SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF FEBRUARY 27, 2013**

**The regular meeting of the Board of Adjustment was called to order by Mr. Kuczynski, Vice Chairman and opened with a salute to the flag. Mr. Kuczynski announced that the meeting was being conducted in accordance with the Sunshine Law.**

**Members of the Board of Adjustment present were: Mr. Kuczynski, Mr. Lewis, Mr. Kreismer, Ms. Catallo,**

**Ms. Fisher, Mr. Green, Mr. Emma, Mr. Corrigan**

**Absent Members: Mr. Walsh**

**Also present were: Mr. Sachs, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner**

**#11-09 Bhaktinidhi Temple 717 Washington Rd. Use Variance/Site Plan $ 4,375.00 App.**

**$ 18,107.00 Esc.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Kuczynski asked for motion to deem application complete, Mr. Kreismer**

**made motion; Mr. Corrigan seconded, motion carried.**

**Joseph Youssouf, attorney for the applicant addressed the board explaining that the previous application submitted was for a use in the zone; however, the residential component warranted a use variance. He said while the impacts on the area are understood, the nature of the use is important and they will prove that (A) this is a religious institution; and, (B) the necessary residential occupancy is solely by practitioners to the faith. Twelve (12) units are necessary and only people who serve this religion will live in apartments they will not be rented or have any fee generation. He said this was no different than a Catholic Church with a rectory/convent or the Jewish Temple and this application was entitled to the same treatment. Mr .Kuczynski addressed the board and public stating that the testimony would go until 9:30 pm then the floor would be opened to the public for comment.**

**Mr. Sachs swore in Shri Kotdawala, PE. Mr. Kuczynski made motion to accept his credentials. Mr. Kotdawala described the location as 10.02 acres located west on Washington Road an existing 6,000 sq. ft. building on the property. The applicant is proposing 90,000 sq. ft. with 623 parking spaces. He presented exhibits and described them for the board. Exhibit A-1 was an aerial photo of the Site from 2007 depicting 2 access drives one on Parlin Drive, and the other on Washington Road near the railroad along the right of way. He showed the surrounding property; Dupont, towards the east doctor offices, to the north Brooklawn Gardens and to the west residences. He indicated the property at present is 6,000 sq. ft. They need more property space to accommodate festivals and indoor functions. Exhibit A-2 is a colored rendering of the Site Plan showing all buildings and parking; the largest being the Temple totaling 91,070 sq. ft., 3 stories. He said it is located in both a Prime and B1 zones. Exhibit A-3 was Front Elevation of the building from Washington Road; 55 ft. up to the 3rd story; up to the dome proposed it is 72 ft. According to borough ordinance the maximum height is 40 ft., therefore they are requesting a variance. The dome is not habitable it is only decorative. The measurements presented on the Site Plan were:**

**- 1st Floor – 41,350 sq. ft.**

**- 2nd Floor – 41,350 sq. ft.**

**- Mezzanine in between floors will be 8,000 sq. ft.**

**There would be 11 apartments constructed on the 3rd floor and 1 apartment on the 2nd floor for priest.**

**Each apartment would be 500-600 sq. ft. containing a bath, and kitchen floor plans were not available for the board to review.**

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**Mr. Kotdawala said the apartments were for the housing of priests, singers, and food preparers. To gain access from the outside there would be three (3) entrances from the rear. He said that the main worship area would be roughly 41,000 sq. ft. and consist of some seating for the older congregants and would be fully carpeted; the central worship area would be on a raised platform. The 1st floor (41,350 sq. ft.) would be the dining hall and food preparation area; the religion has a large focus on food. Mr. Kotdawala talked about the parking facilities required in both the P and B1 zones stating 1 acre was required according to ordinance and they have 10.08 acres exceeding the ordinance. The area width 100 ft. is required they have 502 ft.; the lot depth 50 ft. is required and they have much more he didn’t have exact number. The front setback is 50 ft. the side yard is 25 ft., the rear yard is 50 ft. They need no variances for any of these setbacks they meet all bulk requirements with the exception of the height. The maximum number of stories permitted is three and they are proposing three stories. Building coverage they have 10 acres and 30% is allowed they are proposing 9.54% less than the requirement. Impervious coverage the maximum is 85% they are proposing 65% they meet or exceed borough ordinance standards. A religious institution is a permitted use in both the P and B1 zones. Mr. Sachs stated the height of the building makes this a D6 Variance/Use Variance. They are seeking one other parking lot in front 50 ft. is required they are proposing 20 ft. They are also for a design waiver for curbing on the parking lot for easier snow plowing as the lot will not be used frequently. Under the ordinance 388 off street parking spaces are required they are proposing 623 spaces.**

**Mr. Green questioned the worship area on the 2nd floor and seating; he asked how many people will this area seat. Mr. Youssouf said the architect would be able to answer. Ms. Fisher asked if any construction has begun, the applicant stated “no.” Mr. Green addressed the parking lot and asked how many entrances, Mr. Kotdawala said there would be two entrances. Mr. Green asked if someone would be parking the cars for the people during the festivals. Mr. Kotdawala said they have traffic expert address this issue. Ms. Fisher asked if any loud speakers would be outside, Mr. Kotdawala said “no.” Ms. Catallo asked about lighting in the parking area; Mr. Kotdawala said the lighting would be according the borough requirements submitted on a plan submitted. Ms. Catallo asked if these 623 spaces would accommodate the number of people attending the festivals. Mr. Kotdawala said that the traffic expert would answer this question. Mr. Kuczynski asked about the 20 ft. design waiver in front and asked if they could move back it would be too close to the road.**

**Mr. Green addressed the housing being 500-600 sq. ft. and said the board needed to know if the apartments were going to be all the same and if so, what they would look like. Mr. Sachs expressed concern regarding the floor plans stating the board had requested these plans at the prior hearing and asked again, that the applicant provide these plans for the board to review. Mr. Youssouf said the architect would be testifying to this issue and stated that the traffic expert and planner would be arriving soon to address any questions. Mr. Sachs asked what the height of the existing structure was; Mr. Kotdawala said approximately 15 ft. Mr. Green said what he was looking for was testimony on the apartments and if they were all going to be the same and a description of just how many rooms would be in each.**

**Mr. Sachs swore in Mukesh Patel who spoke on behalf of the Temple. Mr. Patel said he would be addressing the daily activities and food preparation. He presented 32 photos/exhibits and described what each represented; these photos were labeled Exhibit A-4. He began by giving the history of the religion stating it was 534 years old. He described the daily routine and how the faith requires adherence to the change of priests 6 times daily. He also pointed out that on the second page showing various statues, each has to be changed 6 times daily, the third page showing the feminine side also needs to be changed, as well as the 4th page showing the teacher/guru statue who wears a fresh flower crown, these crowns are done every day, different sizes and colors. These statues are not currently in the temple as there was no room, when the temple was purchased in 1994 they were financially compromised but over the years now that they have the land and space they need to follow the religion and have the priests reside inside the temple, the 5th page shows foods prepared by the cooks. Large amounts of food are**

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**produced 5 – 6 times per year. Smaller quantities are produced 6 times on a daily basis cooked by an insider. On page 6 are fruit decorations shown different times a year. The 7th and 8th pages show the concrete floor, parking**

**lot where they put the tent; if approved no tent will be used all services will be inside. The 9th page shows the musicians and the need for 8 but at present they only have 2 and they must reside in the Temple. He stated no one has an outside job they are supported by the Temple with food and housing. When asked he did say some were married and some had children and again said that if approved all activities would be done inside, no rent would be charged, no utility bills, cable or phone. He said all decorations mentioned are made by the priests and others residing in Temple. With all the food preparation they have compromised over the years due to the priests/cooks, etc. living elsewhere.**

**He stated they had four (4) major festivals a year:**

**- October/November – New Year (this festival attracts a lot of people)**

**- March – Festival of Color (this festival also attracts a lot of people)**

**- April/May – Saints Birthday (this festival attracts a little less people)**

**- August - Lord Krishna’s Birthday (if this festival falls on a weekend there are a lot of people)**

**There will be no outside sound for these festivals. People will not be able to hear anything going on inside the Temple.**

**Mr. Sachs asked how many members were associated with the Temple, Mr. Patel said sometimes 4,000 to 5,000. Mr. Sachs asked about regular devotees associated with the Temple; regular attendants. Mr. Patel said about 100 to 150 people daily, on the weekends if no festivals 300 to 500 people. He said on the largest festival it could be approximately 4,000 people this would be the New Year festival. Mr. Sachs asked if there was a roster of people for the Temple, Mr. Patel said “no.” They have their e-mails and addresses but they don’t know how many will attend. Mr. Sachs asked if someone wanted to be a member do they have to sign up, Mr. Patel said “no.” As long as they express desire they can participate. Mr. Sachs asked about the priests living on site, Mr. Patel said none live on site at present they live off site as do the cooks and cantors. Mr. Patel said this has been ongoing since 1994. Mr. Sachs addressed the flowers being an integral part of the religion and asked if there would be a garden and asked if they are subject to any purity laws. Mr. Patel said there a flower distributor in New York who brings flowers from Florida which complies with religion. Mr. Sachs asked where the food is purchased; Mr. Patel said they buy raw material it is cooked outside the for the devotees can be prepared outside; whatever food is prepared first goes to the god then served to the devotees. The food is prepared for devotee’s offsite but the food for the gods is prepared inside. He said the cooks and cantors are not paid and receive no compensation. Mr. Sachs asked if they have a family will they reside on site, Mr. Patel said “yes.” Mr. Patel said right now they have two families there and two single men. Mr. Patel said they come from India and if they have a bigger Temple and accommodations yes they will live there. Mr. Sachs questioned exactly who would live in the Temple; Mr. Patel said the priests, cooks, cantors and 1 bookkeeper. Mr. Patel said they presently sleep in the buildings on site. Once they have the facilities to shower, etc. in the Temple they can sleep in those quarters as they have compromised all these years. They will have 12 500 sq. ft. apartments with one bedroom maybe one or two with two bedrooms. Mr. Kuczynski asked how many presently live on property including families; Mr. Patel said two families with two children each and single guys totaling 11 people. Mr. Green addressed a priest comes in the morning to take care of service. Addressing the holidays he said they have a holiday on March 30th, May 4th, August 28th, October 30th and 31st, and November 1st, 2nd, 3rd, 4th and 9th totaling 10 festivals; Mr. Patel said the four he mentioned were the festivals that draw a lot of people. They have a full moon festival every month. Mr. Green asked if a large crowd would attend the festival he mentioned. Mr. Patel said that he could not definitely say how many. Mr. Green addressed the fact that they could have maybe 6,000 to 8,000 people. Ms. Fisher asked about the non compensation and length of time that they are in position; Mr. Patel said it depends on the length of their visa. Mr Kuczynski asked if the spouses work outside the Temple, Mr. Patel said they do not. Mr. Kuczynski asked if the children attend the public schools, Mr. Patel said they do attend the schools in town.**

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**Mr. Sachs asked if they were allowed to have cars; Mr. Patel said only if they were legal residents. If they could have a car the Temple would pay for all expenses and they would only be allowed to leave the premises between 12:00 PM to 3:00 PM. Mr. Sachs said at the prior hearing according to the Resolution that the individuals providing the tasks are compensated by the Temple. Mr. Patel said this compensation meant room and board. Mr. Sachs said according to the prior resolution the work is performed between 7:00 am and 12:00 noon and then again between 4:00 pm and 7:00 pm., with the exception of major festivals.**

**Mr. Sachs stated he would like to see some accurate numbers of worshippers as this triggers whether the need is there for this size of a Temple. Mr. Youssouf disagreed that they could not testify as to how many will attend a service. Mr. Youssouf said he would try to give an estimate at the next hearing. Mr. Sachs said this would be necessary to provide the borough with a number of occupants on weekdays, weekends, in the dining facility due to the size of the structure, he said this is also a preliminary and final Site Plan. The use issues and site issues are clearly intertwined.**

**Mr. Green stated he had a concern with the parking issues, Ms. Catallo asked why there would be kitchens in the apartments if there were 3 cooks on the premises cooking 6 meals a day. Ms. Catallo asked about people coming in from India as there are members here that could work. Mr. Patel said this is their heritage and they can only do these functions. Mr. Lewis asked if they were allowed any luxuries such as, TV, Ipads, clothing, etc. Mr. Patel said they were allowed TV. He also said they will provide the maximum occupancy. Mr. Kreismer asked if there was a specific geographic territory served; Mr. Patel said “no” and he said the priests could not transfer.**

**Mr. Kuczynski asked for motion to open public portion; Ms. Fisher made motion to open public portion,**

**Mr. Corrigan seconded, motion carried.**

**Mr. Sachs swore in:**

**Michael O’Hara – 16 Woodlawn Ave. Mr. O’Hara said his comments have nothing to do with religion. He addressed the exhibits and what the Temple at present owned. He said during the Summer and other times of the year he sees fires and hears music and wanted to know where they would be now that everything was inside. Mr. Patel said the Temple would be deciding this issue. Mr. O’Hara asked if there would still be fires he would like a yes or no. He said there is nothing there that shows if there is going to be fires. He has noticed asphalt dumped and that they have been cutting down trees since the summer. Mr. Cornell said they need a Site Plan approval for this while some have been post Sandy there have been trees cut before this. Mr. Patel said they have trees cut in 2011 and they have survey of this. Mr. O’Hara addressed debris dumped in rear approximately 8 truck loads Mr. Patel said he has seen this and will address this issue. He asked if approved this could potentially draw more people and with 600 plus parking spaces this will not relieve any traffic issues, his main concern is that there is a fire company down the street and first aid across the street. He feels this would make the traffic worse and put people who live in town at risk. Mr. Kuczynski asked how many time a year there were fires; Mr. O’Hara said 2-3 times a year. Mr. O’Hara said that there is loud music from outside speakers past 10:00/11:00 pm at night and if they are having fires outside he will have to deal with this issue again.**

**Theresa Strek – 140 McCutcheon Ave. Ms. Strek asked that the board not rely on the comments made regarding religion when making their decision.**

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**Barbara Kilcomons – 22 Schmitt St. Mrs. Kilcomons felt the applicant was ill prepared for this hearing. She said that not only are the parking facilities at the High School and Middle School used, but they also use Kennedy Park, Burkes Park and Bailey’s Park for their festival . Years ago this was a small location and while this is a beautiful building they are proposing she felt it did not belong in this location. There are other locations such as Faith Fellowship, where the Temple is located will tie up the whole community and the applicant should have been more prepared.**

**Jeff Mosser – 38 Glynn Court – Mr. Mosser said for two years he has listened and there have been no full responses. He said the applicant was not prepared for this hearing. They have gone from no one living there to**

**2-3 people. He said that he understands religion but with the questions presented there have been no straight forward answers. If they have been compromised since 1994 perhaps they should build on the outskirts of town.**

**He said this is his 6th meeting and there has been no testimony in full.**

**Ken Olchaskey – 108 No. Edward St. Mr. Olchaskey complimented Mr. Patel for speaking into the microphone. He stated a 91,000 sq. ft. building is quite a large building. He said the occupancy is more critical than number of attendants; he said there should be no more large festivals. He asked if a different facility than what is there at present would it still be the same or would it be different; was this a possibility? A larger building might prompt more attendees. He addressed the current residents and asked if this was approved under the borough ordinance. Mr. Patel said it was a separate building, Mr. Olchaskey asked if this was originally approved. Mr. Patel said he didn’t know he was not there in 1994. Mr. Sachs stated this was a violation of the resolution.**

**Arlene Buchanan – 14 University Place. She asked if the religion was still the same, Mr. Patel said “yes.” She said she has information from the website with no mention of priests living there it was going to be three levels the first level 1200 guests, storage room, 2 kitchens, stage and dance floor and covered porch, mezzanine two bridal suites with facilities, six guest rooms with facilities, and balcony setting the sublevel will hold 1200 guest s capacity two sections a kitchen and storage room and spacious lobby with no mention of priests. She handed the board pictures of what she just described. She said it is no longer on the website. This was only 80,000 sq. ft. It was described as a banquet center; she said if this was the case with 2400 people they would need 800 parking spaces.**

**Mr. Green addressed the comment made by Mr. Olchaskey in public portion regarding Mr. Patel’s comment that the attendance would not increase and asked what the basis of his comment was; Mr. Patel said that there are not that many people in the radius. Mr. Green stated that he said in November they could have as many as 5,000 people was 10,000 a possibility, Mr. Patel said “no.”**

**Mr. Kuczynski asked for motion to close public portion; Mr. Kreismer made motion to close public portion, Ms. Fisher seconded, motion carried.**

**Mr. Emma asked about the tree removal, Mr. Kotdawala said they have the plan from 2011 and would be able to tell and will do a count for the next meeting. Mr. Emma suggested that perhaps someone from the Shade Tree Commission should go out there and do a count.**

**Mr. Youssouf addressed the board and public and suggested that a special meeting be held to clarify all the questions and issues addressed and allow them to give a more detailed testimony. He asked if the board would entertain this idea. He felt the complexity of the application may mandate and hearing devoted to this application and it was not their intention to leave out any testimony. Mr. Sachs said they would be put on next month’s agenda and after that if needed would make a decision. He said this application would be carried over to the March 27, 2013 meeting with no further notice. Mr. Youssouf extended the mandatory date to April 30, 2013.**

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**#13-01 Kiradhar, Inc./Exxon 6040 Routes 35 & 9 No. Use Variance/Site Plan $ 2,500.00 App.**

**$ 1,941.00 Esc.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Kuczynski asked for motion to deem application complete, Mr. Kreismer**

**made motion; Mr. Corrigan seconded, motion carried.**

**Michael Paige, attorney for the applicant addressed the board stating this was conditional use variance for a 1 story 376 sq. ft. building on the current property. He said he had two witnesses Kiran Patel, owner and Joseph Vincenti, Engineer.**

**Mr. Sachs swore in Kiran Patel. Mr. Patel is the principal owner of the Exxon Station and would like to build a 1 story building in addition to his 1400 sq. ft. store on the property at present. He said he needs more space to organize his 24/7 operation. There would be no additional employees. He has owned the business now for 17 years. Mr. Kuczynski asked why he needed the expansion; he said to better organize as he sells a variety of groceries, cigarettes, candy, soda, etc.**

**Mr. Leoncavallo said this was a B3 Zone and required a conditional use variance.**

**Mr. Sachs swore in John Vincenti, PE. Mr. Vincenti prepared plans and architectural. He presented plans marked Exhibit A-1 which described the surrounding area and businesses. He said this was an 8 ft. addition or 376 sq. ft. and there is 11 parking spaces with the remainder property lawn. The shed and 2 trees in the rear will be removed and replaced the fence will also be removed. The purpose if the addition is that at present the row of coolers is in the rear and they would like to move to the new addition along with some dry goods, which will allow them to redesign the isle space to make it more of a variety.**

**The board addressed Mr. Cornell’s technical review and Mr. Cornell said all comments have been answered. Regarding the tree preservation, grading, and compliance with the Tree Preservation permit.**

**Mr. Leoncavallo’s review has also been addressed and summarized according to the 1998 Master Plan as well as the zoning review regarding the buffers. The lighting and landscaping are already existing. If the board has different feelings on the landscaping and trees they would comply with the board’s wishes.**

**Mr. Vincenti said the main draw is in the morning rush hour and this would not be impacted by the size of the store. There is already a trash enclosure pad which is fenced in. Hours of operation will remain 24/7.**

**The nature of the variances:**

**Bulk Rear Yard 25’ required they are proposing 16’ The current building is on an angle and no residences will be affected.**

**C1 – for the shape and building orientation**

**C2 – Rear yard no substantial detriment to public; the use is a permitted use and an existing use.**

**Mr. Cornell agreed with the testimony and documentation to be provided with revised plans. Mr. Leoncavallo agreed with testimony. Mr. Kuczynski asked if there were any entrances in the rear, Mr. Vincenti said “no.”**

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**Mr. Kuczynski asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Mr. Corrigan seconded. No one spoke. Mr. Kuczynski asked for motion to close public portion; Mr. Kreismer made motion to close public portion, Mr. Corrigan seconded, motion carried.**

**Mr. Kuczynski asked for motion to approve/deny this application. Ms. Fisher made motion to approve the application with concerns addressed by Mr. Cornell and Mr. Leoncavallo’s reviews, Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Kuczynski, Mr. Lewis, Ms. Catallo, Mr. Kreismer, Ms. Fisher, Mr. Green, Mr. Emma, Mr. Corrigan**

**#13-05 Robert Masterson 244 Gross St. Bulk Variance/Addition/Deck $ 150.00 App.**

**Mr. Sachs stated he reviewed the affidavit of publication and proof of public service and the Board had jurisdiction to hear the application. Mr. Walsh asked for motion to deem application complete, Ms. Fisher**

**made motion; Mr. Kreismer seconded, motion carried.**

**Mr. Sachs swore in Robert Masterson who stated that the purpose of his application was to repair roof storm damage due to a tree falling on his house and also wanted to include an addition and deck. His stated his family has grown and would like to add a 10 ft. addition with doors for a side vestibule to put the washer and dryer on the first floor.**

**Mr. Leoncavallo said the variances are as follows:**

**- Lot building coverage in an R7 Zone 20% maximum the applicant is proposing 28%**

**- Side yard setback maximum is 8 ft. the applicant is proposing 5 ft.**

**- Combined side yard maximum 20 ft. the applicant is proposing 16.63 ft.**

**Mr. Kuczynski questioned where the deck was on the survey submitted; the applicant stated that the Zoning Officer told him no variance was needed for the deck proposed. The highlighted area on the survey was the original 10 ft. area. Ms. Fisher asked the applicant if he planned to put a bathroom in the new addition the applicant stated “no” it was merely to increase the size of the living and dining rooms to accommodate his family. Mr. Sachs addressed the site survey and explained that the colored area was the addition, the hatched area the deck and the laundry room was in the rear; Mr. Masterson said this was correct. Mr. Lewis asked the applicant what the use for the new area would be, again, Mr. Masterson said for the family and dining rooms. Mr. Kuczynski asked if there would be any run off onto neighbor’s properties, the applicant said “no.”**

**Mr. Kuczynski asked for motion to open public portion; Mr. Kreismer made motion to open public portion,**

**Ms. Fisher seconded. No one spoke. Mr. Kuczynski asked for motion to close public portion; Ms. Fisher made motion to close public portion, Mr. Kreismer seconded, motion carried.**

**Mr. Kuczynski asked for motion to approve/deny this application. Mr. Kreismer made motion to approve the application, Ms. Fisher seconded. Roll Call:**

**Yes: Mr. Kuczynski, Mr. Lewis, Ms. Catallo, Mr. Kreismer, Ms. Fisher, Mr. Green, Mr. Emma, Mr. Corrigan**

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**MEMORIALIZATION OF RESOLUTIONS**

# #13-02 Head Over Heels/Gillette Ent., LLC 387 Cheesequake Road

**Mr. Kuczynski asked for motion to memorialize resolution. Mr. Kreismer made motion to adopt the resolution; Mr. Corrigan seconded. Roll Call:**

**Yes: Mr. Kuczynski, Mr. Lewis, Mr. Kreismer, Ms. Catallo, Mr. Corrigan**

# ACCEPTANCE OF MINUTES

# Mr. Kuczynski asked for motion to approve and accept both the Reorganization and Regular Meeting minutes of the January 23, 2013 meeting. Mr. Corrigan made motion to accept both the Reorganization and Regular minutes; Ms. Catallo seconded, motion carried.

**Before adjourning, Mr. Sachs said he provided hard copies of the resolutions for the appointments of the professionals. Mr. Kuczynski asked for motion to memorialize the three (3) resolutions for Mr. Sachs, Attorney, Mr. Cornell, Engineer, and Mr. Leoncavallo, Planner. Mr. Corrigan made motion to memorialize resolutions; Mr. Kreismer seconded. Roll Call:**

**Yes: Mr. Kuczynski, Mr. Lewis, Mr. Kreismer, Ms. Catallo, Mr. Corrigan**

**ADJOURNMENT**

**There being no further business to discuss, Mr. Kuczynski asked for motion to adjourn, Ms. Fisher made**

**motion to adjourn; Mr. Corrigan seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**