

The Meeting of the North Caldwell Board of Adjustment was held on Wednesday, June 16, 2021 and started at 8:02pm. The meeting was held virtually due to the COVID-19 pandemic.

Chairman Roth announced that the meeting was held in accordance with the Open Public Meetings Law and notice of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975. He noted that tele/video-conference participation instructions were provided to the public in advance of the meeting.

Board Members Present: Mr. Salan, Mr. Curcio, Mrs. Jenkins, Mr. Sceppaguercio, Mr. Wangner Mr. Spindler, and Chairman Roth. Absent: Mr. Michelotti, Mr. Kumar.

Also present were Lisa Thompson, Esq., Board Attorney, Paul Ferriero, Board Engineer and Tami Michelotti, Zoning Board Secretary.

Chairman Roth asked Mr. Salan to lead the Pledge of Allegiance.

APPLICATIONS

Stephen Smith – 50 Beachmont Terrace, Block 2004, Lot 2

Mr. Michael Coluzzi introduced himself as attorney for the Applicant, Mr. Steven Smith, who was participating virtually along with Charles Baldanza, licensed planner, professional engineer, and registered architect in New Jersey.

Mr. Coluzzi stated that Mr. Smith has owned the property at 50 Beachmont Terrace since March 2017 and is requesting a C2 variance for a proposed lot coverage increase from 41.9% to 47.1%. He stated that Mr. Baldanza will present a comprehensive grading and drainage plan. He noted that the plan had been revised as per the Borough Engineer's recommendations as a demonstration of the Applicant's desire to comply and present the best possible plan. Mr. Coluzzi explained that the variance sought would allow the installation of a sporting court with a concrete base and sport court coating to be used primarily for basketball. He offered that the court site would be 51 feet x 31 feet and would be for personal use only.

Mr. Charles Baldanza was sworn in. Mr. Baldanza presented his educational and professional background and was accepted as an expert by the Board. Mr. Baldanza presented Exhibit 1 depicting an aerial view of the neighborhood and of the subject property which is a single family residential lot containing a house, cabana and a pool. He stated that the property is 30,129 square feet and surrounded by single family residences with similar lot sizes within the R1 zone. He added that the property slopes from the southern property line to the north and the nearest cross street is Hamilton Drive East. Mr. Baldanza described the proposed 1,589 square foot sports court to be installed at the easterly end of the property. He noted that the dimensions of the sports court are 31 feet x 51.25 feet which would be located 15 feet from the nearest property line. He added that the proposed area for the court placement is currently grass and slopes toward the north. He stated that the court would be constructed of a concrete slab covered with plastic tiles. He explained the proposed perimeter drain around the edge of the court which would be tied into a drainage system. He further explained that they are proposing a small, two (2) foot retaining wall to provide a level surface. Mr. Baldanza added that they would also re-grade the northern side of the court to achieve a flat surface. He reviewed the Borough Code Chapter 53, Section 5a3 which requires dry wells or seepage pits for new sports courts designed to retain a minimum of 250 cubic feet of storage volume for every 1,000 square feet of surface. He confirmed that lot coverage is strictly regulated due to the adverse effects of stormwater runoff reduced by rainfall hitting impervious surface. Mr. Baldanza stated that because of this, he recommended that the Applicant provide more than the required drainage to mitigate the impact from this additional runoff. He explained that the proposed plan would provide twice the storage capacity than required. Mr. Baldanza presented the drainage plan which he indicated includes a redesigned stormwater system to

mitigate the proposed increase in impervious surface. He stated that new drainage pipes and seepage pits were designed to both collect the overflow runoff from the adjoining properties and to direct the leaders from the cabana into the overflow system from the seepage pits to the sports court. He explained that he designed double-capacity seepage pits and added an overflow pipe that would connect to the inlet on Beachmont Terrace. Mr. Baldanza verified that the original plans were reviewed by Mr. Ferriero and that all comments and suggestions were addressed and incorporated into the revised plans now before the Board.

Mr. Baldanza added that the R-1 zone allows for 30% lot coverage. He noted that the property is currently at 41% coverage which would be increased to 47.1% coverage with the installation of the sports court.

Mr. Baldanza stated that the proposed plans would offer an overall improvement to the current drainage as follows:

1. Currently there is uncontrolled stormwater flow from the court area, which is grass and mulch, which flows onto the adjacent lots. He explained that the new design would capture the water in drains and flow into the seepage pit to be recharged.
2. The new design would capture water flowing from the neighboring properties into inlets along the subject property. He stated that it would provide a great benefit to the drainage upstream and downstream.

Mr. Coluzzi asked the Board if they had any questions for Mr. Baldanza. Chairman Roth asked Mr. Baldanza to share the response from Mr. Ferreiro to item #2 on correspondence dated May 24, 2021. Mr. Baldanza referred to two trees that would have to be removed due to the grading and wall installation plan. He explained that the proposal includes replacing the trees.

Chairman Roth asked if there are any new plantings on the proposed plan. Mr. Baldanza stated that at this time, the proposal only includes replacement of the trees that need to be removed.

Mr. Ferriero stated his assumption that the trees will be replaced with a similar species but not similar size. Mr. Baldanza confirmed this and stated that it would be difficult to replace a tree of the same size to start. Mr. Ferriero agreed that it would be impractical to replace the same size trees but noted that the evergreen trees should be 6' to 8' tall at planting. Mr.

Sceppaguercio noted that larger trees would absorb some of the noise that would be coming from the sports court. Mr. Baldanza indicated that his client would be willing to plant two (2) trees to replace each tree that would be removed. Mr. Wangner inquired about lighting on the sports court. Mr. Baldanza stated that there are no lights proposed on the plan and noted that they would comply with any regulations. Mr. Wangner asked Mr. Ferriero to confirm if there is an ordinance for lighting on sports courts. Mrs. Jenkins asked if the wall is figured into the impervious coverage calculations. Mr. Baldanza confirmed it was.

Mr. Coluzzi noted that the court would be used exclusively for personal use and he noted that Mr. Smith is aware of the need to comply with Borough ordinances governing noise and lighting. Mr. Ferriero confirmed that Borough ordinance does not mention sports courts but as it relates to tennis courts, the installation or use of artificial lighting for the purpose of illuminating the court for play during non-daylight hours is prohibited.

Mr. Stephen Smith, owner at 50 Beachmont Terrace was sworn in. Mr. Smith thanked the Board for their time and consideration regarding this important matter. He stated that the lighting is not an issue and he noted that he does not want to disturb his neighbors. He explained that being in the public eye, he lives a relatively quiet life when he is at home. He noted that privacy is challenging and because of this, he has a home gym and would like a basketball court to play in private. Mr. Smith communicated his understanding that all rules and regulations must be followed with respect to the court and noted he has no plans to use the court at night.

Chairman Roth announced that questions from the public would be held until all the testimony is completed.

Mr. Baldanza stated that his planning testimony would demonstrate that a C2 Bulk Variance may be granted pursuant to NJSA 40:55 C2 for impervious coverage. He stated that there is one bulk variance required for this project for maximum lot coverage of 47.1%. He explained that the MLUL provides that the Board may grant a variance to allow a departure of regulations when a specific piece of property, the purposes of the act would be advanced by a deviation from the zoning ordinance requirements where the benefits of the deviation would substantially outweigh any detriments. Mr. Baldanza stated that 5 criteria must be shown with the Application:

1. It relates to a specific piece of property.
2. The purposes of the MLUL would be advanced by a deviation in the zoning ordinance requirement.
3. The variance can be granted without substantial detriment to the public good.
4. The benefits of the deviation would substantially outweigh any detriment.
5. The variance would not substantially impair the intent and purpose of the zone plan and zoning ordinance.

He noted that the maximum lot coverage from 30% to 47.1% will only rise about 5.2% from the existing 41.9% which he added can be considered minimal in view of the mitigating effects of the proposed drainage system. Mr. Baldanza explained each of the five (5) criteria as it relates to the Application. He stated that for the reasons expressed in his testimony and in his professional planning opinion, the benefits of the one bulk variance for maximum impervious/lot coverage will outweigh any possible detriments.

Mr. Coluzzi stated that the design of the project will make substantial improvement to what is currently there which in turn will have a positive impact on the community. Chairman Roth asked if approvals would be needed to connect to the Borough's stormwater system. Mr. Baldanza committed to obtain any permits necessary but added that the majority of water connecting to the Borough's system will be water that currently flows in that direction. He noted they are collecting water to prevent further erosion. He stated that they will not be putting any undue stress on the municipal system. Mr. Ferriero stated that a road opening permit would be necessary because the work will be done in the right of way. He added that he would not require any additional calculations other than the stormwater information that has been provided. Mr. Wangner asked if there are any existing seepage pits on the property. Mr. Ferriero stated that he is not aware of any. Mr. Baldanza stated that there are no seepage pits visible or shown on the survey. Mr. Wangner questioned how the runoff was handled due to the high existing lot coverage. Mr. Ferriero stated that he reviewed aerial photos of the property and concluded that the pool and patio have existed before the ordinance limiting the 30% lot coverage was adopted by the Borough. Mr. Coluzzi confirmed to Mrs. Jenkins that the 15 feet from the sports court to the side yard is in compliance.

Chairman Roth asked Mr. Baldanza if he would remain engaged with Mr. Smith and the contractor while the work is being performed. Mr. Baldanza and Mr. Smith both stated that they agree to comply to this if it is required. Chairman Roth explained that if the approval is granted, the contractor cannot start work until the permits are in place and all the rules regulations of the Borough are followed.

Mr. Curcio referenced comment #1 on Mr. Ferriero's letter dated May 24, 2021 and asked if the dry wells account for the 1,589 square feet of additional lot coverage. Mr. Baldanza explained the proposed drainage plan including the seepage pits and overflow system to the Board. Mr. Ferriero asked how many cubic feet of storage will be provided. Mr. Baldanza stated that there is enough storage capacity for a 3,200 square foot sports court. Mr. Ferriero explained that

there would be un-stored runoff from 11,000 square feet vs. 9,000 square inferred from Mr. Curcio's comment. Mr. Baldanza stated that the runoff would be worse without building the court.

Mr. Salan asked where the replacement trees would be planted. Mr. Baldanza stated that the trees can be planted along the eastern property line.

Mr. Smith thanked everyone and left the meeting at 9:00pm.

Mr. Sceppaguercio stated his concern for noise and asked how far away the neighboring homes are from the proposed court. Mr. Coluzzi referred to the aerial photos and stated that there is sufficient space between the proposed court and the neighboring homes. Chairman Roth inquired about the proposed plastic covering installation over the court's concrete slab and questioned if that would reduce sound. Mr. Coluzzi stated that the court installation professional designs sports courts to mitigate and absorb sound through tiles instead of just concrete. Mr. Sceppaguercio asked if Mr. Smith would be willing to plant mature trees to absorb the sound. Mr. Coluzzi stated that they would add four (4) trees to fill in the area and add privacy. Mr. Spindler acknowledged that his concern for noise issues was adequately addressed.

There were no more questions and comments from the Board. Chairman Roth opened the meeting to the public for any questions or comments.

Mr. Mark Feldstein from 31 Stepping Ridge came forward. Mr. Feldstein asked Mr. Ferriero if the overflow would drain onto Grandview Avenue and Fairfield Road. Mr. Ferriero stated that surface runoff from that rear yard drains down along the property line and goes to the same inlet in the street. He explained that there will be a reduction in the water flow as the proposed plan provides double the capacity for storage required for the proposed amount of impervious surface.

Mr. Wong from 48 Beachmont Terrace came forward. Mr. Wong had questions regarding the silt fences and how the seepage pits store water. Mr. Baldanza referred to the grading and drainage plan and provided an explanation on the silt fences and how water is stored in the concrete cylinder seepage pits.

Ms. Ellen Sciviac from 56 Hamilton Drive East came forward. She stated that the rear of her property faces Mr. Smith's backyard requested clarification on which trees will be removed. Mr. Baldanza referred to the plan and provided an explanation on which trees will be removed. Mr. Baldanza confirmed to Mr. Salan that they will be replacing the two (2) trees that will be removed and adding two (2) more trees to the property line.

Mr. Wong from 48 Beachmont Terrace asked for the anticipated duration of the project. Mr. Coluzzi stated that a contractor had not been retained yet, therefore an anticipated time for the project is not set. He noted that Mr. Smith will be hiring a professional sport court company to install the project and the goal is to complete this process as timely as possible.

There were no more questions or comments from the public therefore Chairman Roth closed the meeting to public comment.

Mr. Ferriero added his suggestions if the Board were to grant approval for this Application:

1. Modify the plans to show the location of the four (4) proposed trees and obtain Board approval of those drawings.

2. A lot grading/stormwater permit needs to be obtained from the construction department as well as a road opening permit.

He noted that these all need to be in place before the project can begin.

Mr. Coluzzi stated that they intend to fully comply with all the regulations to make this project successful and will assume the risk to start the project as quickly as possible.

Mr. Salan made a motion to accept the Application as submitted with the following conditions:

1. Four (4) trees are to be added along the property line of Lot 12.
2. A stormwater permit is to be obtained.
3. A road opening permit is to be obtained.
4. Mr. Baldanza will be retained to work with the contractor for installation of the court.

Mr. Coluzzi asked that the contingency be reviewed to ensuring that an engineer retained without being specific to whom. He also mentioned the signature line for the Board members on the revised plans.

Mr. Ferriero stated that he would remain involved throughout the construction process and will perform the necessary inspections. Mr. Ferriero noted that he would consider the Applicant's request to proceed with construction before the adoption of the variance resolution. Mr. Ferriero noted that revised plans must be submitted, meeting all stipulations detailed by the Board, prior to the start of construction starts. Mr. Coluzzi stated that they will make the amendments to the plan and assume the risk during that process.

Mr. Salan amended his motion to state that another qualified engineer will be retained during construction if Mr. Baldanza's services are unavailable. Mr. Salan also added that the trees being planted will have a 2 ½' trunk and be 6' to 8' in height on Mr. Curcio's suggestion.

The motion was seconded by Mr. Curcio. Said motion was passed with seven affirmative votes by Mr. Salan, Mr. Curcio, Mrs. Jenkins, Mr. Sceppaguercio, Mr. Wangner, Mr. Spindler, and Chairman Roth.

NJRE Development, LLC – 1 Fairfield Road, Block 2200, Lot 4

Chairman Roth stated that the Application for a density variance was adjourned from the May 19th meeting. He stated that Board members should not feel compelled to grant a use variance to an Applicant. He stated that the variance can be granted if the Board, on the basis of the evidence, feels that public interest would be best served by permitting the proposed use.

Ms. Kara Kaczynski from McNally, Yaros, Kaczynski & Lime, LLC., attorney for the Applicant came forward. She stated that she grew up nearby and has familiarity with the area. She explained that she is a member of NJRE Development, LLC as is her law firm partner who also practices in real estate and land use law. She noted that the Applicant's architect completed the three-unit multifamily developed located between the subject property and the Mavis business on Fairfield Road. Ms. Kaczynski stated that she is familiar with the conditions of the area and the potential impacts of this project. She explained that the project involves the removal of a dilapidated, industrial building that was built in 1961 and is therefore outdated and underutilized. Ms. Kaczynski stated that the Applicant proposes to construct 30 rental dwelling units which will be age-restricted as 55+ and will include parking. She explained that the units would include one (1) and two (2) bedrooms, averaging between 875 square feet and 1500 square feet which will be solidified in the design phase. She added that the project will decrease the existing impervious coverage on the property and increase landscaping. Ms. Kaczynski offered that the property will be rejuvenated and modernized. She explained that the property is unique as it is located on the southwest border of North Caldwell and is set

within 200 feet of the townships of Little Falls and Fairfield and is in close proximity to the Township of Wayne. She noted that the property has two front yards which she noted will be discussed further in their later testimony.

Ms. Kaczynski explained that the property is located within the Industrial Park zone as well as within the Fairfield Road Overlay zone. She added that the overlay zone was established in 2019 and codified in Section 107-28.2 of the Borough Code specifically to create an opportunity for the construction of low and moderate income housing in what the Borough deemed as a suitable portion for this use. She explained that multi-family apartments are permitted in that zone so they do not seek a D1 Variance but rather a D5 Variance for density due to the number of units being requested. Ms. Kaczynski stated that the project would accommodate the 15 percent affordable housing set aside as dictated by Borough code. She translated the quantity to five (5) affordable housing units based on the 30 unit proposal. She explained that since the project is age restricted, the bedroom mix required by the code does not apply. She added that the Applicant will ensure that the units are identified at the time of the site plan application and dispersed appropriately within the building. Ms. Kaczynski added that the Borough would get a rental bonus credit of 1.33 for every one unit as outlined in the 2019 Fair Share Housing Plan due to the age-restricted rental. She noted that the five (5) units would be realized as credit for seven (7) units. She stated that the Applicant will comply with all the affordable housing requirements of the code relative to the overlay zone.

Ms. Kaczynski briefly described the relief requested. She referred to Municipal Land Use Law which provides for bifurcated applications by which variance requests could be determined at the outset of an application and then followed by site plan proposals. She requested that the Board address the variance(s) of this Application first and then, if granted, the Applicant would prepare detailed engineering and architectural plans including ordinance requirements and advice from the Board's professionals. Ms. Kaczynski noted that the Zoning Board would retain jurisdiction over the Application through and including the site plan phase to see the project from beginning to end. She noted a number of environmental conditions associated with the Application which, without development, would continue to impact the property and the surrounding area. She noted that the specific conditions would be tabled until the density variance is approved. She confirmed that if the density is approved, the Applicant would obtain all necessary approvals from outside agencies, as well as approvals from the Board and would comply with the Borough code. Ms. Kaczynski added that the Applicant believes that this is a worthwhile project for the Borough, as well as feasible once they proceed through the design phase and receive the additional input of the Board's professionals.

Ms. Kaczynski referenced the Applicant's witnesses that would provide testimony including:

1. Engineer, Edwin Caballero
2. Planner, John McDonough
3. Architect, Gerry Novak (if necessary)

She communicated that a list of exhibits was provided to the Board Secretary to utilize during the hearing.

Chairman Roth noted that no new testimony will be heard after 10:00pm this evening. Mr. Wangner asked for clarification regarding the minimum affirmative votes required for a D5 Variance. Ms. Thompson stated that five (5) votes are needed for approval.

Ms. Kaczynski called Mr. Caballero to come forward. Mr. Edwin Caballero from 53 Frontage Road in Hampton, NJ was sworn in. He presented his credentials and the Board accepted him as an expert witness.

Mr. Caballero stated that he was engaged by the Applicant to prepare a concept plan and has been involved with the project since its inception. He referred to the concept plan dated December 21, 2020 with the last revision in January 2021 prepared by Colliers Engineering and Design. He discussed the boundaries associated with the property and explained that a density variance is sought for the project. He stated that the project is located in the Fairfield Road overlay district in which multi-family housing is a permitted use. Mr. Caballero stated that the parcel is 1.133 acres on which sits a one (1) story commercial masonry building with a footprint of 13,384 square feet. He confirmed that the commercial building would be removed along with the perimeter pavements. He presented the environmental constraints on site which include an existing ditch located on the easterly side yard setback as well as on the southerly front yard setback to Stepping Ridge Road. He explained that the ditch has a flood hazard area contained within and a riparian buffer set from the top of bank which drains to the Passaic River just north of the property. He added that these conditions were considered in the proposed design in a way that would allow it to function successfully.

Mr. Caballero stated that the Applicant is proposing a three (3) story, age 55+ apartment building with a total of 30 units over a parking garage. He explained that building would consist of 18 one-bedroom units and 12 two-bedroom units. He added that a grading plan will be included in future site plan application if the density variance is approved. Ms. Kaczynski confirmed that the site plan and engineering drawings would be included in a future site plan application. She communicated that the grading plan would not affect the layout of the proposed building. Mr. Caballero confirmed that the Borough's ordinance would be adhered to in the proposed site plan. He stated that the maximum density per the Borough overlay ordinance is ten (10) units per acre, where the Applicant proposes 30 units. He noted that the proposed plan decreases the existing impervious coverage, improves site access and circulation and provides more than the required number of parking spaces. He described the proposal of 61 parking spaces for the 30 units, where 57 spaces are required, which equates to 1.8 spaces for a one (1) bedroom, and two (2) spaces for the two (2) bedroom units. Mr. Caballero explained that 33 spaces would be located on the ground floor under the building and 28 spaces would be located on the surface. He noted that they will provide five (5) handicapped spaces where three (3) would be located under the building and two (2) at the building entrance. Ms. Kaczynski clarified that no ground floor units currently proposed. Mr. Caballero explained that access to the apartments would be from Fairfield Road, a County road with a 50 foot right of way. He added that the parking lots will have a 24-foot access drive with nine (9) foot by 18-foot parking spaces.

Mr. Caballero explained that the project is not considered to be a major development under Department of Environmental Protection standards as the proposal would create less than one-acre of disturbance and not more than a ¼-acre of impervious coverage. He noted that they will be actually reducing the impervious coverage on the site by 0.28 acres. Mr. Caballero continued and added that they will be removing the existing pavement along the riparian zone within the ditch located on the east side of the building. He explained that the proposed project will reduce the rate of runoff from the site and will adhere to stormwater regulations for the Department of Environmental Protection as well as the Borough. Mr. Caballero referred to Mr. Ferriero's review letter describing a portion of the site within the 100-year flood plain elevation of the Passaic River. He confirmed that the proposed elevation of the first floor is higher than the 100-year flood plain elevation. He described the proposed removal of pavement along the east side to be replaced with grass. He stated that a landscaping plan would be submitted with a site plan proposal and would include evergreen landscaping between the site and commercial neighboring properties to the west. He added that the proposed lighting would face inward and comply with Borough Ordinance requirements. He noted that sewer and water utilities exist on site and telephone, electric, cable, and gas provided are available for connection along Fairfield Road.

Mr. Caballero offered that the maximum density is ten (10) dwelling units per acre which translates to 11.33 for the site. He confirmed that the Applicant is proposing a total of 30 units per acre. He stated that the maximum building height allowed is 35 feet which would later be confirmed during site plan preparation. He noted that the grading plan would also be included in the site plan submission. He reviewed the side and front yard setbacks and stated that the maximum impervious coverage allowed by the ordinance is 25%, where 26.7% is existing and 31.59% is proposed. He noted that overall lot coverage would be reduced by providing parking underneath the building. Ms. Kaczynski noted that the existing building impacts lot coverage more than the proposed plan. Mr. Caballero reviewed the proposal for 61 parking spaces where 57 spaces are required and noted compliance with the 10-foot minimum parking distance from the building. He stated that a variance is sought for parking in the front-yard where there is a dual front-yard setback requirement along Fairfield Road and Stepping Ridge. He explained the minimum buffer requirement and noted that the parking stall sizes are in accordance with RSIS requirements. Ms. Kaczynski stated that the Applicant will apply for and obtain any and all other approvals necessary from the Board or outside agencies.

Chairman Roth asked Mr. Ferriero if he had any comments or questions for Mr. Caballero. Mr. Ferriero stated that he would like to further review correspondence received from Ms. Kaczynski earlier that day to address questions and comments.

Chairman Roth stated that due to timing constraints, the Board would adjourn the meeting and he welcomed Ms. Kaczynski and her experts to the next meeting on July 21st. Ms. Kaczynski noted that her planner is unavailable on the 21st and requested a special meeting between now and then. Ms. Thompson explained that no notice would be required if the meeting is adjourned to the meeting date of July 21st. Ms. Kaczynski stated that she would prefer not to re-notice, therefore, after discussion, she confirmed that her planner would attend the meeting on July 21st. Ms. Thompson offered that traffic would likely be a consideration for the next meeting. She noted that next regularly scheduled meeting on July 21st at 8:00pm would be held virtually. He confirmed that no further notice would be required of the Applicant. Ms. Thompson confirmed that meeting participation instructions would be made available on the agenda. Ms. Kaczynski asked if the Board has a separate traffic engineer. Ms. Thompson communicated that the Board does not have a traffic engineer.

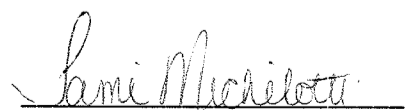
Mr. Dave Bergamotto from 10 Drew Court in Stepping Ridge asked if the renderings and site plans are available for the public to view. Ms. Thompson stated that anything that was submitted by the Applicant is available for public view at Borough Hall.

APPROVAL OF MINUTES

Mr. Salan made a motion to accept the minutes of the Board Meeting of May 19, 2021. The motion was seconded by Mr. Curcio. Said motion was passed with five affirmative votes by Mr. Salan, Mr. Curcio, Mrs. Jenkins, Mr. Sceppaguercio, and Chairman Roth. Mr. Wangner and Mr. Spindler abstained.

There being no further matters to come before the Board, Mrs. Jenkins made a motion to adjourn the meeting, seconded by Mr. Salan. Said motion passed unanimously. The meeting was adjourned at 10:36p.m

Respectfully Submitted,



Tami Michelotti

Zoning Board Secretary