

**MANCHESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, March 28, 2024**

**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 6:35 p.m. by Chairwoman Linda 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, P. Dambroski, K. Vaccaro
Members Absent: H. Glen, S. Galbreath, D. Tedeschi, G. Georgiano

Also Present: C. Reid, Board Attorney, Jason Worth, Board Engineer

Administrative Session:

Approval of Minutes: February 22, 2024 meeting

Motion to Approve made by W. Cook and seconded by P. Dambroski.

Roll Call: W. Cook- yes, P. Dambroski- yes, L. Fazio- yes.

Payment of Bills:

MTZB-R8260 for T&M Associates in the amount of \$87.50 for Case ZB23-28.
MTZB-R8250 for T&M Associates in the amount of \$87.50 for Case ZB 23-27.
MTZB-R8240 for T&M Associates in the amount of \$131.25 for Case ZB 23-26.
MTZB-R8200 for T&M Associates in the amount of \$218.75 for Case ZB 23-22.
MTZB-R8160 for T&M Associates in the amount of \$131.25 for Case ZB 23-18.
MTZB-R8170 for T&M Associates in the amount of \$87.50 for Case ZB 23-19.
MTZB-R8050 for T&M Associates in the amount of \$131.25 for Case ZB 23-07.
MTZB-R8020 for T&M Associates in the amount of \$315.00 for Case ZB 23-04.
MTZB-R8010 for T&M Associates in the amount of \$135.00 for Case ZB 23-03.
MTZB-R8280 for T&M Associates in the amount of \$330.00 for Case ZB 24-05.
MTZB-R8270 for T&M Associates in the amount of \$420.00 for Case ZB 24-03.
MTZB-R8220 for T&M Associates in the amount of \$45.00 for Case ZB 23-24.
MTZB-R8210 for T&M Associates in the amount of \$45.00 for Case ZB 23-23.
MTZB-R8200 for T&M Associates in the amount of \$135.00 for Case ZB 23-22.
MTZB-R8140 for T&M Associates in the amount of \$135.00 for Case ZB 23-16.

Motion to Approve made by W. Cook and seconded by M. Dwyer.

Roll Call: W. Cook- yes, M. Dwyer- yes, P. Dambroski-yes, L. Vaccaro- yes, L. Fazio- yes.

Correspondence: none.

Professional Reports: none.

MEMORIALIZATIONS:

Memorialization of a use variance approval, modification of existing Use Variance approval, and/or interpretation per N.J.S.A. 40:55D-70(b) as to whether the existing Use Variance approval for a contractor warehouse encompass the uses as contemplated below to allow for uses other than those expressly stated in current approval. Applicant seeks to allow additional uses related to the contractor warehouse. Applicant: 141 Office Park, LLC 141 Highway 539 Block 109 Lot 5. Approved with Conditions. Case 23-20

Motion to approve made by M. Dwyer and seconded by L. Fazio.
Roll Call: M. Dwyer- yes, L. Fazio- yes.

Memorialization of an appeal of Zoning Officer's Decision. Applicant: Jeffrey Jerman 524 Monmouth Avenue Block 1.302 Lots 9.01. Denied. Case 24-01.

Motion to approve made by P. Dambroski, no second.
Roll Call: P. Dambroski- yes.

Memorialization of an appeal of Zoning Officer's Decision. Applicant: Wrazen Homes 524 Monmouth Avenue Block 1.302 Lots 9.01. Approved. Case 24-02.

Motion to approve made by W. Cook and seconded by L. Fazio.
Roll Call: W. Cook- yes, L. Fazio- yes, P. Dambroski- yes.

Memorialization of a variance to construct a single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed, and request of waiver for curbs and sidewalk. Applicant: Jeffrey Jerman Englemere Boulevard Block 1.341 Lots 41. Denied. Case 23-04.

Motion to approve made by W. Cook and seconded by P. Dambroski.
Roll Call: W. Cook- yes, P. Dambroski- yes, L. Fazio- yes.

APPLICATIONS:

- | | | |
|---------------|------------------|-------------------|
| 1. Case 23-21 | Paul Ewing | 22 Nathan Avenue |
| | 22 Nathan Avenue | Block 45.07 Lot 8 |
| | Manchester, NJ | Zone R-10A |

Ms. Fazio reviews variance request where Applicant seeks to maintain existing driveway, and not remove 5 feet from it. Paul & Kelly Ewing, 22 Nathan Avenue- sworn in. Ms. Fazio explain reasons? Mr. Ewing we purchased home in 2019, presents Exhibit A1: before and after pictures. Mr. Ewing driveway was crumbling and in disrepair, overgrown trees, couldn't park cars, decided to pave area, did not know 5' setback requirement, neighbor has no objection. Ms. Fazio

these are before and after pictures of the driveway? Mr. Ewing- yes. Mr. Worth previously paved and dirt? Ms. Ewing- yes and with any rain it was ruined more. Ms. Fazio is the neighbor here? Mr. Ewing- no. Mr. Worth any issue with drainage or run-off? Mr. Ewing- no, actually improved. Mr. Worth a benefit then, Mr. Ewing- yes. Mr. Worth all in same area, Ms. Ewing- yes. Mr. Worth any negative impact? Mr. Ewing- none. Mr. Cook does this impede view of neighbor? Mr. Ewing- no their driveway opposite side, we try to be very neighborly. Mr. Dwyer there's a fence along side of driveway, what type? Mr. Ewing- chain link. Mr. Dwyer what height, Mr. Ewing- 4'. Mr. Dwyer opines really can't park against wouldn't be able to open door.

OPEN TO THE PUBLIC FOR QUESTIONS/COMMENTS. Hearing none. CLOSED TO THE PUBLIC.

Mr. Cook believes that paved is an improvement.

Motion to approve made by W. Cook and seconded by M. Dwyer.

Roll Call: W. Cook- yes, M. Dwyer- yes, P. Dambroski- yes, K. Vaccaro- yes, L. Fazio- yes.

2. Case 23-23	Jeffrey Jerman	Monmouth Avenue
	PO Box 922	Block 1.326 Lots 26 & 28
	Point Pleasant, NJ	Zone R10

Ms. Fazio reviews variance to construct a single family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed. Applicant is requesting waivers for curb and sidewalk. Mr. Jeffrey Jerman, applicant, Mr. William Stevens- Professional Engineer/Planner- sworn in and credentials accepted. Mr. Jerman presents the following as exhibits:

A1: affidavit of ownership

A2: site plan

A3: house plan

A4: picture board and packet. 1st page- proposed elevation of home.

A5: aerial photo

A6: buy/sell letters- 4 property owner, Manchester Township-lot 24-dof leg corner of Monmouth and Manchester-no response other than email day of the meeting, replied, don't need it, no reason to purchase. 125' to East Lots 19-23, odd piece with conforming house- couldn't sell anyway, lot 29.01 owned by Sarama Builders, lot to rear- no interest. Mr. Worth inclusion of Township owned lot does eliminate lot area variance. Mr. Jerman but creates more variances. Mr. Worth any buildable area, Mr. Stevens- no, variances still needed, Mr. Jerman nothing would change with house. Mr. Jerman- Mr. Stevens did you view this property, Mr. Stevens- yes. Mr. Jerman please describe. Mr. Steven single family dwelling on an isolated lot on newly improved Monmouth Avenue, newly paved, septic in front, drive to right, grading goes away and heads West, roads are just newly forming, not studied yet in drainage study. Mr. Jerman 7500sf

versus 10000sf? Mr. Stevens lot area variance, enough to build on 7500, no setback variances. Mr. Jerman easily fit septic? Mr. Stevens correct, standard pressure dosing system. Mr. Jerman enough parking? Mr. Stevens- yes. Mr. Jerman all setbacks met? Mr. Stevens meets all R10 and the isolated lot ordinance. Mr. Jerman typical improvable lot area? Mr. Stevens- outside front yard area, 5800sf required, 4225sf existing. Mr. Jerman can develop as anything else? Mr. Stevens- residential zone, residential right answer. Mr. Jerman describe the home, Mr. Stevens- mix of homes in Pine Lake Park- this home is 3 bedroom 3 bathrooms, 1.5 story Cape, 2,722sf, meets character of neighborhood. Mr. Jerman fits in just to the left new home- Cape, Mr. Stevens- yes. Mr. Jerman also across? Mr. Stevens- yes. Mr. Jerman 3 closest 75x100 Capes, Mr. Stevens- yes. Mr. Jerman any detriment to the Master Plan or zone plan, Mr. Stevens- no detriment, should be residential. Mr. Jerman similar to dozens and dozens of homes, Mr. Stevens- it is. Mr. Jerman why a Cape style home? Mr. Stevens requirement of undersized lot ordinance. Mr. Jerman and this complies, Mr. Stevens- yes. Mr. Jerman any violation to light, air or open space? Mr. Stevens- none. Mr. Jerman other than buying additional land any other way to mitigate? Mr. Stevens no only way through the buy/sell process. Mr. Jerman any variance some detriment but must be substantial, Mr. Stevens- I don't believe any, similar to many other applications, will fit and benefit. Mr. Jerman any detriment to the neighbors? Mr. Stevens- no. Mr. Jerman any reason not to grant? Mr. Stevens- I don't think so.

Mr. Worth no garage space, meets parking, Mr. Stevens- 3 bedroom, 2 off street parking required, this is 18' wide, 38' long, ample parking. Mr. Worth drainage, drywell for roof leaders, open grate. Mr. Stevens- correct, create low point on our property, drywell for roof and 2nd from yard. Mr. Worth Monmouth westerly, Mr. Stevens- yes. Mr. Worth meet trees, Mr. Stevens- yes. Mr. Worth unimproved road mention, Mr. Jerman everything done but topcoat. Mr. Worth still bonded, Mr. Stevens- yes.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC.

Gail Apgar- 53 Columbus Blvd.- sworn in- with little piece will Manchester be responsible to clean. Mr. Reid- Township property-must maintain it.

CLOSED TO THE PUBLIC.

Mr. Cook- Case law- been here before, no detriment, must approve. Ms. Fazio additional land will cause more variances.

Motion to approve made by W. Cook and seconded by M. Dwyer.

Roll Call: W. Cook-yes, M. Dwyer- yes, P. Dambroski- yes, K. Vaccaro- yes, L. Fazio- yes.

3. Case 23-24 Jeffrey Jerman
PO Box 922
Point Pleasant, NJ

Monmouth Avenue
Block 1.317 Lots 40 & 42
Zone R10

Ms. Fazio reviews variance to construct a single-family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot

area of 5,800sf is required and 4,225sf is proposed. Applicant is requesting waivers for curb and sidewalk. Mr. Jeffrey Jerman, applicant, Mr. William Stevens- Professional Engineer/Planner-sworn in and credentials accepted. Mr. Jerman presents the following as exhibits:

A1: affidavit of ownership

A2: site plan

A3: house plan

A4: picture board & packet

A5: buy/sell letters- rear can't sell, Township 25x100 rear Lot 11 buying would do nothing, Mr. Worth create additional variances, Mr. Jerman yes more not less, Mr. Worth- wooded? Mr. Jerman yes, Mr. Worth develop with driveway, Mr. Jerman I don't think so- would be drive to back, Mr. Jerman- last lot couldn't sell, septic too close. Mr. Jerman Town owned 50, I had 25, lots 32 & 33 variance, Town wanted for drainage, land swap occurred. Mr. Worth noted in T&M report, Mr. Jerman lots 31, 32, 33.

A6: aerial photo.

Mr. Jerman typical 75x100 isolated undersized lot Mr. Stevens did you view and prepare? Mr. Stevens- yes. Mr. Jerman please describe location and variances. Mr. Stevens- isolate lot 75x100 north of Monmouth between Burnside and Oakdale, lots 1 and 35 developed lots, R10, conforms with setbacks, municipal water, septic in front, 18'x38' drive, 3-bedroom 2 parking required, provides 4, drainage to rear, all water to rear, all water wants to get back to lake, 2 drywells, roof, sub-surface, set as low point. Mr. Jerman 7500 sufficient? Mr. Stevens – yes. Mr. Jerman septic and sufficient parking, Mr. Stevens- yes. Mr. Jerman improvable lot area, Mr. Stevens R10, 5800sf required, 4225sf provided. Mr. Jerman proposed elevations, describe house, fits in neighborhood? Mr. Stevens- 1.5 story comply with undersized lot ordinance, Cape, 3-bedroom 3 bathroom, 2722sf, 6 blocks analysis- 4000sf to 440sf, won't be largest or smallest. Mr. Jerman picture board- variety of homes, Mr. Stevens- A4- yes, newer homes tend to be larger. Mr. Jerman on A4 middle and top right, Mr. Stevens- some older ones too. Mr. Jerman small little cottages 40's & 50's, Mr. Stevens agree, variety. Mr. Jerman Cape comports, Mr. Stevens- yes, required and does comply. Mr. Jerman any detriment to Master Plan, zone plan or public good, Mr. Stevens- residential only. Mr. Jerman similar to dozens and dozens, Mr. Stevens- yes. Mr. Jerman any violation to light, air or open space, Mr. Stevens- no because setbacks and height met. Mr. Jerman any way to mitigate? Mr. Stevens no neither has property to sell. Mr. Jerman any other use, Mr. Stevens- no, only residential. Mr. Jerman any substantial detriment, MR. Stevens- none will fit into the character of neighborhood. Mr. Jerman meets grading and drainage, Mr. Stevens- we do. Mr. Jerman any change/suggestion from Board we will do, Mr. Stevens- correct.

Mr. Worth any habitable basement, Mr. Jerman no septic won't support. Mr. Worth driveway 4 parking spaces, Mr. Stevens- correct. Mr. Worth any other agency approvals will be secured? Mr. Stevens yes, I'm not sure if any done yet, but will have to. Mr. Dambroski to Mr. Worth falls within the drainage study, Mr. Worth yes, lot 40 potential basin, Town traded to build basin on 75'. Mr. Dambroski no funds? Mr. Jerman I don't think any allocated, property B part, 8 or 9 priority projects, drainage issue on next lot because lower, basin will eliminate. Mr. Dambroski drainage issue on this block, Mr. Jerman not this lot. Ms. Fazio- Township swapped. Mr. Stevens- really should work like this, original plan lot 40 basin, low point further to the East,

swale through lot where basin will be built, once built will correct problem. Ms. Fazio drywells help now? Mr. Stevens yes, isolated low point, speaking with Mr. Loffredo- original house design with drywell- not working, east side constructed instead of west side, Town took opportunity to make situation better. Mr. Jerman Township came to me. Mr. Dambroski how far is the disposal pit? Mr. Stevens- 15' off property line. Mr. Dambroski 2 disposals, only 25' to lot 35, Mr. Stevens requires DEP approval. Mr. Cook- leech field opposite, flip flop it, Mr. Stevens- drive on high side. Mr. Dambroski drywell on septic encroach, closeness creating detriment. Mr. Jerman no water onto neighbor or exacerbate, dealt with TWA no matter what, Mr. Stevens- correct. Mr. Jerman maybe move west, Mr. Worth that's what I was thinking move west, Mr. Stevens- yes it could be, lot 1 still has well in use. Mr. Jerman neighbor on lot 1 we will hook hers up at the same time, to get lateral to her house. Mr. Stevens- home on lot 1 not done by PDS, Manchester did not have water because of Hovsons, once water available, homeowner required to hook up, this is a nice thing Mr. Jerman is doing. Mr. Jerman 25'? Mr. Stevens have to re-look with Mr. Worth, like to give a little backyard, agree to west movement.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC.

Anthony Loffredo-1417 Monmouth- sworn in- septic in front, mine on side, now move it. Mr. Stevens adjust field, Mr. Worth will need DEP approval. Mr. Loffredo all well and good what's being proposed, probably be gone before done, heavy rain all the way up my drive, have 2 sewers. Mr. Stevens- has 2 inlets actually, for some reason not working, driveway is on upstream causing ponding, inlet from one place to another, Town should fix it. Mr. Loffredo asked Town to fix or move, add underground, on record 20+ years but Town never going to do it- that basin, afraid on how bad it is, detrimental to my re-sale, very fortunate no flooding in my home, but I've fixed my backyard all for this house to be built but nothing will get done. Ms. Fazio- now on record, also very neighborly. Mr. Loffredo- I understand his business, I need to help myself, first house, then more big houses, drainage getting worse. Mr. Worth drains in road requirement, Mr. Loffredo yes for the builder. Mr. Stevens- I have the plans- willing to work with Mr. Worth and Al Yodakis. Mr. Dombroski- budget is in there. Mr. Dwyer already has a maintenance issue. Mr. Stevens wrong place. Mr. Loffredo Town said inlets don't touch, what about those in my property- you don't clean, I'm going to rip them out, Town said no, I think builder flip flopped, came up with my own solution. Ms. Fazio like Mr. Stevens' suggestion to collaborate with Mr. Worth. Mr. Worth will work out to head of Public Works, Mr. Loffredo who's that? Mr. Worth- Al Yodakis. Mr. Loffredo- 20 years ago- maybe Gary? Nice, was willing to work with everyone.

Gail Apgar- 53 Columbus Blvd- sworn in- 3 bedroom with no garage being built as builder, Mr. Jerman- correct. Ms. Apgar- people will apply for shed, can shed be approved by Board? Mr. Worth 5' side & 5' rear setback, will need lot coverage variance. Ms. Apgar- so can't be built. Mr. Jerman I think shed good idea, if you want to condition, would need potential lot coverage variance. Mr. Reid language would have to be not to exceed, Mr. Worth already at 34.9, 36.25% with 10x10 shed. Mr. Reid- could give relief tonight. Mr. Cook up to 10x10 shed. Mr. Worth would just grant ability, Mr. Reid what was the number? Mr. Worth 36.25%, Mr. Reid make it that.

CLOSED TO THE PUBLIC.

Ms. Fazio- drywell move 25', Mr. Worth northwest corner, Mr. Reid- work out with Mr. Worth. Ms. Fazio neighbor's water, Mr. Reid not necessary to be condition. Ms. Fazio- and shed.

Motion to approve made by M. Dwyer and seconded by W. Cook.

Roll Call: M. Dwyer- yes, W. Cook- yes, P. Dambroski- no, K. Vaccaro- yes, L. Fazio- yes.

Ms. Fazio leaves meeting 8:14pm.

4. Case 23-28	Blaise Demers	732 Eleventh Avenue
	PO Box 992	Block 1.211 Lot 19
	Jackson, NJ	Zone R10

Vice Chairman Cook reviews variance to construct a single-family dwelling where a lot area of 10,000sf is required and 7,500sf is proposed, where a lot frontage of 100ft. is required and 75ft is proposed, where a lot width of 100ft. is required and 75ft. is proposed, where a minimum improvable lot area of 5,800sf is required and 4,225sf is proposed. Applicant is requesting waivers for curb and sidewalk. Vincent DeSimone- attorney's applicant. Jason Marciano- professional engineer/planner- sworn in, credentials accepted. Mr. DeSimone presents the following as exhibits:

A1: affidavit of ownership

A2: buy/sell letters- lots left and right- no response, lot in rear- response was no interest.

Mr. DeSimone- Mr. Demers purchased the property from his dad in 2022, who purchased the property in 1986. Mr. Desimone- any other exhibits? Mr. Marciano presents exhibits:

A3: grading plan

A4: architectural plan- 2 pages

A5: packet- picture of neighborhood.

Mr. DeSimone- describe variance and neighborhood, Mr. Marciano- 75x100 lot in Pine Lake Park, 1910 originally 25x100, blocks were 525x200, this is 11th, one block south of Commonwealth, blocks doesn't divide evenly. Mr. DeSimone lot in rear similar? Mr. Marciano- yes 100x100 to the left, 75x100 in rear. Mr. Marciano lot has four variances, not created by development, lot area 7500, lot width 75, lot frontage 75 and improvable lot area, existing conditions related to lot geometry, no extra land from surrounding properties, 1.5 story home, referring to A5-February 2024, front page- aerial photo almost last vacant lot in area, character of neighborhood within 200'. Mr. Marciano continues mpg.3 house to right, 4- homes to west, 5- northeast of site, 6- corner neighbor, diagonal lot, 7- 11th and 10th Avenue, 8- 10th Avenue, pg. 10- 10th Avenue, 12-13- limits of 200' area, pg. 13- vacant 50' lots on Commonwealth, all properties within 200', 19 homes, 10-2 story, 9-1 story, proposed 1.5 story, fits with neighborhood, referring to A4- Cape style home has front porch, partial basement and crawl, keeping in neighborhood, meets the ordinance, front yard septic field, back- 2 large drywells, trees planted and will keep some. House meets all setbacks, 10.5 & 17.5 side, 26' rear, 37.5 to porch, 55-56' separation from house to left and 27.5' separation from the right, air, light and open space met, 23.8% building coverage, 29.9% lot coverage, all height limits met. Mr. Marciano continues grading and drainage, 11th is higher, elevation 73' & 74', front toward 11th, regrade to front to go to 11th, 2 yard inlets, 2 large drywell tanks, easily accept run-off, 2100

gallons of containment, 2500 is proposed- ordinance says 2” of run-off- routed 2 in 10 year storm, tanks easily hold. Mr. Marciano from a planning analysis- variances relate to development- clearly hardship- c1, meets positive C2 criteria- promotes general welfare, no detriment to light, air or open space, promoted safety, appropriate density, and the negative criteria- can be granted without substantial detriment, all setbacks met, fits neighborhood, no detriment to the Master Plan or zone plan, only one permitted use in R10-residential- no others. Mr. DeSimone the 1/28/24 letter from T&M application complies, and technical comments, Mr. Worth more specifically parking Mr. Marciano yes, 3 bedroom requires 2, 9.5x42, 2 tandem, under 2% slope. Mr. Worth soil borings no ground water encountered to basement floor, Mr. Marciano- correct-63.5- basement 5’ above water table. Mr. Worth shade trees, Mr. Marciano yes out by road. Mr. Worth will obtain other agency approvals, Mr. Marciano- yes. Mr. Cook backyard direct away from neighbor in rear, put high spot, slight berm? Mr. Marciano- yes could really define better, lower inlets, add berm. Mr. Dambroski part of drainage study? Mr. Marciano no don’t think so.

OPEN FOR QUESTIONS AND COMMENTS FROM THE PUBLIC.

June Roque- 733 11th- sworn in- issue/concern 717 neighbor- too many cars, house of worship, running childcare, used as cut through road, once complete another Hasidic to purchase, Mr. DeSimone- objects. Ms. Roque- that’s why neighbors left, attracted to the quiet but now more like parking lot, out of control, lifelong resident- 26 years, parking is a serious problem, create more issues. Mr. Cook- you think this house-more cars on street? Ms. Roque yes because undersized lot. Mr. DeSimone- object- as not part of our testimony, enforcement issue- single family residence proposed.

Gail Apgar- 53 Columbus- sworn in- topic came up – about assembly- people not allowed to have certain number in for meetings, can have party, maybe attend a Council meeting. Mr. Cook really outside of our scope.

CLOSED TO THE PUBLIC.

Mr. DeSimone- not a full Board, maybe members listen to testimony, Mr. Reid but it is a quorum. Mr. DeSimone asks for denial reasons to be listed.

Motion to approve with conditions made by M. Dwyer and seconded by W. Cook.

Roll Call: M. Dwyer- yes, W. Cook- yes, P. Dambroski- no; detriment to neighborhood, location to traffic light, K. Vaccaro- no; lots of kids running around, location very busy area without all the cars.

Adjournment: The meeting was adjourned at 8:48 p.m. on motion by M. Dwyer and seconded by K. Vaccaro. All in favor.

Respectfully submitted,

Erin Mathioudakis
Zoning Board Secretary