

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, August 26, 2021**

**Manchester Township
1 Colonial Drive
Manchester, NJ**

MINUTES OF MEETING

1. The meeting of the Manchester Township Zoning Board of Adjustment was called to order at 6:30 p.m. by Chairwoman Fazio.
2. This meeting had been duly advertised, filed and posted in accordance with the Open Public Meetings Act.
3. A Pledge of Allegiance and Salute to the Flag.
4. Roll Call: Members Present: L. Fazio, W. Cook, M. Dwyer, H. Glen, P. Dambroski, S. Brustman
Members Absent: K. Vaccaro, C. Schwartz, R. Arace

Also Present: C. Reid, Board Attorney, Mark Rohmeyer, Board Engineer

Administrative Session:

Approval of Minutes: July 22, 2021 meeting

Motion to Approve by: Mr. Cook seconded by Mr. Dwyer

Roll Call: Messrs. Cook, Dwyer, Glen-yes, Ms. Brustman-yes.

Correspondence: None at this time.

Professional Reports: None at this time.

Payment of Bills:

Mr. Cook discussed the deficiencies in escrow on certain cases, believes Board should send memo to Governing Body with recommendations on replenishment and changes in fees. Mr. Reid suggests that Board should discuss this during an Executive session.

Invoice 1375 for Cafarelli & Reid, LLC in the amount of \$420.00 for Case 21-61

Invoice 1377 for Cafarelli & Reid, LLC in the amount of \$360.00 for Case 21-64

Invoice 1376 for Cafarelli & Reid, LLC in the amount of \$540.00 for Case 21-63

Invoice 1378 for Cafarelli & Reid, LLC in the amount of \$915.00 for Case 21-66

MTZB R7640 Inv.# SE407978 for T & M Associates in the amount of \$483.00 for Case 2165

MTZB R7650 Inv.# SE409321 for T & M Associates in the amount of \$120.75 for Case 2166

MTZB R7640 Inv.# SE409320 for T & M Associates in the amount of \$80.50 for Case 2165

MTZB R7610 Inv.# SE409317 for T & M Associates in the amount of \$368.00 for Case 2162

MTZB R7580 Inv.# SE409315 for T & M Associates in the amount of \$40.25 for Case 2159

MTZB R7561 Inv.# SE409314 for T & M Associates in the amount of \$736.00 for Case 2167

MTZB R6740 Inv.# SE409312 for T & M Associates in the amount of \$318.75 for Case 1551

MTZB R6740 Inv.# SE407971 for T & M Associates in the amount of \$222.00 for Case 1551

MTZB R7500 Inv.# SE409313 for T & M Associates in the amount of \$241.50 for Case 2049
MTZB R7660 Inv.# SE409322 for T & M Associates in the amount of \$376.00 for Case 2168
MTZB R7620 Inv.# SE409318 for T & M Associates in the amount of \$120.75 for Case 2163
MTZB R7630 Inv.# SE409319 for T & M Associates in the amount of \$80.50 for Case 2164

Motion to Approve: Mr. Cook seconded by Mr. Dwyer

Roll Call: Mr. Cook-yes, Mr. Dwyer- yes, Mr. Glen-yes, Mr. Dambroski-yes, Ms. Brustman-yes, Ms. Fazio-yes.

Memorialization:

Memorialization of variance relief for a front yard setback where 30 feet is required whereas 29.9 feet is existing and 24.9 feet is proposed and a side yard setback where 12 feet is required whereas 8.6 feet is proposed to the garage. Applicant: Terry & Karen Gaudlip Block 63.07 Lots 33 17 Lois Lane Approved at the July 22, 2021 meeting. Case 2161

Motion to Approve: Mr. Cook seconded by Mr. Dwyer

Roll Call: Mr. Cook-yes, Mr. Dwyer- yes, Mr. Glen-yes, Ms. Brustman-yes

Memorialization of variance relief for a six-foot solid fence proposed with approximately a fifty-five-foot setback on Trenton Avenue where a six-foot solid fence is not permitted in the front yard area between building line and property line and a six-foot fence with approximately a ten-foot setback on Jefferson Avenue where a six-foot solid fence is not permitted in the front yard area between building line and property line. Applicant: Raymond Vosseller Block 99.199 Lot 10 1481 Trenton Avenue Approved at the July 22, 2021 meeting. Case 2164

Motion to Approve: Mr. Cook seconded by Ms. Brustman

Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Mr. Dwyer- yes, Mr. Glen-yes

Memorialization of variance relief for minimum lot frontage where a minimum of 200 feet is required and 166.12 feet is provided on Ridgeway Road and for minimum lot width where a minimum of 200 feet is required and 166.12 feet is provided on Ridgeway Road. Applicant: Bogdan Klacza Block 62 Lot 10 3628 Ridgeway Road Approved at the July 22, 2021 meeting. Case 2163

Motion to Approve: Mr. Cook seconded by Ms. Brustman

Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Mr. Dwyer- yes, Mr. Glen-yes

Memorialization of variance relief to construct a single family dwelling, 2,900 square foot detached garage and relocated 260 square foot shed, where a maximum of 1,000 square feet is permitted for all accessory structures, whereas the total accessory structure for a detached garage and shed proposed is 2,900 square feet, where 16 feet in height is permitted for detached garages whereas a garage pole barn structure is proposed with 20-feet in height, for house orientation, where a rear yard shall be designated as those yards which provide access to the rear of the principle structure, opposite the front entranceway, and for frontage on an improved street where the right of way along the subject property's frontage is not proposed in accordance with Township

Standards for improved streets. Applicant: Scott Barnikow Block 73 Lot 7 59 Beckerville Road
Approved at the July 22, 2021 meeting. Case 2166

Motion to Approve: Mr. Cook seconded by Ms. Brustman

Roll Call: Mr. Cook-yes, Ms. Brustman-yes, Mr. Dwyer- yes, Mr. Glen-yes

APPLICATIONS:

- | | | |
|--------------|----------------------|-----------------|
| 1. Case 2039 | 141 Office Park, LLC | Block 109 Lot 5 |
| | 128 Berger Street | 141 Route 539 |
| | Wood-Ridge, NJ | Zone WTO-P |

Ms. Fazio reviews the variance requests, a Use variance for the construction of a 12-unit warehouse facility, where the proposed use “Warehouse Building” is not permitted in the WTO-P zone. Additional variances include a rear yard setback of 43 feet to the building where 50 is required, maximum lot coverage of 67.6% where 65% is permitted, a front yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 20 feet is required, a rear yard setback (Sec. 245-28D2-parking area and drive aisle) of 5 feet to the proposed parking area where 25 feet is required, no delineated loading dock where a 12x35 loading area is required (Sec.245-28E-Loading Area), a vegetative buffer width of 5 feet to the Eastern property line where 50 feet is required (Sec. 245-29B).

Mr. Jeffrey Carr, principle with Lindstrom sworn in and credentials accepted. For overview from previous meeting summarizes building size reduced to eliminate need for certain variances, rear setback, 50’ buffer met, each bay with own loading area, large enough turnarounds, no stripped loading zone, 5’ setback to parking area site is angled on roadway radius within 5’ dedication to County increases as you go. Changes made before previous meeting. Mr. Shea-just front yard setback- Mr. Carr-yes, Mr. Shea bulk standards met, still need use? Mr. Carr-yes. Mr. Carr previously approved use was 42’ to 50’ now at 82’, previous 67% coverage where 65% permitted this use is 59.1%, variance for 5’ where 20’ still needed, 8.8’ proposed at shortest point curves away and increases, no stripped area contractor 40’ wide area on left circulation, for truck maneuvering, spirit of intent not technical definition, 51’ buffer. Mr. Shea reduced building size? Mr. Carr-yes. Ms. Brustman inquires 5’ setback for both front and back, Mr. Carr no rear yard is met. Mr. Reid clarifies this is for use, front yard and loading area. Mr. Rohmeyer offers loading area not to interrupt flow of site as proposed his opinion is it is sufficient and no issues with this site, without dedication to County would have met setback in his opinion. Mr. Reid asks for clarification on bulk, Mr. Carr northern part of property 5’ proposed where 12.5’ required, shifted over for stormwater management on right side of property, on right side 80’ provided. Mr. Rohmeyer asks reasons for changes, Mr. Reid- Ms. Kasetta is in attendance tonight. Mr. Carr after meeting with objector- applicant said let’s try to accommodate-5’ to 51’ buffer, left side toward existing commercial property, stormwater already to right side, spirit of loading zones, 8.8’ front dedication to County exacerbates.

OPEN PUBLIC PORTION FOR QUESTIONS FOR ENGINEER ONLY: Hearing none. Ms. Kasetta none at this time.

CLOSED PUBLIC PORTION FOR QUESTIONS FOR ENGINEER ONLY

Mr. Gordon Gemma-68 Seneca Place, Oceanport-professional planner-sworn in and credentials accepted. Mr. Shea-testimony complete, Mr. Gemma-yes, key points-minor bulk variances, could build to 40' high, applicant agrees to comply with professionals and other agencies. Warehouse not permitted but refrigeration warehouse is permitted at 40' in height. Doctor's office, lawyers, computer stores, textile mills, printing, all permitted uses, however these uses don't make sense in this area. Some uses permitted would allow heavy equipment and machinery. Reviews goals of Master Plan (MP) specifically #7- To continue to use practical and flexible development criteria, in order to protect existing open space, conserve the natural landscape, protect sensitive ecological areas and provide for development on a controlled and comprehensive basis. 2012 MP- LI Zone-does not permit warehouse, planned light industrial park- small place for local contractors. 2010 Census data highest median income of certain age group- need for handyman to service this population. Orderly way in and around adjacent area, what makes sense in the area. This particular use supports purpose of zoning and advances zoning. With this, hours of operation can also be limited, with a permitted use it cannot. 1. Serves the population. 2. Less intense use and 3. Site is well suited. It fits, it is particularly suited. For negative criteria, no substantial negative impact, not a lot of traffic and diminished impact on neighborhood. LI zone- big warehouse. Mr. Gemma states to mitigate negative impact, start/stop time, lighting plan, meets criteria for use variance.

OPEN FOR QUESTIONS FOR PLANNER ONLY:

Ms. Allyson Kasetta, with Tuvel Law Firm representing Lennar asks about impact of proximity to property contractor would serve. Mr. Gemma certainly as a restaurant more intense traffic, garbage, open at night. Ms. Kasetta speaks to negative criteria, Mr. Gemma unique suitability. Ms. Kasetta could be a taller building-40' more impact. Mr. Gemma yes, as an office building-lights on at night. Ms. Kasetta did you look for site in LI zone-for warehouse-review all properties, Mr. Gemma no, MP indicates provide for LI park, this is not that, stand alone, Ms. Kasetta but permitted in LI zone, Mr. Gemma intent big box warehouse, Ms. Kasetta but contractor could be in LI park, Mr. Gemma certainly, big box, warehouse, could fit. Ms. Kasetta MP envisions and what is also permitted by ordinance, Mr. Gemma by ordinance-yes, by MP-doesn't follow intent. Ms. Kasetta-familiar with Medici case, Mr. Gemma yes, Ms. Kasetta-NAICS codes enhanced standard of proof, Mr. Gemma refers to warehouse, textile mill, manufacturing, more intense uses allowed, hard to opine that less intense would be negative. Ms. Kasetta governing body decides which uses but did not include this use, Mr. Gemma certainly final say, but we also have MLUL & Zoning Board, finite versus vague, sins of omission, NAICS boxes checked may have missed this.

OPEN PUBLIC PORTION FOR QUESTIONS FOR PLANNER ONLY:

Mr. Reid explains what can be asked and comments reserved until the end.

Mr. Joseph Urbinato-147 Woodside Lane- inquiries about traffic impact, property is east/west, Mr. Gemma faces east, Mr. Urbinato how many ingress/egress, Mr. Gemma- one. Mr. Urbinato explain 5' bulk variance, Mr. Carr explains 8.8' at smallest point, circulation around building, angle of 539 & County dedication. Mr. Urbinato-will have to deal with car headlights into our community, Mr. Carr westerly/easterly, distance of 302' on right, 380' on left with 50' landscape buffer to your property, behind back of houses additional 50' wooded area, vans and box trucks

are but there is a buffer. Mr. Urbinato asks about deciduous plants, Mr. Rohmeyer also points out 6' fence, Mr. Carr solid vinyl fence, any other use would have same, all vehicles have headlights. Mr. Carr point out page 8 of 12 in the plans is the landscape plan. Mr. Urbinato can I view these plans? Mr. Reid-yes in the Building Department at any time. Mr. Urbinato concerns with hours of operation, Ms. Fazio reviews M-F 7a-6p, Ms. Brustman adds that Saturday and Sundays would be rare. Mr. Shea clarifies, Sat./ Sun. for prep/paperwork, and vehicles would be box trucks and/or vans. Mr. Urbinato box trucks in back, Mr. Carr could be, may load, may not, overhead doors provided. Mr. Urbinato-idle zone with diesel, Mr. Carr no testimony on this. Mr. Shea states amazon truck as example, there could be. Ms. Fazio states there are regulations from the State on idling, Mr. Shea-yes, Mr. Cook- no more than three minutes, Mr. Urbinato who regulates, Mr. Reid-not the Board.

Mr. Richard Bessette-162 Woodside Lane-hours of operation can become flexible, Mr. Gemma applicant would have to come back to the Board, Mr. Reid enforced by Code Enforcement. Mr. Bessette height? Mr. Gemma 27.5', Mr. Bessette-not 40', Mr. Gemma not this application but a permitted use could. Mr. Bessette and if they flip the property, Mr. Gemma would come back to the Board.

Mr. George Kostulakos-127 Woodside Lane- inquires about lighting and heights of stanchions, Mr. Gemma map shows extent of lumens and intensity, dies/fades out, spilling of light doesn't make it to the property lines. Mr. Carr clarifies measured in foot-candles.

CLOSED PUBLIC PORTION FOR QUESTIONS FOR PLANNER ONLY

Ms. Brustman asks which page for lights, Mr. Shea page 8 of 12.

Ms. Allyson Kasetta on behalf of objector- Us Home Corp. dba Lennar, introduces Tiffany Morrissey. Tiffany Morrissey professional planner, sworn in and credentials accepted. Ms. Morrissey use variance must meet both positive and negative criteria, as the Zoning Board must ask have both criteria been met: advance special reasons, heard testimony from Applicant's planner but also the negative criteria, has the Medici standard been satisfied, enhanced burden of proof, the classification is listed-general warehouse-just not permitted in the WTO-P. In 2017, MP re-examined, original tables, SIC codes updated to NAICS codes, added additional uses, contractor warehouse versus general warehouse- per applicant planner not appropriate in LI zone, specialty trade contractor, glass, siding, roof, electric, plumbing, etc. all not permitted in WTO-P, permitted in all of the following: HD3A, HD3, B1, PB1, WTB1, LI zones. Pre- 2017 table: construction, heavy, general, special trade not permitted in PB1 and WTB1, intent was to add uses to other zones but not WTO-P. Ms. Morrissey reviews Medici, d1 use has to show Medici is satisfied, must look at impact of both positive and negative criteria, agrees with goal #7 as appropriate, but look at intent. Sufficient space, particular suitability- site peculiar unique features of property, next to existing commercial property if town wanted more could have added-chose not to. Also surrounded by residential development-what makes it unique with exception of bulk variances? No other locations for this use? Not satisfactorily met. For negative criteria: impact of buffers- 50', WTO-P, residential versus nonresidential, 245-29 b2 a-f, no stormwater listed-to the right of property some landscape proposed, 6' fence will maintain existing vegetation. Ms. Morrissey reads Manchester Township buffer ordinance, landscape along bio-retention basin-vegetation required should be grasses, rear existing will not be

disturbed but no notes on what types of vegetation, notes basin is located in required buffer. Ms. Morrissey substantial detriment to the public good and also states agrees with planner in regards to permitted uses more intense uses, this use also encourages traffic-trucks, in previous testimony Vo-Tech schools in Toms River use applicant's other location, electric mechanical, granite sales are outside, condition outside storage. Ms. Morrissey must balance Medici standard, 27.5 better than 40'. What has changed since 2017-character of community? I submit nothing-heavy burden to lift.

Ms. Fazio reviews T&M letter from 3/23/2020-pg.7 1-6 comply? Mr. Shea correct. Ms. Morrissey no further discussion had, no changes to landscape, a-f does not have basin in buffer. Mr. Shea basin in buffer on 3 of 12, basin to the south. Ms. Morrissey south in residential zone. Mr. Shea asks Ms. Morrissey if she has done a site visit. Ms. Morrissey-yes, pole barn outdoor equipment. Mr. Shea-comments north of site. Mr. Shea- Medici case by case, does not restrict, Ms. Morrissey-absolutely, correct. Mr. Shea NAICS stands for North American Industry Classification System, Ms. Morrissey-correct. Mr. Shea present and marks into evidence Ex. A7-NAICS codes: due diligence of prior approvals, Ms. Morrissey did not review in detail. Mr. Shea more intense uses permitted, Ms. Morrissey refrigerator warehouse-yes agrees. Mr. Shea Exhibit A6 from previous approval of ZBA-antique car museum, Ms. Morrissey-time of approval permitted use. Mr. Shea refers to page 2 and bulk variances, Ms. Morrissey- correct, yes. Mr. Shea refers to Lot 91, 28% where 20% allowed and 10' to rear where 25' required doesn't exist with this application though, Ms. Morrissey replies correct, yes 15.5% and correct. Mr. Shea points out sign 24', Ms. Morrissey yes, Mr. Shea asks agree intensity of prior approval, Ms. Morrissey- yes, notes that buffer not addressed in this previous resolution, amended in 2016 & 2017. Mr. Shea no sunset clause- could build what was approved, Ms. Morrissey-conceivably yes. Mr. Shea could go into Building Department with application and build larger building, Ms. Morrissey- correct. Mr. Shea Exhibit A6. Schedule G-guides permitted uses, Ms. Morrissey-correct. Mr. Shea both agree not rehab, vacant property, Ms. Morrissey-correct. Mr. Shea no other approvals since 2009, identify permitted, Ms. Morrissey- none. Mr. Shea this was a Planning Board approval, Ms. Morrissey- yes. Mr. Shea site prep contractors, heavy equipment contractors, Ms. Morrissey need determination from ZBA, "x" is not in table. Mr. Shea could utilize without hours of operation, Ms. Morrissey depends on "x" determination, correct. Mr. Shea could build Rite Aid or Walgreens-operate 24/7, Ms. Morrissey correct. Mr. Shea more intense use? Ms. Morrissey- depends. Mr. Shea ever represent this use, Ms. Morrissey-yes, Mr. Shea 24/7? Ms. Morrissey generally, Mr. Shea and lighting too? Ms. Morrissey- correct, Mr. Shea various other uses same? Ms. Morrissey-correct. Mr. Shea so than more intense, Ms. Morrissey not necessarily because of the vehicles there. Mr. Shea and wireless communication/radio, Ms. Morrissey would like to review ordinance before answering. Mr. Shea NAICS leaves things out-purpose of zoning, Ms. Morrissey- 2017 added more uses. Mr. Shea when zoning officer can't clarify goes to board, Ms. Morrissey- yes. Mr. Shea refers to 6:40 testing labs hours of operation could be greater, Ms. Morrissey-correct. Mr. Shea- 6:43 Sports & Recreation like batting cages all at night, Ms. Morrissey- yes, correct. Mr. Shea conceivably larger building, Ms. Morrissey-correct. Mr. Shea- 6:44 variety of professional uses, x-ray, clinic, MRI, Ms. Morrissey- correct. Mr. Shea- 6:46 food service-full or limited restaurant, Ms.

Morrissey- correct, lots of uses- what makes this use suited? Mr. Shea can be controlled by Board, Ms. Morrissey- correct.

Mr. Reid clarifies questions cannot be asked to Mr. Shea at this time.

OPEN FOR QUESTIONS FROM BOARD FOR OBJECTOR'S PLANNER ONLY: None.

CLOSED FOR QUESTIONS FROM BOARD FOR PLANNER ONLY:

OPEN FOR QUESTIONS FROM PUBLIC FOR OBJECTOR'S PLANNER ONLY:

Dominick DeVivo, 153 Woodside Lane, concerned with granite sales, pollution, and fabrication on site. Mr. Shea states no manufacturing, no cutting. Mr. Reid- can still ask. Ms. Morrissey- already answered during use variance testimony. Mr. Reid clarifies that testimony. Ms. Morrissey if Board approves with conditions that would carry.

Richard Bessette – Mr. Shea could be dental building, to Ms. Morrissey no restriction on tractor trailers, not permitted, Ms. Morrissey-correct. Mr. Bessette this Board can decide on future of Manchester, Ms. Morrissey balance positive and negative criteria.

Joseph Urbinato-prior to code change-IRS codes, in 2009 was 163 home retirement community there, Ms. Morrissey I don't believe so, property may have had approvals. Mr. Urbinato understands need for ratable, older establishment across the way. Mr. Reid clarifies questions to experts only at this time. Mr. Urbinato- 2009 approvals, Ms. Morrissey yes had approval construction had not started, Mr. Urbinato and the Board did not know, Ms. Morrissey they should have known, 2009 Planning Board granted closer setback- rear setback of 30' in 2009. Mr. Urbinato what did variance include, Ms. Morrissey- cars outside. Mr. Reid what is the question. Mr. Urbinato Board knew residential community, Board trying to mitigate impact now, what types of pants? Ms. Fazio testimony given, Ms. Morrissey 8' in height in 2 years. Mr. Reid to Mr. Shea will comply with ordinance, Mr. Shea-yes, basin next to pump station, good question applicant will comply. Mr. Urbinato we don't have that now, Mr. Rohmeyer-correct will condition, have opportunity to correct. Mr. Reid- will eventually. Mr. Shea offers if supplement needed will be provided. Mr. Urbinato- collecting information, how far away from vote, Ms. Morrissey- could ask for vote tonight-very familiar with conditions. Ms. Kassetta agree, conditions are common, objection is based on substance.

Ms. Fazio calls for five-minute recess. 8:40pm. All in Favor.

Meeting resumes 8:52pm.

Ms. Fazio any questions or comments from the Board. None.

OPEN FOR COMMENTS FROM THE PUBLIC:

Susan Bessette, 162 Woodside Lane-sworn in- we are directly in line with this development, concerned with sensor lights on building-will shine on my home, understand 6' fence and 27.5' in height.

Richard Bessette-162 Woodside Lane-sworn in- most important is the traffic, loads of traffic especially in summer, one way in and one way out will have to cross lines to get in and out. May create accidents.

Nicholas Lardieri-163 Woodside Lane-sworn in- been going on for a year, very stressful, three zoom meetings, 2 of 3 not cancelled, Thanks Mr. Cook for questioning cancellation. Mr. Reid stopped Board member from calling out for a vote, both Mr. Shea and our representation were not present, can't remember who because he would write email in regards to this.

Joseph Urbinato-147 Woodside Lane-sworn in- thanks board-valiant effort, nice to interact with you and those that want further our community. Speed limit 45MPH, posted electronic signs, trucks from sand pits doing 70MPH, realize it's County road, further up towards 530, road is broken, road degraded. First Aid relocating rarely see a Manchester police officer, very little shoulder, people from other adult community walk to shopping area, dump truck can wires-cable/electric-have already stopped 2 DPW trucks.

Mr. Rohmeyer this is a County road-should address Town Council with concerns, traffic study provided, Mr. Urbinato can I review this? Mr. Rohmeyer-yes.

CLOSED FOR COMMENTS FROM THE PUBLIC.

Ms. Fazio reviews, 10 units, approx. 30-35 employees, M-F 7a.m. to 6 p.m., Saturday and Sundays tenants may visit, no tractor trailers, no hazardous materials, no outdoor storage, wall sign and directional only (Mr. Shea will comply), traffic, landscaping 50', bio retention basin 6' PVC fence, 6' vinyl fence and existing vegetation, Mr. Cook adds arborvitae on outside on fence, Mr. Rohmeyer comments buffer nit required, not residential use, Ms. Morrissey states residential zone in ordinance, Mr. Rohmeyer all landscape buffer requires by ordinance. Ms. Fazio item c17 in T&M letter- no bollards-curbed islands. Ms. Fazio also discusses tenant application- must obtain permission for occupancy from ZO. Ms. Fazio also states 43 parking spaces-meeting all T&M letter requirements. Mr. Cook adds no fabrication, no outside storage, no hazardous gas, no emergency generators, security lighting only after 9 p.m., address stormwater, submit maintenance plan for basin, no vehicle repairs inside or out, evergreen trees on other side of easterly fence, 15 decibels-low speed fans, to prevent soil erosion construct basin first, no A/C-mini splits in office space only, 9 a.m.- 5 p.m. trash collection.

Mr. Shea as you heard with earlier testimony from Mr. Rossetto- tried many years to find buyer for a permitted use.

Motion to Approve with conditions by: Mr. Cook seconded by Mr. Glen

Roll Call: Mr. Cook-yes, Mr. Glen-yes, Mr. Dwyer-yes, Mr. Dambroski-yes, Ms. Brustman-yes, Ms. Fazio-yes.

Adjournment: The meeting was adjourned at 9:21 p.m. on motion by Ms. Brustman and seconded by Mr. Dambroski. All in favor.

Respectfully submitted,

Erin Mathioudakis
Secretary