



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, October 5, 2017**  
**CAUCUS MINUTES**

*You couldn't pick a better place.*

**OPENING:** The caucus meeting was called to order by Chairman Jonathan Rardin at 7:00 PM.

**ROLL CALL**

- **Members in attendance:** Chairman Jonathan Rardin; Vice Chairman Daniel DiRenzo, Jr.; Ivy Rovner; Jeff Potter; Wyatt Sklar; Jennifer Apell; and Nacovin Norman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning & Deputy Director of Community Development (Board Secretary); Stacey Arcari, PP, PE, PTOE, CME, Planning Board Engineer; and Allen S. Zeller, Esq., Zoning Board Solicitor.

**Jon:** Alright. Let's go around the room. Chair Jon Rardin.

**Dan:** Dan DiRenzo.

**Ivy:** Ivy Rovner

**Jeff:** Jeff Potter

**Sandy:** Sandy Zeller

**Stacey:** Stacey Arcari

**Nacovin:** Nacovin Norman

**Jennifer:** Jennifer Apell

**Wyatt:** Wyatt Sklar

**Lorissa:** Lorissa Luciani

**Jon:** Alright.

**Lorissa:** So, there's some slight changes to the agenda. You have some supplemental items in front of you. I accidentally put the meeting minutes of the 7<sup>th</sup> on for this agenda. Those were adopted at the special meeting on the 28<sup>th</sup>, so we'll be doing the meeting minutes of the 28<sup>th</sup> today and put only those of you that were there. That meeting, which was a very short meeting only to adopt the PPV Ranter Mid-Atlantic Retina resolution which was Jen, Nacovin, Wyatt, Dan and Jon will be able to vote on that resolution – oh no, the meeting minutes, I'm sorry.

**Lorissa:** So our only agenda for this evening is Anthony Salvatore, Application 17-Z-0024 at 203 Longstone Drive. This is two bulk "c" variances. There's some revisions to the letter that I'm going to read on the record verbally. The Applicant will put on testimony on the record tonight for the installation of a pool and associated surrounding concrete walkway. So Jacob was handling a majority of this application. His wife had a baby on Rosh Hashanah, so Adelaide Ruth Richman was born on Rosh Hashanah. He'll be back tomorrow. So, he is missing tonight but he has been working with the Applicant who's outside of this room with his pool company as well as the engineer, James Maccariella, who designed the survey and the plot plan for the Applicant. The impervious coverage limitation has gone from 41.5% down to 37.8% so it's only now at 2.8% overage of what's permitted in the zone. There's 35% maximum impervious coverage limitation, so they have reduced that significantly. So it's not as much of a large variation from the ordinance requirements. Part of that was because the owner, who I forget when he had bought the property, had installed a patio in his yard.

This?

who's outside of this room with his pool company as well as the engineer, James Maccariella, who designed the survey and the plot plan for the Applicant. The impervious coverage limitation has gone from 41.5% down to 37.8% so it's only now at 2.8% overage of what's permitted in the zone. There's 35% maximum impervious coverage limitation, so they have reduced that significantly. So it's not as much of a large variation from the ordinance requirements. Part of that was because the owner, who I forget when he had bought the property, had installed a patio in his yard.

This?

**Lorissa:** Yes. You have a picture.

**Ivy:** Illegally.

**Lorissa:** Illegally. And unknowingly without a permit and so we had told him that he had to abate that issue, which he had, and removed, which is now a conforming patio...

**Ivy:** Oh. Okay.

**Lorissa:** ...through a zoning permit. So we told him that he had to abate that issue prior to this meeting. He has done so, so that is no longer a violation on part of the property owner. Removal of that slab of concrete has also reduced the impervious coverage on his lawn. There are still some grading and infiltration issues that are part of a memo that is also part of your supplemental documents that Stacey still wants the engineer to address, and that's why the consulting engineer is here tonight. The other variance that is before you - because the patio has been removed, so the side yard setback for the patio has been removed - is the distance from the pool to the principal structure. There is a 12 foot requirement for a pool, which includes the apron surrounding the pool. That means the concrete portion for those of you that have pools. A 12 foot setback difference. The Applicant is proposing 7 feet.

**Ivy:** What's the purpose of the 12 foot setback?

**Lorissa:** I don't know where the number 12 came from. I don't know the history of it. I'm thinking that there's ...

Foundation maybe?

**Lorissa:** It could be that. It could be, you know, obviously you don't want to walk out of your house and into a pool. I don't ....

Is there a safety thing?

**Lorissa:** Not that I am aware of. Generally, the only thing that I know of of a code regulation for a pool - anything deeper than 24 inches in a backyard is you have to have a fence more than 4 feet and a self-locking latching gate that swings inward.

That's for safety.

**Lorissa:** Yeah. So that someone can't walk into your yard, a kid or otherwise, you know, a potential drowning issue. (inaudible) So, they're going to put testimony on the record why they think that works for them or why there's a particular hardship for the owner. It is in irregular shaped pool - it's like a bean shaped pool. So it's not like that it's squared off and ...

Is it 7 feet? At all points?

**Lorissa:** At its closest point. (inaudible) I believe from a porch not from like the main structure.

**Ivy:** Okay.

**Lorissa:** I mean it is part of the principal structure because it's connected so there's a porch, a deck and then the patio that was in question. So, again, without knowing ...

**Jon:** Alright. So it's – is there a – well we'll get testimony on the record about it. But it doesn't sound like it's gonna – I'm more concerned about the runoff issues.

**Lorissa:** Yeah. So Stacey, you want to go through ...

**Jon:** Stacey, how do you feel about the runoff issues as of right now?

**Stacey:** Well, that's kind of a deep question.

**Jon:** Solid pun.

**Sandy:** No pun intended.

**Stacey:** So the Applicant's yard basically runs – it comes up from the street, it sort of crests where the house is and then it ...

**Jon:** Runs backwards.

**Stacey:** ... goes beyond that.

**Stacey:** And this is what's creating the problem. Because our grading checklist requires that any new runoff be corrected into an underground...

**Jon:** Sure.

**Stacey:** (inaudible) or dry well and drained toward the street.

**Jon:** Yeah.

**Stacey:** ... outside, toward the street. So usually, if it's, you know, a standard backyard we can usually collect it somehow in swales and get it toward the front or collect it in dry well or something. So this is kind of creating a little bit of a difficulty because they are putting in the pool and they are putting in a little (inaudible) wall, sort of retaining wall and then they have an infiltration trench at the bottom of the property. So basically, the water would, the overflow would run around this retaining wall into the infiltration trench. (inaudible) storm which is basically just like a light little, you know, rain storm and in their grading checklist it's supposed to be designed for a 10 year storm which is a little bit of a bigger (inaudible) and then obviously overflow out to the street. So, its....

**Jon :** The overflow right now goes...

**Stacey:** Yeah, it overflows into the ...

**Jon:** ...neighbor's backyard.

**Stacey:** ...neighbor's backyard.

**Ivy:** Which...the people behind them.

**Stacey:** Yeah. So it sort of goes like caddy-corner so it would – it might be like two properties ....

**Jon:** So, why, what would be required of them to get it to drain to the front?

**Stacey:** So, I asked them to look – so they're permitted to do the infiltration trench. And if it's...

**Jon:** Yeah, but the overflow isn't supposed to go into the neighbor's yard.

**Stacey:** Right. Exactly.

**Jon:** That's part of the system but (inaudible) the filtration trench.

**Stacey:** Yeah. Yeah. So, I asked them to kind of take a look at, well could you lift the pool up a little bit and put in like a yard drain system and punch pipes out to the front and then do pop-up committers which are basically (inaudible) it makes this little pop-up drain come up out of your front yard and then it spills sort of over the front yard. And we kind of talked about that a little but that would require - basically you'd go from like a foot to a foot and a half retaining wall to like a 3 to 4 foot retaining wall.

**Jon:** Why do they need the retaining wall at all?

**Stacey:** I'm not a pool designer, but I'm assuming to make the pool level, they have to bring it over and then...

**Jon:** Ah, (inaudible) the grading. So what's the problem with going to a 3 or 4 foot retaining wall?

**Stacey:** We don't know the impact.

**Jon:** Alright.

**Stacey:** I don't know what it's going to look like or if it can be designed properly or...

**Jon:** I don't care.

**Stacey:** And then the other thing I asked which was another alternative was could we offset the runoff from the house with the runoff from the pool. So I don't know how – like the roof drains are coming off the house. If the roof drains were coming off the house and shooting down the slope in the backyard, could we sort of somehow collect the house roof rain ...

**Jon:** Will that solve the problem?

**Stacey:** ...and overflow ...

**Jon:** I mean, I guess it would solve the problem in spite of (inaudible)

**Stacey:** It basically would offset it if that's what it was doing. But I don't know how ...

**Jon:** Yeah. I mean if you're adding – if there's a drainage issue because you're putting a pool in, the pool is still going to create the drainage issue even if the stuff on the house is suddenly going to the ... am I crazy? What? I'm not an engineer but... thank you.

**Stacey:** My (inaudible) was, is, yes they're allowed. I don't dispute the fact that they are permitted. The infiltration trenches are a best management practice under the DEP. I don't dispute that and I don't dispute that possibly they could re-design it to make 10 year storm fit.

**Jon:** Are they going to do that?

**Stacey:** They're going to have to do that. My problem is, is this the best solution for the problem and I don't know that because I think that there is other alternatives out there that we can look at that might lessen the impact to the neighbors and you know, it might create more of a weird situation on their lot but it would lessen the impact ....

**Jon:** Well, if it's just the size – if we're talking about just the size of a ... I mean, we need testimony about this obviously..

**Stacey:** Yeah.

**Jon:** But, generally speaking, I don't like to grant variances if there's going to be a negative impact on a neighboring property. Period. And especially when you're only reason ...

**Ivy:** (inaudible) criteria?

**Jon:** ... Especially when you're only reason for not doing it is because you don't want to spend some extra money or you don't want to (inaudible) so that's a concern for me.

**Stacey:** I mean, some of the other issues I had with – is they don't really show where the pool drain is, and being the situation on the lot, I really would like to see something on the plans that shows clearly where that pool drain is draining because I don't want a question down the line...

**Jon:** Because obviously, because now you're concerned about the pool draining out the back of the, or down the (inaudible)

**Stacey:** Yeah. Now there's a note on the plan that the pool drain will not impact anyone's properties, but I kind of want to see on the plan, like, there's the pool drain...

**Jon:** I might buy that with another application but when you're already impacting the neighboring properties I don't want to ...

**Stacey:** Yeah. And that's the thing. Like, we accept these on applications where you have kind of like a flat yard and you have swales and we have places that we could put the water definitively....

**Jon:** Go ahead Sandy.

**Sandy:** I spoke to the Applicant because we were unclear earlier this week whether the engineer was even going to get (inaudible) and he told me that this engineer is the pool company's engineer, it's not the (inaudible) company.

**Jon:** That's installing the pool?

**Sandy:** Yeah. That's installing the pool. It seemed to me, that there was a lot of incentive by this engineer to get it right. In fact, he didn't even want to show up...

**Jon:** Well no, because this isn't his job.

**Sandy:** Right.

**Jon:** He's, he's not the landscape engineer. He's, he's the guy who designs the pool to fit in your backyard.

**Ivy:** And he wouldn't be the one responsible for creating...

**Jon:** He's not the one designing drainage systems for the entire yard.

**Lorissa :** So due to that fact, and since we've had issues in the past based on similar applications prior to my time and maybe some of yours, I, if there isn't any – if there is any approval tonight, I would request that there are inspections of any installations...

**Jon:** Yeah, that's ...

**Lorissa :** ...like that of a non-residential site plan. So where a minimal inspection escrow would have to be posted and my engineers would have to ensure that these improvements...

**Jon:** I'll let you talk about what it is you want and we will make it, you know...

**Lorissa:** A condition of approval, but...

**Sandy:** The other concern I think that Stacey had was that (inaudible) an infiltration drain or whatever it is isn't maintained.

**Jon:** How hard is it to maintain– that's a good point. How hard is it to maintain these things?

**Stacey:** I mean, they're not hard to maintain. Basically, you have to ...

**Jon:** You have to do it.

**Stacey:** ... You have to make sure that you keep the leaves out of them. You have to ...

**Jon:** Yeah. Okay.

**Stacey:** .... Like somebody out there...

**Jon:** Yeah. Okay. So, like I would not do that.

**Stacey:** And that's the thing...

**Jon:** It's why most people probably don't.

**Stacey:** ... the normal person, you know, would like...

**Jon:** But if you have it, that's great.

**Stacey:** .... (inaudible) infiltration to an area in my yard (inaudible) underneath. And that's just one that I sort of put in....

**Jon:** Right. Like I can't get the weeds out of my yard. When am I cleaning up the infiltration.

**Lorissa:** But, I mean, and my other thing was, in (inaudible) the engineer, you know, he said we can tweak some things in the field to see if we can make it more .... and I don't dispute that. We do that all the time. We tweak things when we see their not working and you know...

**Jon:** Yeah. But that's when they're not working in the field. (inaudible)

**Lorissa:** And then the other issue is that there's a note on the plans that says the pool contractor is responsible for verifying that the final constructed conditions conform to the indicated proposed (inaudible). You have an engineer designing it who is saying that possibly you can tweak it and then you have a pool company putting it in (inaudible) responsible ....

**Ivy:** And who's qualified...

**Lorissa:** ... as far as grading's going to go and when it's all said and done at the end, if there's a problem, who are we going back to?

**Jon:** So, here's another thing, Sandy, and this is just a curiosity, he's an engineer but, and presumably he's an expert in his field, but if he has – is he going to be able to testify that he went out and did the proper measurements and things like that that you need to at a property in order to testify about these subjects, or is he just a guy who designs the shape of the pool and says it needs to be at X grade and that's it?

**Stacey:** Well they did (inaudible) ... permeability test and ...

**Jon:** But, is he the guy that talks about that?

(inaudible)

**Jon:** You see what my concern is?

**Sandy:** But you're not obligated to accept the testimony of a ...

**Jon:** Because I got some real concerns – I mean, is it just me being ...

**Ivy:** Well, and my concern ...

**Jon:** This is just maybe a professional issue here, but...

**Sandy:** We do have discretion...

**Jon:** It seems to me that they're putting up a guy who is probably an expert in engineering but doesn't have the knowledge base to do – to testify about things we need him to testify about.

**Ivy:** Yeah. That his expertise is limited to the pool itself.

**Jon:** Right.

**Ivy:** Yeah.

**Sandy:** Or the incentive, really. He's not there to protect the homeowner, he's there to protect the pool company.

**Jon:** He's there to get the contract signed to get the pool in the ground.

**Ivy:** Right. Right.

**Jon:** Ask him to – did you ask him to hire an engineer on his own?

**Lorissa:** That was the – well again..

**Jon:** Not you, but somebody.

**Lorissa:** Yeah. But it was our representation – again with bulk c variances, they're not – they don't have to hire an attorney and again, Mr. Maccariella is certifying that this is his work on behalf of ...

**Jon:** Are they installing the ...

**Lorissa:** ... Applicant Anthony Salvatore. So I can't see where he's saying that – because he's not saying that he's preparing this on behalf of - I don't know who the pool company is - he's saying he's preparing this on behalf of Anthony Salvatore. So if this is not installed right, this is his license on the line. And he basically said that's why I have insurance.

**Ivy:** Yeah.

**Jon:** Right. Which is a position that people take.

**Lorissa:** But, but I've dragged this particular engineer – and, again, this is not relevant to this application – but because things have not been installed because they weren't inspected properly, things with no inspections at all. Pools that,

where infiltration trenches were not installed when they were supposed to be installed, I've dragged him out there 6-7 years later on applications. And he came out and he fixed it. But he can't make representations on the record then not be held to it. I find that he is the representing engineer. I don't see that he's not.

**Jon:** Yeah, but I guess my point is simply you can get anybody to stand up and say anything.

**Lorissa:** If he's gonna testify tonight, he's testifying under his license.

**Ivy:** I also don't want to create a hardship to the neighbors and then we step in to react to that. I want (inaudible).

**Jon:** Is the pool company putting in the infiltration whatever?

Beg pardon?

**Jon:** Would they be putting in the infiltration what's it, ditch, or ditch and trench?

He'd have to list it on here.

**Jon:** Yeah yeah. But the pool company is doing that?

**Stacey:** I -- yeah. That was the just that I get from the ....

**Lorissa:** It's, and they're contractors. So again to my point...

**Jon:** Are they able to do the other stuff too?

**Lorissa:** The other stuff like?

**Jon:** The alternative drainage issues that you think, that you suggested.

I don't know. If they have somebody who can do that....

**Sandy:** (inaudible) ... is, is that the water is going to go on the neighbor's property. They're going to have the damage. They have no ...

**Jon:** ... Did the neighbor receive ...

**Sandy:** ... privity of contract with this engineer or the pool company so they'll end up suing the neighbor who will end up suing the pool contractor who installed ...

**Jon:** And he's going to lose that suit because, you know, the pool installer is going to sit there any say "well he sat at a zoning board and he heard me complain about this and he did it anyway."

**Sandy:** Right, right.

**Ivy:** And also, what's to be said that they're going to talk about maintaining, I mean, things shift so what if things shift and then the water's not going into that infiltration trench and now it's going out. What's to stop that from happening?

**Jon:** Well, nothing I guess. I guess that's true.

What is this number 6 say? The pool contractor is responsible for verifying that the final constructed conditions conform to the indicated proposed grading?

**Lorissa:** Right. So that's kind of my concern is that he is basically putting it on – like if I had my druthers and this was approved, then I would want the engineer to go out there and do a final inspection and to sign off and say ...

**Jon:** So, obviously...

... And I think there's no – nothing stopping you from conditioning that the engineer does it.

**Jon:** Obviously. But I think on the paper right now, having heard no testimony. Which, so I obviously cannot make a decision until I hear all of the testimony. I'm not wild about this application because I don't feel comfortable that they're taking the necessary steps to avoid the drainage on the property. So, unless they can – unless they're in a position – well I shouldn't say that. (inaudible) they may want to find themselves to guarantee alternative drainage methods tonight if they don't want to run the risk of this application being denied.

**Lorissa:** So let me ask this question, is the drainage he's proposing, is it conforming to the standard to state standards?

**Stacey:** So, the state standards allows them to have this best management practice. Cherry Hill engineering grading checklist says that it has to have runoff basically overflow into the street, like into a public right-of-way...

**Jon:** Which he's not doing.

**Stacey:** ... which is not happening. So the checklist says that you're allowed to use these and (inaudible) says you're allowed to use these...

**Jon:** Also, so that he – but once again, being able to use them ..

**Stacey:** Right.

**Jon:** ... does not necessarily mean you're meeting the criteria by installing one. But that's – and he's asking for a variance based on imper – coverage. I mean, they wouldn't condition - at that point, it's not just what are the standards. It's, he can't, he can't get a variance to increase his impervious coverage and not address drainage issues on the neighboring property.

**Stacey:** I mean, I think that in my opinion, there may be a way to do this without putting this infiltration trench at the bottom. I mean, it might be extending this flat area out a little further and putting the retaining wall out a little further. Putting the retaining - you know, the in-fill drain on the side and pushing it frontwards. I just...

**Jon:** I'm open to what - I hear what you're saying.

**Stacey:** ... I would like to be able to take a look at it.

**Ivy:** So, years ago, we had an application for a pool in Short Hills.

**Jon:** Yeah.

**Ivy:** They were putting in a very elaborate system in the backyard. A pool. The whole shebang. And they had to put in a pretty elaborate ...

**Jon:** Drainage system.

**Ivy:** ... drainage system.

**Jon:** Which, I mean – listen, I don't want to hinder anybody's ability to enjoy their backyard or their property. I want to be able to say yes to, you know, if they want to enjoy their property this way, I'm all in favor of that. But it's our job here to make sure that they're not damaging other people's ...

**Ivy:** Yeah. We have to look....

**Jon:** At our most base level, they can't be damaging neighbors' property.

**Ivy:** Yeah.

**Sandy:** Right.

**Jon:** And we can't have a risk of them damaging a neighbor's property. And this seems like more of a risk than most.

**Ivy:** And I'm not comfortable saying well let's see if it happens. And if it does happen, then we have a way to fix it and make them fix it. (inaudible) happen.

**Jon:** Yeah, I mean that's just ...

Just get it right from the start.

**Jon:** So ...

**Ivy:** It's not fair to the neighbors.

(inaudible)

**Jon:** Have the neighbors said anything?

(mixed inaudible talking)

Do we know if the neighbors are coming at all?

**Lorissa:** The one neighbor came in to look at it today (inaudible). Natalie, my community development manager spoke with them. They didn't really understand what they were kind of looking at. So she went through it with them though and explained to them what they should be concerned with. She's really good about that. And again, because it is an impervious coverage application, those are the things to be concerned about. Is drainage. Again, they've reduced it significantly from 41.5%, which is 6.5% over...

**Jon:** I get that. And I appreciate that.

**Lorissa:** ... to 2. ....

**Jon:** Here's my thing.

**Lorissa:** ... so that the capacity of the storage of the infiltration is just at the design of what is there. So if there is ...

**Jon:** So here's my thing. I want to tell them yes. I don't feel comfortable giving them a yes right now. And if I say no, there's a larger issue with them coming back.

**Lorissa:** Well, it needs to be substantially different.

**Jon:** And I'd rather not start and stop an application that really isn't that complicated. So ...

**Lorissa:** And I don't think pop up committers and yard drains (inaudible)

**Ivy:** So is it a matter of having a conversation saying you need to consult your own engineer on this?

**Jon:** Well, or someone needs to be – what I think it is I think before they start their application, they need to know what we're thinking and that they need to be in a position to guarantee some sort of alternative drainage method that our engineer – hi Stacey – is comfortable with you know, if this application is going to get approved.

**Ivy:** To your point earlier, do they understand the magnitude of what they need to accomplish?

**Lorissa:** So, Stacey's letter went out, when did your original letter go out? August ....

**Stacey:** September ....

**Jon:** And I say all this because I want to say yes. Like, I don't want to say no. I want to say yes.

**Ivy:** I hate saying no.

**Lorissa:** No, no....

**Jon:** So I don't want to be in a position where I'm concerned about a neighbor's property.

**Lorissa:** So that's – so when they...

**Sandy:** August 22<sup>nd</sup>.

**Lorissa:** So they submitted their response last week. I got that Stacey – we called, she called the engineer immediately and said this is not sufficient. The engineer was not going to appear tonight originally, again, because he had been completed with his contract and we – Sandy then called the Applicant and said that's a mistake. And he said he's coming. We could side bar maybe, with the homeowner, prior to going on the record, just to kind of discuss – because again, how many, I mean potentially, how many yard drains are we talking about and pop-up committers that ...

**Stacey:** I mean, I think you're only talking about maybe one on each side, you know.

**Lorissa:** They're not – it's not a substantial drainage improvement.

**Stacey:** It's not substantial. What will be substantial is if they have to extend that flat area out, then you're looking at adding some fill and a larger retaining wall which, you know, gets into a number of other things but...

**Jon:** Alright. Are there going to be cost factors and things like that ...

Yeah.

**Jon:** ... I don't know. Maybe he's a billionaire and he doesn't care about money and he can just do whatever we tell him....

Do you have an estimate?

(inaudible)

... (inaudible) what something like that would actually cost.

**Sandy:** Stacey and I can go ...

**Jon:** No. And I am not in a position to offer – and we're – I would never advise anybody here to suggest a number like that.

**Sandy:** Stacey and I can talk to them.

**Stacey:** Yeah.

**Jon:** Yeah.

Sure.

**Jon:** You. Get a sense of ...

(inaudible)

**Jon:** .... We've had the conversation. Yes that's where we're at. Let's, let's do our thing.

**Lorissa:** I don't think that they're, I think it's overwhelming negotiation to even the – an increased retaining wall or and additional fill. I don't think that's .. I think that our de minimus to try and avoid any ... which is illegal ... runoff to the adjoining property. So ...

**Ivy:** (inaudible) the applicant made on the impervious surface.

**Jon:** Yeah. And when you talk to – like we're having this conversation because we want to say yes. So we need to make sure we have testimony that gives us the ability to say yes with the certainty that we're not going to damage neighbors' property.

**Ivy:** Um hmmm.

**Lorissa:** Yeah.

(inaudible) happy to do that.

**Jon:** Even if it's on somebody else, even if he's got to talk to his guy and see what the options are and just present something that's going to make us all happier ...

**Ivy:** It's probably going to be somebody else.

**Jon:** ... yeah, if its somebody else, (inaudible) but you know, whatever. But, and like I said, I rather not start and stop. Of course, I'm going to throw them out if they ask for a continuance at the end but, you know, my preference is for every matter to (inaudible)

Ready?

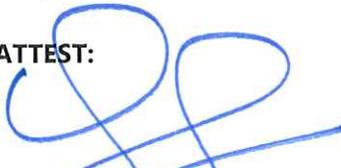
Yup.

Okay. Are there any other questions?

No. That's it.

Okay.

**ATTEST:**



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**LORISSA LUCIANI, PP, AICP**  
**ZONING BOARD SECRETARY**