5 feet?

Mr. Martorano: stated the 25 foot height almost makes it impossible to do a two story dwelling with a decent pitched roof that is not a water hazard and air conditioning equipment up in the attic; we are working with the existing structure, the first floor is pinned about 3 ½ feet off the ground to begin with; 8 foot ceilings no 8 foot walls; the first floor is pinned and they have two standard 8 foot floors and a minimal attic area for equipment and just for the character of the home; trying to keep the traditional character for the area, like the home has been there, Dutch colonial look; the right side elevation, the shallowest pitch of the roof which is called a 6 on 12; the garage is a little steeper the footprint is narrow; if the house is deep and you have a pitch, the widest part of the structure is the right side which is over the existing structure; with the minimal pitch of 6 on 12 it would give the height that we would be using; stated some cosmetics were incorporated to give it the Dutch colonial look to try and hide how flat the roof is; as is stands right now in the attic the highest point will be roughly 5 ½ feet.

Mr. Cummings: asked what kind of heating and cooling equipment is being proposed to be put in the attic?

Mr. Martorano: stated typically hot air furnace and air conditioning; cost effective to do both systems since the duct work will be used for both.

Mr. Schettino: stated to summarize the 8 foot ceiling heights are being maintained; the existing first floor as stated is already up 3 feet

Mr. Martorano: stated it is between 3 ½ and 4, depending on the pitch of the ground.

Photographs of homes in the area are marked as Exhibit A-2

Mr. Cummings: stated that the architect's statement is there is absolutely no way you could reduce the pitch of the roof so that the dwelling could conform?

Mr. Martorano: stated if he was starting with a brand new dwelling you can make the foot print narrower, but no.

Chairperson Miras: stated you are building on the existing foundation?

Mr. Martorano: stated yes, the first floor is staying; the existing foundation is going to be the basement.

Mr. Cummings: stated the intent is to take the entire top of this existing house off and build on it.

Mr. Martorano: stated a new second floor; the new basement area, which is just below the deck area is not being done, may just be a crawl space; using the existing foundation plan nothing is being changed; the basement is changing; a cleaned up basement; the exterior walls are the same exterior walls; new basement is out just a crawl space it will not be a room; you would still have to dig down 3 feet to do the footing.

Mr. Cummings: asked if the aging parents are going to be able to get into the home which is up four feet off the ground?

Ms. Searle: stated her mom would go through the garage, which are one or two steps.

Mr. Cummings: asked would the owners or builders consider reducing the porch depth to five feet which would allow the coverage to be within conformance as well.

Mr. Martorano: stated it is 7 foot right now; you lose the last foot for columns and railings, so it would be roughly six feet; it is fairly long porch and you want to be able to walk and get past people; the benefit is the park is across the street and the children will play there; the goal is to actually use that porch.

Mr. Schettino: asked how would the architect characterize the heights of the dwellings of the homes in the area?

Mr. Martorano: stated that these are two story homes with an attic space above them; most of the cases here they are only two steps off the ground, which helps the height a little bit.

Mr. Schettino: asked is it fair to say these homes are at our height or even higher?

Mr. Martorano: stated yes.

Mr. Schettino: asked the dwelling as proposed with a height of 28.5 feet, would that be consistent with the height of these buildings; would it stick out in any way?

Mr. Martorano: stated no; he feels the house itself is totally consistent with the changing character of the area, plus the lot size.

Mr. Schettino: asked will the site accommodate the dwelling as proposed, specifically with respect to the height.

Mr. Martorano: stated yes; the garage is lower, the whole house is not all at that main height.

Mr. Schettino: asked will the renovation to the existing dwelling that is proposed help preserve the character of the neighborhood as the neighborhood is changing to these larger style homes?

Mr. Martorano: stated yes.

Mr. Schettino: asked will it also further preserve the neighborhood values of the homes?

Mr. Martorano: stated yes.

Mr. Schettino: asked if the board were not inclined to grant the height variance, that it would impose a practical hardship in building or developing this site to have a two story dwelling is that correct?

Mr. Martorano: stated yes.

Mr. Schettino: asked if the board does in fact grant the variances that are proposed, whether there would be any substantial detriment to the public good?

Mr. Martorano: stated there would be no detriment; he believes it is in keeping with the changing of the area.

Mr. Schettino: asked does he see any negative impact to the neighborhood at all if for the board to approve this application?

Mr. Martorano: stated no; the highest point that we are speaking, the 28.5 feet is only over a portion of this building; the other portions are lower.

Mr. Schettino: asked if this application if approved would it have any substantial impairment to the intent and purpose of the Zoning Plan and Zoning Ordinance?

Mr. Martorano: stated no.

Mr. Schettino: asked is that due to the fact that the other homes are consistent with this height that is in this neighborhood?

Mr. Martorano: stated yes.

Mr. Schettino: asked for the purposes of Municipal Land Use Law, does this application defeat the purpose of the Municipal Land Use Law and if so what sections?

Mr. Martorano: stated to promote a desirable visual environment through creative development techniques, yes it is desirable.

Mr. Schettino: asked it is an improvement of what is existing?

Mr. Martorano: replied yes; to provide adequate lighting and air and open space the proposed dwelling is consistent with other dwellings in the neighborhood, yes.

Mr. Schettino: asked it will provide adequate light, air and space, it is an aesthetic approval over the existing site and it also encourages an appropriate use and development of the site in promoting the health and safety and general welfare and that again is the relocation of the driveway, which is a significant improvement in terms of access and ingress from the site as well as providing the additional onside parking and opening up on street parking directly across the street from the park?

Mr. Martorano: stated yes; also feels that the aesthetics and floor plans are not excessive for what is desirable today.

Mr. Schettino: asked as the architect went through the floor plan is there any excessive with respect to the size of the rooms.

Mr. Martorano: stated there is nothing that is not going to be used in that house.

Mr. Schettino: asked if Mr. Martorano is in agreement with a letter dated January 6, 2015 from the Township engineer which states the curb along Monroe Avenue must be replaced in accordance with the Township specifications and standards; also there were one or two other recommendations set forth with this letter and the applicants are in agreement with complying with the recommendations of the engineers.

Mr. Martorano: stated yes, it is all workable.

Mr. Schettino: stated he has no further questions.

Chairman Miras: asks if anyone from the board has any questions?

Mr. Mouravieff: asked if there is a house between 508 Monroe?

Ms. Searle: stated this is on Monroe, there is a house on either side of it, yes.

Mr. Mouravieff; asked there is a house between 506 and her property?

Ms. Searle: replied yes; there would be two homes in between; 506 are slightly further away; she does have a map of the area.

Mr. Mouravieff: asked if anyone knows the height of the homes in between 506 Monroe and this property?

Mr. Martorano: stated they have not been altered yet.

Chairman Miras: stated based on the north arrow, the sun will rise on the corner of Willow and Monroe and it will go around the back; personally he does not see a shadow problem.

Ms. Searle: stated she was told by the neighbors there is not that much sun at all because of the trees.

Chairperson Miras: stated there are no leaves on the trees from the winter, the shadow from the house is not going to be on anyone's property it will be in the street.

Mr. Schettino: stated he has a letter from the neighbors at 603 Willow stating they do not have no objection; this is the property owner immediately adjacent.

Ms. Searle: stated these neighbors are on the corner of Cleveland and Willow Street; next door; frontage neighbor.

Ms. Attas stated the letter cannot be marked as an Exhibit but can be passed around to Zoning Board Members

Mr. Smith: stated it would have been nice to know how much higher the other homes were to give us a better perspective.

Mr. Asfar: asked if anyone spoke to the neighbors immediately behind this house on Monroe.

Ms. Searle: stated no, she did not.

Chairman Miras: stated all the neighbors within 200 feet were noticed twice. Asked if there were any questions from the public?

There were no questions from the public.

Chairman Miras: asked Ms. Searle she is purchasing the home to live there correct?

Ms. Searle: stated yes, we will be living there forever.

Chairman Miras: stated the coverage in his opinion is not that big of a deal; it is 17 ½ feet by 17 ½ feet which gets lost on a 10,000 square foot lot; with regard to the height, there are no neighbors across the street, there is only one neighbor to one side who gave you a letter; and there are neighbors across the street and behind you and they are to the sunny side, and they would have no comment with blocking out the sun.

Mr. Martorano: stated the roof to the rear is lower.

Chairperson Miras: stated he would have liked to see the pitch dropped a little bit to get it down below the 10%.

Motion to approve the Searle Application: Messrs. Asfar, Smith.
Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Miras.
Absent: Messrs. Kenny, O'Connell.

Let the record show that Mr. Craig Bossong is now taking over as attorney

Mr. William Pankowski, 184 Fern Street, Block 4502, Lots 24 & 25:
Applicant seeks a variance for an existing storage shed on the property which is in violation of rear yard and side yard setback requirements.

Mr. Pankowski is sworn in by Attorney Craig Bossong

Chairman Miras: asked why is this variance coming before the board?

Mr. Pankowski: stated he has the original survey of the property dated July 12, 1976; purchased the property on August 2, 1976; the shed in question was on the property when it was purchased; he was not issued a CO at that time; Township of Washington did not start issuing CO's until June 2, 1986; anyone else who has this shed and has a CO fell through the cracks.

Mr. Asfar: asked is the reason Mr. Pankowski is here tonight is someone complained about his shed?

Mr. Pankowski; stated someone complained about his shed.

Mr. Bossong: stated he will give a brief synopsis; there was a complaint about the shed; in reviewing the Zoning Official's review this is a situation where a prior owner rightfully or wrongfully placed a shed on the property which is in violation of your accessory structures in the rear yard and the side yard; never has been picked up since until this time when someone complains; someone complained this comes to the attention of the Zoning Officer whereby the Zoning Officer by letter of the ordinance has to issue the violation either to remove the shed or put it in conformance with your Zoning Code; stated the accessory structure ordinances were in place back in 1976 you cannot look at the grandfather issue; a variance needs to be granted if you find this is one of those situations.

Mr. Pankowski: stated it is 8 by 8 he does have a photograph; there are sheds within 200 feet; spoke to his neighbors and they have CO's; the brown shed is his, the other sheds are his neighbors.

There was a discussion of the sheds that are in the photographs; the sheds being in the back corner.

Mr. Cummings: stated it is the darkest brown shed.

Motion to approve the Pankowski application: Messrs. Asfar, Smith.

Ayes: Messrs. Asfar, Cumming, Mouravieff, Rappa, Miras.

Absent: Messrs. Kenny, O'Connell.

Chairman Miras: stated this is for this shed; but if the shed falls apart and Mr. Pankowski needs to replace it does he have to come back again?

Mr. Bossong: stated if Mr. Pankowski were to expand it he would have to come back.

Chairman Miras: asked if Mr. Pankowski builds another 8 x 8 shed on the same spot he doesn't have to.

Mr. Bossong: stated correct: Mr. Pankowski now has a variance for an 8 x 8 shed at that location, the rear yard.

All Board members present approve motion to adjourn.

Meeting Adjourned: 9:16PM

Respectfully submitted by:



Matthew Cavallo

Acting Zoning Board Secretary