

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room  
Deal and Monmouth Roads  
Oakhurst

DISCUSSION: **228 Belmar Avenue**  
Block 25.12, Lot 9

Planning Administrator Marianne Wilensky explained that the homeowner at 228 Belmar Avenue is in need of a handicap ramp in order to get a wheelchair into the home. It will be a portable ramp that will not have footings that will go to the landing. As the ADA Coordinator for the Township of Ocean, Ms. Wilensky would like to give approval for this ramp without sending the applicant to the Board for a variance.

The Board Members reviewed the plan and told Ms. Wilensky to approve the ramp administratively.

DISCUSSION: **IAATO**

Planning Administrator Marianne Wilensky explained that the Italian American Association made an application to 'clean up' some details regarding their site. Board Attorney Mark Steinberg had made a determination that any officers of the IAATO would be disqualified and anyone who is a member would have to be disqualified on any Ansell Firm application because Peter Falvo is the attorney for the IAATO.

REGULAR MEETING: 7:36 P.M. Public Meeting Room  
Deal and Monmouth Roads  
Oakhurst

MEMBERS Tracy Berkowitz, Alt. I  
PRESENT: Mario Delano, Alt. III, left 10 PM  
Jane Grabelle  
Warren Goode, Chair  
Brian Lefferson, Alt. IV  
Jennifer Lombardi, arr. 7:45  
Henry Schepiga, Vice Chair  
Richard Van Wagner

MEMBERS Russell Malta  
ABSENT: David Messer  
Leon Pflaster, Alt. II

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney  
Marianne Wilensky, Planning Administrator  
William Fitzgerald, Board Engineer  
James Higgins, Board Planner  
Margo Simpson, Board Secretary  
Recording Secretary

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on July 11, 2008.

**MINUTES FOR APPROVAL** A motion was made by Warren Goode and seconded by Henry Schepiga to approve the **minutes from the meeting of July 9, 2009.**

In Favor: Berkowitz, Grabelle, Lefferson, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: Delano  
Absent: Lombardi, Malta, Messer, Pflaster

**RESOLUTION MEMORIALIZATIONS**

**Aaron Haleva**  
Block 26.04, Lot 18  
387 Beecroft Place  
Oakhurst

**Bulk Variance Approval**

MOVED: Grabelle SECOND: Schepiga  
FAVOR: Berkowitz, Grabelle, Goode, Schepiga, Van  
Wagner  
OPPOSED: None  
INELIGIBLE: Delano, Lefferson  
ABSENT: Lombardi, Malta, Messer, Pflaster

**William Blanchfield**

Block 40, Lot 123  
41 Dwight Drive  
West Deal

**Bulk Variance Approval**

MOVED: Grabelle SECOND: Schepiga  
FAVOR: Berkowitz, Grabelle, Goode, Schepiga,  
Van Wagner  
OPPOSED: None  
INELIGIBLE: Delano, Lefferson  
ABSENT: Lombardi, Malta, Messer, Pflaster

**Synagogue of Oakhurst Community Center, Inc.**

Block 12.02, Lot 1  
280 South Lincoln Avenue  
Oakhurst

**Re-approval of conditional Use with bulk variances  
'd' Variance Approval / Site Plan Approval**

In Favor: Grabelle, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: Berkowitz, Delano, Lefferson  
Absent: Lombardi, Malta, Messer, Pflaster

**APPLICATIONS WITHDRAWN**

**Mr. and Mrs. Abe Cohen**

Block 10, Lot 25  
200 Park Avenue  
Oakhurst

**CARRIED to the meeting of October 8, 2009**

**Joseph Vassallo**

Block 10, Lot 2.01  
104 Norwood Avenue  
Elberon Park

**Morris Abraham**

Block 17, Lot 48  
190 Larchwood Avenue  
Oakhurst

**Harold Dweck**

Block 53, Lot 5  
228 Crosby Avenue  
Deal Park

**Camp Allsport**

Block 141, Lot 24  
1700 Brielle Avenue  
Wanamassa

**George Bariscillo**

Block 39.10, Lot 1  
2 Randi Lane  
Wayside

**David Leventer**

Block 8.02, Lot 21  
52 Larchwood Avenue  
Oakhurst

**Dave and Mary Tieto**

Block 140.14, Lot 6  
200 Belmont Avenue  
Colonial Terrace

**Joseph Egurrola**

Block 96, Lot 7  
1403 Spruce Avenue  
Wanamassa

**Joao Cerqueira**

Block 3, Lot 25  
2 Branch Road  
Oakhurst

**Kimberly Aldarelli**

Block 25.18, Lot 6  
184 Elmwood Road  
Oakhurst

**Richard and Denise Buckley**

Block 25.29, Lot 8  
230 Pinecrest Road  
Oakhurst

**Bob Nekrasz**

Block 140.14, Lot 5  
201 Parkview Avenue  
Colonial Terrace

**CONTINUED CASES**

**Steven Shamie**

Block 69, Lot 13  
606 Corlies Avenue  
West Allenhurst  
Zone R-5

This is an application to erect a shed with variances for side and rear yard setbacks.

Steven Shamie did not make an appearance to present his application. Planning Administrator Marianne Wilensky explained that she last spoke to Mr. Shamie during the second week of August. At that time he told her that he had applied for a building permit for a conforming shed and would remove the foundation of the shed that he was requesting the variance for. He told her that he would be withdrawing the application, but she had not received a withdrawal letter from him.

A motion to close the public hearing was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Schepiga, Van Wagner, Goode  
Opposed: None

A motion to dismiss the application without prejudice was made by Warren Goode and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Lefferson, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: Delano  
Absent: Lombardi, Malta, Messer, Pflaster

To be memorialized on October 8, 2009.

**Stephen DeLuca**

Block 22, Lot 57  
244 Roosevelt Avenue  
Oakhurst  
Zone R-4

This is an application to erect one and two story additions, a second floor addition, and a covered front porch with variances for lot coverage and front and rear yard setbacks.

The Board's information packet was marked as **evidence B-2**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record.

Board Engineer William Fitzgerald said that his major concern is with the off-street parking. He felt that the fence and driveway should be reconfigured to allow off-street parking.

Applicant Steven DeLuca presented his architect, Paul Grebowski. Mr. Grebowski explained that the location of the house is a pre-existing condition that is as bad as it can get. The current home is a great room with a kitchen area and a 9 ½ foot wide bedroom. The applicant wants to put on a second floor to add a loft for a bedroom, bathroom and closet. The house has a 2.5' setback. The addition is on the Roosevelt Avenue side of the house in order to keep it away from the house in the rear where the 2.5' setback is.

The previous proposed design had was a gable roof, which has now been changed to a hip roof that lays back, taking about 6' of the vertical wall and laying it back to the roof. The lot is a pre-existing, non-conforming lot with a small home. The idea was to minimize the disturbance on the lot. There will be a stair tower to get to the second floor. The height to the top of the roof will be 22' to the ridge. At the vertical roofline, the height will be 16'.

The house is built on a slab on-grade. The mechanicals are located in the attic area over the bedroom and bathroom. They will remain in the same location and will be accessed through the proposed new closet.

Chairman Warren Goode had concern with the visual impact on the streetscape. Mr. Grebowski said that the reduction of the gable roof will be an improvement and the structure will be roughly 16' high. The current square footage is 606 square feet. After the proposed addition it will be 1,098 square feet.

Mr. Fitzgerald explained that the lot is only 3,200 square feet with lot coverage that is already over the requirement.

Mr. Grebowski placed a photograph of the existing house into **evidence A-1**. He noted that there will be an 8' X 14' area to get entry to the upstairs with a staircase. There will also be a covered porch.

Board Member Brian Lefferson felt that there should be some testimony regarding the driveway. Mr. DeLuca presented Richard Dluzniewski, co-owner of the house, who explained that there is a two-car driveway. The gate is always closed because they have a dog. They park their two cars inside the gate all the time.

Mr. Fitzgerald felt that plantings on the north-west side of the property would be a good improvement. He suggested an evergreen or an Aristocrat Pear. He also noted that there are many small bungalows in this neighborhood that might be coming to the Board in the future for similar requests.

A motion to close the public hearing was made by Jennifer Lombardi and seconded by Jane Grabelle.

In Favor: Berkowitz, Delano, Grabelle, Lefferson, Lombardi, Van Wagner, Goode  
Opposed: None

A motion of approval was made by Warren Goode and seconded by Jane Grabelle with the condition that the applicant will submit a landscaping plan.

In Favor: Berkowitz, Delano, Grabelle, Lombardi, Van Wagner, Goode  
Opposed: Lefferson  
Ineligible: Schepiga  
Absent: Malta, Messer, Pflaster

To be memorialized on October 8, 2009.

**August and Maureen Heckman**

Block 33.30, Lot 1  
712 Dow Avenue  
Oakhurst  
Zone R-4

This is an application to keep a 6' high fence with a variance for a front yard setback of 0' when a minimum of 30' is required.

This is a corner lot.

August and Maureen Heckman were not in attendance to present this application. Planning Administrator Marianne Wilensky explained that they were last heard on July 9<sup>th</sup> and were carried to the September meeting. She called them regarding this hearing and they did not return the call. There is no time waiver to carry this application.

A motion to close the public hearing was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Berkowitz, Grabelle, Lefferson, Lombardi, Schepiga, Van Wagner, Goode  
Opposed: None

A motion to dismiss the application without prejudice was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Berkowitz, Grabelle, Lefferson, Lombardi, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: Delano  
Absent: Malta, Messer, Pflaster

To be memorialized on October 8, 2009.

**Oakhurst Partners, LLC**

Block 33.34, Lots 5, 6  
1709 Route 35 North  
Oakhurst  
Zone C-3

This is an application for a 'd' variance and preliminary and final site plan approval with variances.

Attorney for the applicant: Jennifer Krimko, Esquire

Board Member Mario Delano disqualified himself from this application. Board Members Jennifer Lombardi, Henry Schepiga, and Richard Van Wagner have listened to the recording of the previous hearings in order to be eligible on this application.

The Board's information packet was marked as **evidence B-3**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record.

Board Engineer William Fitzgerald voiced concern about safety in regards to trucks leaving the site and entering the Highway. He also felt that the plan needs to show where the luminaries will be located.

Jennifer S. Krimko, Esquire, representing the applicant, said that the applicant agreed to comply with all the recommendations of the Board Planner and Board Engineer.

Ms. Krimko presented Elizabeth Waterbury, Engineer and Planner for the applicant. She placed plans revised through August 8, 2009, eight sheets, into **evidence A-6**. Ms. Waterbury referred to sheet 2 of 8, which was a layout of the project. The location of the handicapped stall has been moved to the southern part of the property in front of the building with a ramp to the sidewalk. There will be a softening of the curbed island at Highway 35. The plan showed some minor changes in the rear that were discussed at a meeting in the field with Mr. Fitzgerald.

Ms. Waterbury noted that there is a concern regarding lighting and the new requirement for a full cutoff at the top of the light. Therefore, the lights have been changed to similar photometrics. She placed the following into evidence:

**Evidence A-7** An example of the revised light, showing a downward direction throw, in both a pole-mounted light and a wall-mount.

**Evidence A-8** An exhibit on a sheet showing SU vehicle movements, dated August 12, 2009. It was prepared under the direction of a template for SU vehicles.

Ms. Waterbury said that the island curbs have been softened to facilitate SU vehicles.

Ms. Krimko presented Richard Maser, a Professional Engineer and Planner with an expertise in Traffic Engineering. Mr. Maser placed a Traffic Engineering Study, dated August 17, 2009, into **evidence A-9**. The study dealt with traffic generation, parking demands, and circulation. The level of change will not be crucial because there will be minor traffic generation. There are no defined uses for this site yet.

Mr. Maser said that he reviewed all the uses that are permitted in the zone and took a cross-section of uses that are probable for the site to get an overview of potential uses for this site. Retail centers require more parking, but there are a number of uses that would be acceptable. Mr. Maser had a list of potential uses that was distributed to the Board for review. He also had a list of uses that would not be acceptable for this site.

Mr. Maser said that there is a 12' shoulder in front of the site which will allow SU's to access the site without encroaching on the traffic lane of the highway.

Chairman Warren Goode reviewed the list of permitted uses from Mr. Maser and noted that some of them seem to be traffic generators and there are only twenty parking spaces on this property. He felt that the Board Planner needed time to review the suggested list of permitted uses for this site.

Planning Administrator Marianne Wilensky noted that there needs to be a way to put a list of permitted uses in the approval. Also, dealing with the list in the future has to be considered because a retail-to-retail turnover does not require a Certificate of Occupancy. It would be hard to keep track of what was coming and going. Perhaps the approval could also include the list of precluded uses to help in the future.

Board Member Jennifer Lombardi noted that there can be as many as three uses in this building and she questioned whether 20 parking spaces will be enough.

Mr. Maser felt that uses all have different peak factors and parking should not be a problem.

Chairman Goode carried this application to the meeting of October 8, 2009.

**CARRIED CASES**

**1712 Route 35, LLC** This is an application for a 'd' variance and for preliminary and final site plan approval.  
Block 34, Lot 15  
1712 Highway 35  
Oakhurst Attorney for the applicant: Kenneth L. Pape, Esquire  
Zone C-2

The Board's information packet was marked as **evidence B-1**. This packet contained the reports of the Board's professionals and in-house departments.

Board Planner James Higgins read his report into the record and explained that the property is a 30,000 square foot lot on Highway 35. There is an existing car wash on the property. The applicant wants to continue the car wash use on the site. Mr. Higgins said that he met with the applicant and the applicant has addressed all the areas of concern.

Board Engineer William Fitzgerald read his report into the record and noted that the applicant has met all of his concerns.

Representing the applicant, Kenneth Pape, Esquire, explained that the applicant owns three other car washes and has recently purchased the subject site. This car wash has been located here for decades, run by the same family. Mr. Aaronson has owned it for about ten months. He wants to enhance the site, modernize the facility, and increase the on-site circulation. Car washes are a conditional use in the zone, but the applicant does not meet the one-acre requirement. This site is .69 acre. There are only seven parking spaces, which triggers a d3 variance.

Mr. Pape presented William Jensen, Engineer for the applicant. Mr. Jensen explained that the site is located on Highway 35, south of West Park Avenue. The facility is a one-bay automated carwash. There is one entry on the north side and an exit on the south side. The car wash currently stacks ten vehicles. There is also a vacuum area.

The proposed changes include improving the building by enclosing the entire carwash and sales area and providing an area for patrons to wait. Stacking will be increased to three lanes for ten vehicles each. Employee parking will be relocated to the front to eliminate conflicts with patrons. The lighting will be improved, there will be dedicated parking stalls and a trash pickup area.

There is existing impervious surface around the building and the pads. It will be reduced to add 900 square feet of additional green area. There is no stormwater management required for this site. The lighting was done as per the requirements. The lighting poles will be 28' high.

Mr. Pape pointed out that the plantings must be salt-tolerant. The applicant will commit to having an irrigation system on the site.

Mr. Jensen said that there will have a bump-out added for landscaping along Highway 35. The trash receptacle will have a solid gate and will be located in the northwest corner of the rear of the property. It will be screened with shrubbery with the gates facing Highway 35 for easy access.

The following were placed into evidence:

- Evidence A-1** The amended site plan, 8 sheets, revised through July 27, 2009;
- Evidence A-2** An aerial photograph of the site dated July 9, 2009;
- Evidence A-3** A second aerial photograph also dated July 9, 2009;
- Evidence A-4** A colored rendering, dated September 9, 2009, showing the site improvements.

Board Member Brian Lefferson noted that the landscaping plan shows that the islands are not mulched. Mr. Pape explained that the applicant prefers stone because water and mulch do not mix well and become messy.

Mr. Pape presented Michael Geller, Planner for the applicant. Mr. Geller explained that the application is for a conditional use in a commercial zone. The application is deviant in minimum lot area of 1 acre where .69 acre is provided and is short one parking space. Most of the employees who come to the establishment come in car pools or use other means and do not have cars. The adjacent properties are developed with existing sites.

The applicant is proposing a 20' addition to the rear of the building. Directional signs are proposed for safe circulation on the site. Good signage is very important. Therefore, the variance is justifiable for safety. The existing sign on the highway will remain in the same location with a variance needed for the setback. The existing sign is smaller than the ordinance permits.

There is a single entrance and a separate exit. Having two curb cuts makes sense for this site. Mr. Pape noted that the neck of the north driveway has been reduced by 10' to add landscaping.

Mr. Geller explained that the site does not have the required landscaping in the front, but it will be improved with the new plan. There will be low-growing shrubs in the grassed area to add to the aesthetics.

Mr. Pape presented Gregory Clark, Architect for the applicant. He placed the following into evidence:

- Evidence A-5** Architectural plans, 5 sheets, dated March 10, 2009;
- Evidence A-6** A colored rendering of the proposed building, sheet A-3, dated August 27, 2009.
- Evidence A-7** Plans and elevations of a storage shed, sheet A-9, dated September 1, 2009.
- Evidence A-8** A photograph of the existing building.
- Evidence A-9** A colored rendering of the proposed front façade.

Mr. Clark noted that the existing facility is marginal and the applicant is proposing to make the building stand out. The addition will be 900 square feet. The finish will be cultured stone for three feet around the bottom, with pilasters and synthetic stucco in earth-tone colors on the top. There will be a decorative cornice.

The finished height will be 22' 4" for the main building and 18' 10" for the addition. The color of the signs will be purple. All the lighting will be gooseneck downward fixtures. There will be accent lighting on the building at a height of 10' and security lighting at 12'.

There will be a storage building that will be 15' high to the top of the roof. It will be a miniature version of the main building. The size will be 17' X 24' with a garage door.

Mr. Pape presented the applicant, Jack Aaronson. Mr. Aaronson said that he owns four carwashes and has been in the business for twenty five years. Seven parking spaces will be sufficient. The employees come to work in car pools or public transportation. Wood mulch proves to be a problem and is always a mess by the building. They can use it by the highway.

Chairman Goode carried this application to the meeting of October 8, 2009.

**Joan Kittler**  
Block 25.09, Lot 8  
196 Delaware Avenue  
Oakhurst  
Zone R-4

This is an application to erect a new home with variances for lot area, lot width, front yard setback, side yard setback, total side yard setback, lot coverage, number of stories, and change in grade of two feet or more.

Applicant's Attorney: Jennifer S. Krimko, Esquire

Board Attorney Mark Steinberg noted that there is an additional variance that the applicant's attorney did not identify. The notice is sufficient because it had the 'catch-all' wording.

The Board's information packet was marked as **evidence B-1**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record.

Jennifer S. Krimko, Esquire, representing the applicant, placed the following into evidence:

- Evidence A-1** The variance plan dated August 11, 2008, revised March 5, 2009;  
**Evidence A-2** The architectural plans, 6 sheets, revised September 9, 2009;  
**Evidence A-3 ID only** Floor plan revised June 12, 2008, does not show the garage;  
**Evidence A-4** Aerial photograph of the property from Monmouth County GIS;  
**Evidence A-5** Photograph of the existing home showing the wall in the right of way.

Ms. Krimko presented Charles Surmonte, engineer for the applicant. Mr. Surmonte explained that the applicant's property has a 7' to 8' retaining wall offset from the street that is 6' to 8' tall across the entire property. The applicant is looking to raze the existing house and construct a new two-story house with a garage below it. The garage floor is proposed at an elevation of 49.3 and cannot be any lower.

Mr. Surmonte noted that the Board Engineer had voiced concern with the safety of backing out of a driveway that will have walls on the sides making it seem like a tunnel. Mr. Surmonte suggested pulling in the left wall and narrowing the driveway to accommodate a one-car garage. The sides could be chamfered back five-feet.

The house is on a hill with the retaining wall at the street. It is about two-feet in front of the property line. The proposed driveway is 17' wide and 24' deep from the wall. If it were narrower, it would be more of a tunnel.

Board Engineer William Fitzgerald noted that the proposed house is pushed to the front of the lot. It will be raised 2.5' from what is there now. It does not seem that it can be made safe with a seven foot wall. He thought that perhaps the applicant should look into constructing a custom home rather than a modular.

Ms. Krimko presented the applicant, Joan Kittler. Ms. Kittler said that her mother left her the home. She would like to build a new home on the property with a garage so that she can pull right into the house. She chose a modular because it is less expensive.

Ms Krimko placed a photograph showing the house and the stairs into **evidence A-6** and a photograph of the stairs leading up to the house into **evidence A-7**.

Mr. Fitzgerald felt that this is a lot that is in need of redevelopment, but it is not possible to build a reasonable house within the building envelope. The topography is like the top of a mountain. He noted that the north side of the property is lower than the south side. If the house were flipped, it might work better.

Chairman Warren Goode carried this application to the meeting of October 8, 2009.

### **NEW CASES**

#### **Keybound Group, LLC**

Block 22, Lot 16  
225 Monmouth Road  
Oakhurst  
Zone O-1/40

This is an application for minor site plan approval with variances for changes to a previously approved site plan.

Attorney for the applicant: Jennifer S. Krimko, Esquire

Chairman Warren Goode noted that this application is for the Oakhurst Veterinary Hospital. He takes his dog to that facility and asked Board Attorney Mark Steinberg if he should be disqualified. Mr. Steinberg felt that there should be no conflict.

The Board's information packet was marked as **evidence B-1**. This packet contained the reports of the Board's professionals and in-house departments, which were read into the record.

Board Engineer William Fitzgerald said that he had no engineering issues with this application.

Board Planner James Higgins explained that the applicant is back before the Board because of a modification of a retaining wall with a chain link fence on top of it for a total of 6' 9". There was also an increase in the lot coverage.

Jennifer S. Krimko, Esquire, representing the applicant placed the following into evidence:

- Evidence A-1** Site plan revised through July 31, 2009;
- Evidence A-2** A photo-montage showing before and after pictures.

Ms. Krimko explained when the foundation was poured it was missing an 11" jog for about 47'. They proceeded with the construction and had to alter the interior to compensate. There is also an area of exterior kennels that were covered that were not on the original plan.

Ms. Krimko presented Joseph Edward Maloney, Engineer for the applicant, who noted that three additional parking spaces have been added.

Ms. Krimko presented Scott Delaney, co-owner of Oakhurst Veterinary Hospital. Mr. Delaney said that he has owned the business for twenty-five years. Mr. Delaney explained that the change in grading was because of the storm drains and the recharge system. They had to get a better pitch. If they did not, there would be a 45 degree slope that could be a runoff issue. The wall is 24" high and they had to grade to cover the pipes. The height of the fence meets the standard of care from the American Animal Hospital Association.

Mr. Delaney said that there are 46 parking spaces, which is adequate. His staff has stopped parking across the street. They leased temporary parking from the Funeral Home across the street to be used during the construction. They are still parking there, but not parking on the street.

Board Member Brian Lefferson asked how many employees there are. Mr. Delaney said that there are three shifts with twenty people at a time. They still have a lease to park in the Funeral Home parking lot.

Mr. Delaney noted that one of the comments from the Planner dealt with the fact that there is no sod in the front yard. There has been four inches of top soil added and it was seeded and is doing well and looks good.

Ms. Wilensky pointed out that parking at the Funeral Home would not be permitted because the Funeral Home does not have approval to lease out parking.

A motion to close the public hearing was made by Richard Van Wagner and seconded by Jennifer Lombardi.

In Favor: Berkowitz, Grabelle, Lefferson, Lombardi, Schepiga, Van Wagner, Goode  
Opposed: None

A motion of approval for the bulk variances was made by Warren Goode and seconded by Henry Schepiga.

In Favor: Berkowitz, Grabelle, Lefferson, Lombardi, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: None  
Absent: Delano, Malta, Messer, Pflaster

A motion of approval for the minor site plan was made by Henry Schepiga and seconded by Jane Grabelle.

In Favor: Berkowitz, Grabelle, Lefferson, Lombardi, Schepiga, Van Wagner, Goode  
Opposed: None  
Ineligible: None  
Absent: Delano, Malta, Messer, Pflaster

To be memorialized on October 8, 2009.

Meeting adjourned 11:10 P.M.

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Margo Simpson  
Board Secretary  
Recording Secretary