

**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING**

17 July 2019

7:00 p.m.

Public Safety Building

Attorney Norman called the meeting to order at 7:09 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

ROLL

Present: Benstead, Lane, Wolf, Hamilton, Pullman, Simmers, Cocivera, Symons
Absent: None
Professional Staff: Attorney Christopher Norman, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Beth Portocalis

PLEDGE OF ALLEGIANCE

MINUTES:

June 19, 2019 Regular Meeting – Vice-Chairman Cocivera made a motion to approve the June 2019 Zoning Board Regular Meeting Minutes. Mr. Pullman seconded the motion. Mr. Hamilton abstained. A unanimous voice vote of all other Board members carried the motion.

REPORTS: None

CORRESPONDENCE: None

EXECUTIVE SESSION: None

RESOLUTION MEMORIALIZATIONS:

#2019-19: Wally Burdalski, 3606/7, 201 Woodland Avenue, ZVE-1045. Memorialization of Bulk Variance approval to construct a 257 sf addition. Principal side yard setback 30' required, 25.6 existing, 25.6 proposed; principle front yard setback 50' required, 28.0' existing, 20.6' proposed; principle rear yard setback 50' required, 39.1' existing, 39.1' proposed; accessory building rear yard setback 15' required, 3.7' existing, 3.7' proposed; Building coverage 12% permitted, 15.4% existing, 17% proposed. Retroactive approval for 126 sf shed with a 4.2' rear yard setback where 5' is required; retroactive approval for a 374 sf paver patio. **Zone: GD**

Recorded Vote:

Ayes: Benstead, Lane, Wolf (2), Pullman, Simmers (2) Cocivera (M), Symons
Nays: None
Abstentions: None
Motion carried: 7 - 0 - 0

#2019-20: Hiram & Associates, LLC, 805.02/25, 124 Mt. Holly Road, SPR-5748.

Memorialization of Use Variance and Site Plan Waiver approvals for adjacent former DiVello's restaurant building to be used as storage room, offices, waiting room, and lunch room in conjunction with the Merritt Service Station at 122 Mt. Holly Road. **Zone: CC**

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Recorded Vote:

Ayes: Benstead (M), Lane, Wolf, Pullman, Simmers, Cocivera (2), Symons
Nays: None
Abstentions: None
Motion carried: 7 - 0 - 0

APPLICATIONS/OFFICIAL:

DePetris Family Associates 2, LLC, 2702.01/12.03, 207 Tuckerton Road, ZVE-1044,
(continued from June 19, 2019 meeting) Use Variance to demolish the existing PNC Bank and
build 6,379 sf building containing up to four tenants, including a 1,804 sf fast food restaurant
(Dunkin Donuts) with a drive-thru. **Zone: CC**

SWORN: Robert Baranowski, Esq., Attorney, Hyland Levine Shapiro, LLC
**From last meeting* David Wipp, Architect, ci Designs
Gregory Elko, Engineer, Lagan Engineering
Nathan Mosely, Traffic Engineer, Shropshire Associates
James DePetris, Owner

Mr. Baranowski began the presentation with a re-cap of an updated plan submitted by the applicant; with the major change being the addition of a pass-thru lane as recommended by the Board professionals at the last meeting. Mr. Noll and Mrs. Taylor provided updated review letters dated July 16, 2019 and July 11, 2019 respectively for Board members based on the revised plan.

Mr. Elko was next to address the Board. Exhibit A-20 was a display board of the revised plan. The major change was the added by-pass lane along the entire length. Along with other changes, this will increase the queue to nine vehicles. The trash enclosure was widened. Outdoor seating added at the Dunkin frontage, and the pedestrian access was relocated to the sidewalk direct to the corner, where a plaza has been created. More detail will be provided at site plan however benches and landscaping will be included. The parking spaces have been decreased to 29; where 94 are required. The parking spaces were shortened to 18' thereby reducing the impervious coverage to 62.3%, negating the need for that specific Variance. Porous pavement will be utilized.

Mr. Elko introduced Exhibit A-21; a display Board of the traffic circulation plan. This shows the 9 vehicle stacking, plus the garbage truck and box truck turn plans. These types of trucks will be accessing the site during off peak hours or off hours altogether. There is also space for tractor trailers without encroaching on parking spaces or the roadways.

Mr. Elko then summarized the Variances that are being requested. In addition to the Use (fast food with drive-thru), the applicant is requesting approvals with this application for lot size and lot frontage. If approved, the applicant will seek Variances for a reduction in the required number of parking spaces and buffers with two submission waivers in a second Site Plan application.

Mr. Cocivera inquired about other tenants. Mr. DePetris responded that they have not confirmed any yet, but it may be a sandwich shop and other retail. Since Dunkin's peak hours are early in the morning, the hours of the other businesses would not conflict.

Mr. Cocivera also asked how the bypass lane was added yet lot coverage was reduced. Mr. Elko responded that the parking spaces sizes was reduced and the use of porous pavement. Mr. Noll then clarified that porous pavement still counts as lot coverage, so those calculations will need to be adjusted.

Alan Laurer, Dunkin Operator, was sworn and was next to testify. Mr. Laurer operates 22 other Dunkin Donuts restaurants. He stated majority of deliveries are with box trucks. Other locations have banned tractor trailers altogether. He also operates the Dunkin at Route 541 & Church Road, and they use boxed trucks only. There is one major delivery per week. The donuts are delivered nightly after 10:00 pm by a 16'-18' truck. At this location, the average is 600 transactions per day; with the great majority in the morning hours. From the drive thru menu board to the window, the average time is 115 seconds. The drive thru can process 100 transactions per hour.

Mr. Laurer continued that his plan is to open at 5:00 am. There will be 5 employees working until 1:00 pm, and then staffing is decreased to two employees from that time until closing at 9:00 or 10:00 pm. Delivery drivers have a key. There is a high volume of trash; collection will be at least 2x per week but will adjust as needed. Staff pick up trash around the building and parking lot once every shift. This is not typical fast food, in that there are no fryers, no fumes and no smoke. All hot foods are warmed in turbo chef ovens (microwaves). The donuts are made off-site and delivered daily.

Mr. Mosely, Traffic Engineer, was next to testify. Additional traffic studies were conducted in late June at the 541 & Church between 6-9 am; 11am -1 pm; and 4-7 pm. From 6-9 am, there were 300 transactions. 7:15-8:15 am was the peak hour which equaled 156 transactions (78 vehicles). The max onsite parking was 8 vehicles. 77% of the average used the drive thru. In the afternoon the max parked vehicles was 6 and the evening max was 4. The max stack was eight vehicles during the peak hour. Six or less was the overall average queue. At the Route 70 Dunkin, the average queue was 4.3 vehicles. 80% of the time there were 6 or less vehicles. The

drive thru percentage at this location was 88%.

Other areas in a retail shopping center have 12 vehicles parked per 1,000 square feet during the peak hour. All other permitted uses in the CC Zone are less intensive than this shopping center rate.

Mr. Cocivera asked about the left turns from and onto Taunton Boulevard. Mr. Mosely replied that the traffic plan was preliminarily reviewed Burlington County and they did not express any significant concerns. Chairwoman Symons asked if the driveways for the gas station at the other side of the intersection and the currently vacant hardware store were accounted for as a part of the traffic study. Mr. Mosely did not directly respond, and rather answered a question from Mr. Pullman about the traffic counts for the Route 541 & Church intersection versus this one. Mr. Mosely did acknowledge that the Route 541 & Church intersection varies from 13% (am) -33% (weekend) less than the Taunton & Tuckerton intersection. Upon further questioning from Chairwoman Symons & Mr. Cocivera, Mr. Mosely stated that the national standards for a coffee shop are 24 maximum parking spaces, however the parking needs at a Dunkin are much lower when the retail stores will be open and there will be only two employees for the early afternoon through closing hours.

Mr. Simmers then asked about the internal flow of traffic when drivers exit the drive thru and need to circle the building if they wish to exit onto Taunton Road. This would require them to navigate with vehicles making a right turn from Tuckerton who also need to circle the building to enter the drive thru lane or parking spaces. Mr. Mosely did not have a direct answer.

Mr. Noll stated that no gap study was conducted to address the Board members questions; specifically in regards to the traffic travelling north on Taunton. Mr. Noll also noted the impact of internal circulation has not been adequately addressed. Mr. Mosely stated that his study does account for one vehicle every two minutes will be exiting left onto Taunton Boulevard.

James Miller, Planner for the Applicant, was next to be sworn and testify. He opened his testimony by describing this intersection as a well established retail shopping area, which is older comparatively than others in the area. The previous tenant on the site was a bank with multiple drive-thru lanes, which is an accessory function of shopping centers and fast food restaurants. The proposed development on this site meets the positive criteria by advancing Municipal Land Use Laws, as the proposed shopping center is particularly well suited and appropriate for the location. All four corners benefit from high visibility and thrive at intersections because of the pass-by traffic. He continued that the Board itself had suggested this location when denying the proposed Dunkin with a drive thru at the Village of Taunton Forge Shopping Center pad site across the street because of locational factors such as right turns in and out, established use

patterns of the drive thru, and access.

Mr. Miller continued that a Dunkin fast food is unique in that it does not have the same characteristics of typical fast food establishments since there is no frying or cooking other than with microwaves, thus no smell or smoke. The early morning peak hours make it a good partner with other retail, thus a smaller footprint and less parking and seating required. With the lower operational impacts, the impacts that the Land Development Ordinances are concerned about with fast food restaurants have been nearly eliminated. Testimony has been offered about plans to address solid waste and litter, and Dunkin incorporates enhanced audio technology and lighting since the largest portion of its business is drive thru.

Mr. Miller stated that the traffic studies and testimony are consistent with any other potential and permitted commercial uses. The lot has the capacity for this proposed project and the proofs for the parking variance request have been met. The other tenants will benefit from the Dunkin presence, thus the center's synergy will be positive. The site plan has been reconfigured to address comments from the Board professionals, leaving only a very few deviations from the CC Zone's bulk standards. Mr. Miller concluded that this site is suited to the use proposed and meets the positive criteria. It is a re-adaptive use for the site, which is currently a vacant building that is a detriment to the surrounding areas of a prominent intersection. This proposed retail center will correct this situation and hopefully spur further redevelopment at the intersection. It will also stabilize land use patterns and increase economic viability.

Mr. Miller also discussed the "C" Variances requested. The lot size and frontage are pre-existing, non conforming conditions, and there is no potential to remedy these conditions. The applicant is proposing landscaping, buffering and other amenities to enhance the lot. The Use itself is not a conditional use, the application is a D1 Use Variance. Mr. Miller summarized that the site will not create a substantial detriment, as the intent of the Zone plan has been met as there will be a wide variety of other permitted commercial uses included. The design is consistent with the intent and character of the area, and it replicates existing features including the driveways on both roads and a drive-thru. The use itself for the Dunkin coffee shop is permitted except for the ancillary feature of the drive-thru, which had not been detrimental, including the former bank and the Rite Aid drug store.

Mrs. Taylor explained to the Board that her correspondence was amended by the revised plan. There is a correction to page 3 of her letter, and it should read 71.4% Lot Coverage due to the inclusion of the porous pavement areas. 60% lot coverage and 40% buffer areas was an intentional inclusion in the Community Commercial & Restricted Commercial Zoning districts in the Master Plan, because both areas back-up to residential neighborhoods. Chairwoman Symons asked about the Conditional Use Standards as noted in Mrs. Taylor's letter on page 3. Mrs. Taylor responded that the applicant did discuss the nuisances of fast food restaurants. Mrs.

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Taylor also noted the applicant would need 25-32 parking spaces if not a fast food restaurant; and the submitted plan shows 29 spaces.

Mr. Noll reviewed the submission waivers requested as detailed in his letter; including buffers and landscaped areas and Environmental Impact Statement. He recommended deferring these to the Site Plan application. He also noted that the new testimony has the queue at 26 seconds as questioned in Item #6 in his letter. Mr. Noll also commented that per Item #3 in his letter, the applicant did not provide enough data for other uses, and chose to use a general category of shopping center. Mr. Noll did acknowledge that the Ordinance designating the number of parking spaces required dates to 1992 and is generally viewed per today's standards to be excessive.

PUBLIC:

Jill Neall - 208 Taunton Boulevard. Ms. Neall is opposed due to traffic concerns, excessive lot coverage, stormwater management, and potential impact of other yet to be named stores.

James Rose – 214 Forest Avenue. Mr. Rose is opposed as he sees no benefit to the neighborhood. There is already a number of coffee shops. Additional commercial space on the lot is too much for a lot of this size.

Maryann Brooks – 38 Red Oak Trail. Ms. Brooks is opposed , as she was attracted to her home in Oakwood Lakes due to the rustic ambiance. The traffic congestion is affecting the calmness and peacefulness. Traffic now uses her street to bypass the congestion at the intersection. She sees no benefit to additional commercial/retail space to her development and the community at large.

Clark Perks - 147 West Centennial Drive. Mr. Perks is opposed, as this will result in more traffic changes at the intersection. If one fast food restaurant with a drive thru is approved, how could the Board stop similar uses at the other corners? He also noted no new trees are included in the landscaping plan, so if the Board was to approve he asked that trees be required in the landscaping plan.

Andrew Jenco – 87 Taunton Road. Mr. Jenco is opposed due to traffic concerns. He noted traffic already is backed up past his house daily. There are already problems exiting from the TD Bank on Tuckerton Road, and this development would make problems worse. Variances requested do not match Medford's values as posted on the Township website, and the applicant's reasons are not strong enough to override the land development ordinances.

Lisa Mangen – 115 Park Court East. Ms. Mangen is opposed and pointed out the traffic and parking problems at the Wawa and Dry Cleaners, which is on a lot of similar size.

Eric Crane – 85 Taunton Road. Mr. Crane is opposed. He pointed out the traffic and left turns at Starbucks on Stokes Road is a good reason why this should be denied. Vehicles waiting to make a

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left from Taunton into the site will interrupt traffic even more. He also cited the excessive lot coverage as another reason to deny.

Kevin Sparkman - 128 Bracken Road. Mr. Sparkman is opposed due to traffic, especially how it stops all the way past the Tamarac development on a daily basis. He reminded Board members that they live there and know the existing traffic problems.

Debra Showers – 41 Taunton Road. Ms. Showers is opposed as the property is not suited for the proposed development. There are reasons fast food is prohibited in the CC Zone. She stated she has litter in front of her house every day. The area will look like Route 130 is development continues, and this is a detriment to the public good. Granting of zoning variances should be the exception, not the rule.

Jeffrey Wagner – 3 Chatham Court. Mr. Wagner is opposed, as he had concerns about the size of the site and trying to place a center requiring 2.5 acres on a site with less than .9 acres. The addition of more retail is of no benefit since there are a number of vacancies in other commercial properties near the intersection. The Route 541 Dunkin location is not a good comparative as the site is 3 acres and the traffic and intersection design is completely different. Experience at the Wawa on Tuckerton Road shows that left turns over 3 lanes of traffic is difficult with a number of accidents and many more near misses. Experience also dictates that illegal U-turns will result if left turns are restricted. The safety of the residents who travel that intersection should be paramount.

Sarkas Ecksuzian – 22 Reeves Station Road. He is the owner of 205 Tuckerton Road between the PNC Bank site and TD Bank. He stated his property is available for purchase so the lots could be combined and have sufficient lot coverage & parking spaces.

Jerry Gray – 14 Holly Drive. Mr. Gray is opposed, as he has lived in this neighborhood for almost 50 years and given what he has experienced when other development was approved, he does not put much stock in assurances made by developers. He too noted the traffic disruptions caused by the Wawa, and that his street has also become a cut-thru to those trying to avoid the traffic light at the intersection. This center will have no benefit to the neighborhood. It is not the reason he moved to Medford. If anything is to be approved there; he asked the Board not to include fast food or a drive thru.

Natalie Kaczinski - 70 Tallowood Drive. Ms. Kaczinski is opposed, as she commutes daily and experiences the traffic at both Taunton & Tuckerton and Route 541 & Church. There is no comparison. In the summer, JCC bus traffic along Tuckerton Road makes the traffic even worse. Her family did not move to Medford for neighborhood strip centers and fast food restaurants; these are better suited for State highways.

Mallory Flynn - 87 Taunton Road. Ms. Flynn is opposed, as a bike lane has been added all along Taunton Road to Tuckerton Road. It's a potential safety hazard with cars crossing to enter the Taunton Road driveway.

Vice Chairman Cocivera made a motion to close the public portion. Mr. Wolf seconded.

The voice vote was unanimous.

Mr. Baranowski addressed the Board, and while not rebutting every comment, summarized that the Traffic Engineer testified that the proposed Use will not generate added traffic and that the site is designed for safe site circulation. Burlington County is satisfied with the plan as proposed. The redevelopment of this vacant site will hopefully foster additional development. The Planner stated that the use satisfies the positive and negative criteria. The Board itself stated this site was better, and the requested zoning variances are appropriate as the only use not permitted is the drive thru, which by definition makes the coffee shop a fast food restaurant. And this drive thru feature of the fast food restaurant mandates the requirement for 2.5 acres. Since the prevailing volume will be right in/right out, this will not cause additional traffic disruptions. He concluded by asking the Board to focus carefully on the testimony and the Use Variance criteria that was met.

Board members had several comments and questions.

Mr. Benstead stated he would be inclined to support the application if there was a no left turn restriction on Taunton, and if the overall size of the center was reduced to decrease the lot coverage.

Mr. Cocivera wanted to clarify that it was he who had commented on the previous application that this site would be better, but in context that was a stand-alone Dunkin Donuts building with a drive thru; not a strip center of over 6,000 square feet. Mr. Baranowski responded that the DePetris family needs the added square footage to make this site work financially.

Chairwoman Symons expressed her concern that Use Variance approval of a drive thru stays with the property, so the tenant could change or Dunkin could expand its menu to attract business at other times of the day. Mr. Norman added that previous testimony was that the drive thru adds 60% more customers. Chairwoman Symons added that with multiple entrances and exits, traffic patterns on both Taunton and Tuckerton will be changed.

Ms. Lane stated the proposed use is suited for the site, as it is not similar to fast food such as McDonald's. But she agrees with Mr. Benstead that a left turn prohibition may be warranted.

Mr. Norman reminded Board members that they have the right to impose conditions for ingress and egress as a safety measure, and are not required to accept the County's decision if they are making the restrictions more stringent.

Mr. Baranowski requested a 15 minute recess to confer with the Applicant and their professionals. Chairwoman Symons recessed at 10:25 pm. The meeting reconvened at 10:40 pm.

Mr. Baranowski stated that the Applicant is offering the following modifications:

- 1) Restrict left turns on Taunton Road from 7:00-9:00 am Monday thru Saturday.

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- 2) Eliminate 500 square feet from the overall size of the building (no reduction in the size of the Dunkin), thus reducing the lot coverage to 68%.
- 3) Enhance the landscaping plan and adding trees to the plan in accordance with the Board Planner's directives.
- 4) Limitation to only one other tenant of no more than 1,800 sf as a restaurant/sandwich shop without a drive thru.

Ms. Lane made a motion to approve the Use Variance application as proposed with the four stated modifications. Mr. Benstead seconded the motion.

Recorded Vote:

Ayes:	Benstead, Lane,
Nays:	Wolf, Pullman, Hamilton, Cocivera, Symons
Abst.:	None
Motion denied:	2 - 5 - 0

Steve & Susan Scassero, 5104.02/9, 1414 Stokes Road, ZVE-1046. Bulk Variances required for proposed addition of 299 sf, covered porch of 70 sf, and an accessory 160 s/f shed. Lot Frontage 200' required, 100' existing, 100' proposed; Lot Acreage 2.0 acres required, 0.59 sf existing, 0.59 sf proposed; one side yard setback 50' required, 27.87' existing, 20.65' proposed; second side yard setback 50' required, 28.16' existing, 48' proposed; rear yard setback 100' required, 104.64' existing, 95.4' proposed; lot coverage 15% permitted, 20% existing, 22% proposed. **Zone: RGD-1**

***Mr. Pullman recused himself from this application**

SWORN: Susan Scassero, Owner

Mrs. Scassero opened her testimony by stating the dwelling was vacant and the property in foreclosure when she purchased it. The property and dwelling had been neglected for some time, and to date they have cleaned up the yard, installed a new septic system and made other improvements. The dwelling is too small for her family, so she is proposing a one story addition to make the house 4BR and 2.5 baths. The new septic is large enough to accommodate the addition as attested to by the County Health Department. She has spoken with the neighbor on the side where the setback variance is requested, and they have no objections.

The circular driveway was existing when the Scassero's purchased the property. Mr. Noll stated the County has jurisdiction since the property in on a County roadway.

Mrs. Taylor asked if there was any other location for the addition. Mrs. Scassero explained that her architect could have designed the addition differently but it would have been much more expensive and required the family to move out for three months. The neighbor has seen the plans and voiced no objection to the reduced setback.

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The 160 sf shed is requested to replace a dilapidated one, which will be removed. It will meet the 5' setback requirement. The fence in the rear yard is not hers. After being asked about colors and matching the shed to the dwelling, Mrs. Scassero stated that once the addition is completed, they will be re-siding the entire house. The color will be blue with red doors and brick features; and the shed will be barn red with white trim and a tin roof. Upon further discussion, it was determined that 16 sf needed to be added to coverage for rear steps to a new rear door; which adds less than .1% to the building coverage.

Public: None

Vice Chairman Cocivera made a motion to close the public portion. Ms. Lane seconded. The voice vote was unanimous.

Vice Chairman Cocivera made a motion to approve the application as submitted with the additional 16 sf of coverage for the rear steps. Mr. Wolf seconded the motion.

Recorded Vote:

Ayes:	Benstead, Lane, Wolf, Hamilton, Simmers, Cocivera, Symons
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

**Mr. Pullman rejoined the Board*

Jason & Victoria Pinette, 4801.05/3, 14 Nelson Drive, ZVE-1047. Bulk Variances required to construct a 288 sf in-ground pool and a 238 sf concrete walkway. Rear yard setback for pool 30' required, 7' proposed. Retroactive approvals for existing 56 sf shed; a 19.2 sf wooden deck; and a 352 sf concrete patio. **Zone: GD**

SWORN: Victoria Pinette, Owner
Scott Jarvis, Owner-Jersey Pools

Mrs. Pinette opened her testimony by explaining that she purchased the property as the model home. They are the original owners, and the deck was existing. The paver patio was also existing, but she expanded it slightly. But the patio is being removed as the pool and concrete surrounding areas will be in the same location. A 7' setback is requested; but there are no other residential dwellings close by; only woods in the rear of the property.

The pool is important to her family, and is small given the space available to locate it. This is acceptable to the Pinette's rather than moving from their neighborhood which they enjoy.

Mr. Jarvis explained that the 24"H retaining wall is proposed to protect soil erosion due to the existing slope. He added that a typical pool is 600 s/f; but this one is slightly less than 300 sf as appropriate to the size of the yard. Mr. Noll confirmed that he has approved the pool grading

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plan submitted by Mr. Jarvis. Mr. Jarvis added that the existing patio will be incorporated into the proposed concrete walkway. It was determined that the Block & Lot coverage worksheet is incorrect; but a quick calculation by Mr. Noll indicated that the lot coverage as proposed is approximately 35%. It was suggested by Mr. Norman to impose a condition that Lot Coverage cannot exceed 35% and a revised Block & Lot worksheet submitted. If the amount of concrete is not reduced to meet the 35% or under for Lot Coverage, then the applicant will need to come back to the Board. Mr. Cocivera asked where the pool equipment will be located. Mr. Jarvis stated it will be on the side of the house. An additional 9 sf will need to be accounted for.

Public: None

Vice Chairman Cocivera made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

Vice Chairman Cocivera made a motion to approve the application as submitted with a limitation of 35% of Lot Coverage and the 7' rear yard setback; the existing shed must be relocated to at least 15' from the property line and outside of the easement; and retroactive approval for the deck. Mr. Benstead seconded the motion.

Recorded Vote:

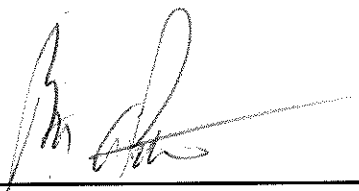
Ayes:	Benstead, Lane, Wolf, Hamilton, Pullman, Cocivera, Symons
Nays:	None
Abst.:	None
Motion carried:	7 - 0 - 0

GENERAL PUBLIC: None

Vice Chairman Cocivera made a motion to close the public portion. Mr. Pullman seconded. The voice vote was unanimous.

MOTION FOR ADJOURNMENT:

Vice Chairman Cocivera made a motion to adjourn the Zoning Board of Adjustment meeting at 11:37 pm. Mr. Hamilton seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary