

**MINUTES OF THE MAY 22, 2018 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the May 22, 2018 Regular Meeting of the Zoning Board of Adjustment of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

Frank Russo read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

The following members were present Mr. Abate, Mr. Michael Coss, Mr. Willie Hunt, Ms. Cindy McNamara, Mr. Frank Russo, Mr. Michael Simone, Ms. Maureen Bernstock, and Mr. Adam Kent.

Mr. Rich Singer and Mr. Peter Roos was excused.

Ms. Mary Curran was absent.

Also present were Andrew Brewer, Board of Adjustment Attorney, Brinda Kostro, Secretary and Saarah Okuyan, Secretary.

MINUTES:

Regular Meeting Minutes dated April 24, 2018. Motion moved by Ms. McNamara, seconded by Mr. Simone. **All eligible voted in favor.**

CORRESPONDENCE:

APPLICATIONS:

1. BOA 18-02
Al-Iman Center, INC.
Re: 21 Passaic Ave.

Application Number BOA 18-03 Al-Iman Center steps forward. Mr. Brewer begins to summarize the application. He states they are seeking to move into the existing Synagogue structure and obtain a Certificate of Pre-existing Non-conforming Use. The applicant needs to demonstrate that the Synagogue's use was existing prior to the Ordinance that makes it non-conforming. Currently they are considered a conditional use. If they cannot demonstrate this then they will have to file for variances to permit the use according to Section D - 70D (non-conforming with a conditional use). Stuart Rieser the Attorney representing the Al-Iman Center steps forward and states his credentials. He then begins to summarize in his point of view the application. He states that they are looking to obtain a zoning certificate under NJSA 40:55D-68 for block 7400 lot 8 which is in an R-4 Zone (Residential). Currently the structure is being used as a Jewish Center and a House of Worship. He states that the property has 60 parking spaces and the structure has an educational component (classrooms). He states that the fire certificate

says that the capacity of the building is up to 400 persons. They are a non-profit organization and are tax exempted. He states that they would keep the sign the same exact dimensions but will change the name to identify them. Mr. Rieser then begins to present the Deeds to the building which is labeled Exhibit A: July 23, 1965, August 16, 1965 (when the temple opened) and August 17, 2012 (2 part owner with another Jewish Congregation located in Kinnelon). He then refers to the packet that the Board previously received dated May 17, 2018, in 1995 the structure became a conditional use. Mr. Rieser hands Mr. Brewer the Deeds. The applicant steps forward and is sworn in. He states that he is the Vice President of the corporation (Al-Iman Center). He states that the main office is in Astoria Queens. He begins to describe what occurs during the day at that location. It is a House of Worship and they pray at least 5 times a day according to the sun starting from 5 or 6AM to 8PM, they offer daycare and educational classes along with religious education. They host health care week and a blood drive. He states that there is someone always in the building and the teachers are licensed in New York. He states that if they were to be able to purchase this property nothing would really change. The only thing that they would change would be to remove the benches in the sanctuary being that they pray on carpet. He states that there are 11 classrooms in the building and includes that he would like to have a Nursery, a Pre-K class and hopefully in the future will have Elementary classes and all the teachers would get licensed in New Jersey. He states that he would keep the signage the same size and just change the name that is currently represented. He assure the Board that there will always be an Iman present at the center. He then refers to the drawing of the inside of the sanctuary that is labeled Exhibit A2. He states that the platform will remain and informs the Board what activities will be occurring and a Sunday school and some community activities. He states that he would like to have sports leagues that would include soccer, football and dance and will be opened for everyone to join. Someone from the Board asks how many people would be coming into this center. The applicant states that people would be coming from a 10 mile radius. He includes that they will be holding marriage ceremonies there as well. He insures the Board that the afterschool programs would be opened to everyone and that it will be free of charge. Someone on the Board asked what the busiest day would be. The applicant explains that they would be the busiest on the 2 main holidays which change days year after year. Mr. Kent asked if there are any other House of Worship in the area. The applicant states that there is one in Paterson, Hackensack and Wayne, but none in this area. Ms. Bernstock asks how people are called to prayer. The applicant states that it is according to the time and the sun. Mr. Russo asks if there will be any speakers on the outside of the building. The applicant states that there will not be speakers on the outside only on the inside. Mr. Simone asks the applicant if they will be worshipping inside of the building and the applicant stated that they will. Mr. Russo opens to the public for any questions. Mike Serra asks if they will be expecting people from mostly car or bus. The applicant states that they will be mostly coming by car or by foot if they live in the area. Mike Serra asked if there was going to be enough parking. The applicant replays that there will be. He adds that not everyone will be there every day for the 5 prays realistically there will probably be about 30-40 people that do, but on holidays it is almost certain that there will be quite a few people there. Mike Serra states that there will be no parking in the street because of the firehouse. The applicant assures that people that come to the center will be informed not to park in the street. Mike Serra asks what days the holidays were. The applicant states that the days are different every year. Beverly Berkawitz steps up and sworn in. She states that she is President of the center, but being

that the board is only taking questions right now she is asked to save her comment for when the comments are opened to the public. James Menary of 36 Bartholf Avenue asked if there will be outdoor activities like barbeques or picnics and if the sports will be in a field or park. The applicant states that there would be no outdoor activities and the sports would occur on a field. Al Earl of 16 Bartholf Avenue asks about the certificate of occupancy. The applicant states that the occupancy says the building can hold up to 400 persons. Mr. Earl asks if there would be 2 to a car and if there would be enough parking in house. The applicant states that most likely they will come 2 to a car and that there should be enough parking in house. Mr. Rieser states that since 1968 it has worked out with the Jewish Center. Mr. Earl asks if they would need help from the police with the parking. Mr. Brewer states that it's not up to this Board to decide. Mr. Earl asks if there will be any permanent or temporary residents. The applicant states that he does not know, but he will find out. Being that there are no more questions the public session is closed. Beverly Berkawitz steps forward once more and being that she was already sworn in she is asked to introduce her background. She states that she has been the President for about 4 years and joined the Synagogue 9 years after it was constructed. She states that they have Hebrew school 3 days a week twice a day between 4-5PM and 5-6PM. She states that they have service on Saturdays and Sunday school and includes that the 11 classrooms are downstairs of the center. A member of the board asks about how many members would attend. Ms. Berkawitz stated that at its height there could be about 250 families and about 20-25 students per class. She also adds that they did not have a problem with parking and they worked with the Fire Department and parked on the street while making sure they did not block anyone's driveway. She adds that said the church across the street did the same thing being that they do not have any parking spaces of their own. She stated that they are in contract with the Al-Iman Center and waiting for this to get approved so that they can sell them the property. She includes that they were running out of time and similar to the Islamic holidays the Jewish holidays vary as well. She stated that they had an after school program and catering programs. Mr. Russo opens to the public for any questions. Kristin Russell of Maser Consulting asks what year the building was constructed and if it was working consistently. Mr. Rieser stated that it was constructed in 1968 and that it was consistent. Mr. Russo asks if the Rabi resided at the temple. Ms. Berkawitz stated that he did not. Being that there were no other questions the public session was closed. Mr. Rieser made his closing statement summarizing the application once more. Ms. Russell stated that in order to preserve the Pre-existing Non-conforming burden of the application the building must have been in operation as its use continuously since the start date (1968) and if the use was permitted during that time which that there is no evidence to that. Mr. Rieser stated that, that was not accurate and that they have established the use from property. Ms. Russell stated that the Deeds do not show the use it shows the owner. Mr. Brewer read from the COX book under Section 68. Currently this property is non-conforming. Mr. Brewer asked what the Ordinance was that made it non-conforming and was there a prior one. He then discusses the burden of proof. Mr. Rieser stated that it was R-4 Zone since 1995 and they have had Certificate of Occupancy each year. He stated that they have Certificates that the Temple ran on which were included in the packet along with the Fire Certificates. Mr. Russo asked if they had filed an OPRA Request and he stated that they did not. Mr. Brewer states that there is enough testimony to show that it has been operating since 1980 and has been there for 30 years, but has it been operating lawfully when it was constructed and the burden of proof is on the applicant. He states that the question is if they were anything prior to that. Mr.

Rieser states that it has been in the R-4 Zone since the 70's and that they have proven the use. Mr. Russo asks Mr. Rieser through what instrument has he done so. Mr. Rieser stated through testimony. Mr. Russo states that the witness, Ms. Berkawitz, testified that she was a member for 38 years, but before she was. Mr. Rieser states that they have meet their burden. Mr. Simone then asks if the question is that the Jewish Center existed legally from its inception in 1968 until 1995. Ms. Russell clarifies and states that when the building was constructed was it a permitted use by Zoning. She proceeds to read a section in the COX book. Mr. Simone states that someone needs to say that the Jewish Center existed lawfully from its inspections in 1995. Ms. Russell states that someone needs to say that in 1968 when it was built was a House of Worship permitted. Mr. Simone asks what is proof of that would be. Ms. Russell states that another verse of the municipal codes. Mr. Simone asks her how she didn't see that in any of the codes. She states that she wouldn't have them. Mr. Simone then states that someone needs to look at the previous Ordinances between 1995-1968. He asks if that means that if any religious institution in the Borough that existed before 1995, one that goes back to the 1800's could be unlawful. He states that he is trying to understand the concept and continues with saying that if that property all of a sudden wanted to sell that to another religious organization would they have to prove that up to the 1880's or just up to 1994 to the end of the year. Mr. Brewer states that they would have to prove that they were legal at the time of the ordinance which made it non-conforming. Mr. Brewer cites the COX book which is on land use and states that it goes into detail about how it is non-conforming. Then states that if the Board could accept proof of Certificate of Occupancy or other document from the Borough of Pompton Lakes in 1968 than they wouldn't have to see the Ordinance in effect in 1968. Mr. Brewer states that they would have to be satisfied that at the time period it was constructed and the use was legal, then proof could be from a variety of things. Mr. Simone asks if a variance issues or construction permit would be a better way from 1995 or permit up date from 1995, would that be adequate or not. Mr. Brewer states that the Board can accept that as proof that it was legal prior to the conditional use put in place in 1995. Mr. Brewer states that there has been testimony that it operated, but he does not know if there was proof that Pompton Lakes viewed it as legal. Mr. Russo asks about the Deed that identifies the Jewish Center of Pompton Lakes a religious corporation of New Jersey would be sufficient. Mr. Brewer states that the Deed only shows the ownership not the use in 1965 it indicates that the use started and in 1965 it shows when it was constructed. Mr. Rieser states that there was a third Deed included in the packet dated 2012 and they have the Fire Certificates which is part of the application. He states that they have testimony that it operated continuously. Mr. Russo stated that he was disappointed that an OPRA request wasn't made asking for copies of any prior approvals. He states that if that had been done as is customary and the response no records existed it would have been beneficial to any decisions that would be made. Mr. Rieser states that no taxes have been paid on this property, it is a non-profit House of Worship. He states that they are allowed to take notice of common facts part of which is why they make the application to a Zoning Board because they have localized knowledge to the facts that they hear. Mr. Brewer states that everyone that sits on the Board knows that the Jewish Temple has been operating continuously at this site and has done so without Fines or Ordinance adoption or tickets. He states that they would like to have the use confirmed in the Zoning Certificate and states that it is not a difficult decision once they make proof which they have been and should be sufficient. Mr. Russo states that the decision is up to the Board. Mr. Rieser asks that they exercise their discretion and their

localized knowledge and their common sense to do what is right and approve the application. Mr. Russo confesses that he doesn't know what happened in 1968. Mr. Rieser states that the Vice President of the center has shown him a copy of the tax map that shows the property is exempt. He states that this property would only be exempt if it was a religious use, that tax assessors have accepted it as being a religious use. He states that this is the kind of evidence that is in the municipal records and can be accepted by the Board. Mr. Russo asks Mr. Brewer if fraternal organizations are also tax exempt. Mr. Brewer states that there are a variety of organizations that are tax exempt. David Helmen steps forward and is sworn in. Mr. Rieser asks Mr. Helmen what his connection is to the Synagogue in Pompton Lakes. Mr. Helmen states that he is the Vice President of the Jewish Congregation in Kinnelon, which is also part owner of property 21 Passaic Avenue. Mr. Rieser asks if he is willing to address what he has shown him on his phone, which is a copy of the tax map. Mr. Russo states that he doesn't know if they can accept something on an electronic device for evidence because it is not an exhibit and he doesn't know how they could keep a record of it. Mr. Brewer states that the rule of evidence will not allow but they are not bound by the rules of evidence, but they can bind themselves by the rules of evidence if they don't believe that the evidence is sufficiently trustworthy in that they don't know the date of the preparer assigned, but can still listen to the testimony in regards to it. Mr. Russo asks Mr. Serra if the tax maps are readily available in Borough Hall. Mr. Serra states that they are available in the tax office but they are not opened. Mr. Helman states that he can testify that he downloaded a copy of the tax map from the appraisal that the Temple had from the property before they acquired it and if it was made by a licensed appraisal company. He states that they have been operating the Temple since they purchased the property in August 17, 2012. He states that they have operated as a separate Synagogue within the property, they are a reform Synagogue and Congregation by Shalom's. Mr. Brewer states that the municipal manuscript requires you to demonstrate that it was legal at the time of construction because sometimes things are illegal and they just go forward because of institutional inertia and things are just allowed to stay there because it's a great Synagogue. He states that sometimes they're illegal but that's why the municipal manuscript requires you to demonstrate that it was because if it was illegal and it's still in place you can't get grandfathered. He states that it is the only reason why it would be required. He states that there is evidence that it has operated as a Synagogue from 1968 forward and with some educational component and a lot of other associated uses. He states the hurdle which is they think what is specifically required is a demonstration that it was legal and there was an idea that it wasn't. Mr. Rieser states that he doesn't disagree he just suggests that the evidence put forward enables them in a reasonable fashion to come to the conclusion that such a use was permitted, that the building was constructed and that the Fire Department has issued certifications for it. He states that the example that Commissioner Simone gave is really right on point, that if there is a church in the 1890's it's not built to the construction code today and it might not have been built in any reasonable way and it's been there for 100 years. He states that Certificate of Occupancy have been issued to that church and if that church sold to a Jewish Temple or some other religious use he would suggest that if they denied that certificate because there was inadequate parking or some other reason that didn't comply to the conditional use then that would be an arbitrary facetious determination by the board. He stated that he thinks that the Board has an obligation based on the testimony which is consisting with their own localized knowledge to approve the application and to require the applicant to go and search and to come before the Board and show them

another Certificate of Occupancy or certificate from the Fire Department from 1968 forward. He continues to state that if they were not in the Borough record because they don't have them and they would have and somehow haven't been able to prove that use and they shouldn't get the approval then that wouldn't be fair. He states that he thinks they have presented sufficient evidence and he asks the Board to exercise their discretion and responsibility and vote in favor of the application. Mr. Russo states that he would like to poll the Board before they vote and then asks Mr. Brewer if that would be appropriate. Mr. Brewer states that it would not be inappropriate and that it has been done from time to time and adds that they might want to. Mr. Russo asks the Board if they think that they have sufficient information, local and presented in order to come to an informed decision to whether the facilities at 21 Passaic Avenue lawfully existed when they were constructed. He then asks if any of the members have reservations. Mr. Abate states that it seems similar to the 3 family never really permitted even though it was used that way it was never made legal. He states that he is not implying that it is an illegal usage but he doesn't know if the assess records are proof of legal usage because the assessor's legal records are from property assessors and are sometimes out of our town. Mr. Hunt states that he believes that there is not enough proof. Mr. Simone states his concerns, and that there is a small piece missing that defies the logic and because it is a legal piece that means it has to be addressed. He then asks if it would be appropriate if they request the applicant to return next month with the required proof or to vote on the application depending on how the Board feels provided that the information is furnished to the Planner and Attorney within the next number of days. Mr. Brewer states that the determination would be sufficiency of the facts and that's not something they are willing to do. He states that they can talk about what they are going to build, but sufficiency of the facts has nothing to do with the Board. Mr. Simone states that the possibility would be that they would have to come back with the proof. Mr. Russo states that he is disappointed in that the requests were not made for copies of prior use. He states that he thinks that if the OPRA had been submitted and answered then provided to the Board then it would cement at least his own opinion to the non-conforming use. Mr. Rieser asks if the approved request was made and if it comes back that the Borough does not have any records would he be disappointed then. Mr. Russo states that he wouldn't, but at least the effort was made to provide the Board with sufficient information. Mr. Rieser states that they have the professional there as well. Mr. Russo states that the professional did not live here in 1968 and cannot attest to whether the building was legal when it was constructed nor can they say that in 1969 there was a site plan. Mr. Rieser states that it is not just the structure it is the use or structure. Mr. Russo asks Mr. Rieser if he is implying that there was a use before there was a structure constructed. Mr. Rieser states that it is the use or structure and states that it doesn't say use and structure either one could have existed, that's what the statute says and they have that evidence before them. He then refers to the COX book. He states that it says that certificates certifying the use or structure existed. He goes on to say that he wants them to say that they don't have the evidence the use existed, that there was a Temple in 1968 from the evidence that was presented. Mr. Brewer clarifies that they all agree that the use existed, it has to be prior to the Ordinance. Mr. Rieser states most respectfully that he is miss reading the statute. He states that they are imposing upon the applicant a burden of proof that is not required by the statute. He then reads the statute, the issuant of the certificate certifying that the use or structure existed before the adoption of the ordinance which renders the use or structure non-conforming then continues to state not both uses. He adds that they have established

that and the Board has the ability to go after the approval, and for him to go back and prove that the structure was authorized is not what the statute says. Mr. Russo asks if he would agree to a 7 minute break. Mr. Rieser agrees. After returning from break Mr. Russo asks if any members of the public or Borough employees have anything they would like to offer in support or against the application for the pre-existing non-conforming application. Mr. Merrill the environmental officer steps forward and is sworn in. Mr. Brewer asks Mr. Merrill to describe the documents that he is going to be referring to. Mr. Merrill states that they are the original copy of an earlier version of the tax map that precedes the tax map that is enforced at this present moment. Mr. Russo asks what the original date of the tax map is. Mr. Merrill states that it was prepared by the Borough Engineer Robert Spinler November 1962. Mr. Russo asked what the most recent date was. Mr. Merrill states that the most recent February 1992 by Anthony Canger. Mr. Russo asks what page he is referring too. Mr. Merrill states that he is referring to Sheet 6 of the tax map. Mr. Russo asks what he is going to be presenting. Mr. Merrill states aside from the fact that the Synagogue is where it is today it was also in a prior location on the same street at the corner of Wanaque and Passaic. Mr. Russo asks if he knows this from local knowledge and Mr. Merrill states that he does. Mr. Russo clarifies and asks if he has deep roots in town and he states that he does. Mr. Brewer asks if there is anything on the map that can refer to Block 7400 Lot 8. Mr. Merrill states that there is and it says Synagogue exempted. Mr. Russo asks if any members have any questions in regards to evidence he has emitted. Mr. Simone asks what the date of the revision was. Mr. Merrill states that it was February 1992 By Anthony Canter. Mr. Russo asks if there is any more questions from the Board for Mr. Merrill based on the testimony and evidence he has offered. Being there is none he opens it to the public being there is no questions from the public the public session is closed. All member have a chance to look at the tax map. Mr. Russo referred to Mr. Brewer stating that he believes that members of the Board have had an ample opportunity to review the new evidence that was presented by Mr. Merrill. Mr. Brewer makes the closing statement stating that the Board might entertain a motion to approve and issue a Certificate of Pre-existing Non-Conforming Use for Block 7400 Lot 8 that it operates legally as a House of Worship with typical religious function, weekend and after school religious instruction, community activities associated with the House of Worship but does not include the use of the property as an elementary school or resident for any of the religious members. Mr. Russo asks for a motion and Mr. Simone replies and Mr. Hunt seconds.

Roll Call: Mr. Abate Yes, Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Russo Yes, Mr. Simone Yes, Ms. Bernstock Yes, Mr. Kent Yes.
All in Favor.

2. BOA 18-03
P.L. Senior Housing
74 Hunter Place

Application BOA 18-03 P.L. Senior Housing has been moved to the next meeting.

3. BOA 18-05
Scott Florio

48 Romain Avenue

Application BOA 18-05 Scott Florio of 48 Romain steps forward and is sworn in. Mr. Russo begins to introduce the application. He states that on March 19th, 2018 the Zoning Officer issued a denial citing the following deficiencies: rear yard setback is required to be 40 feet the proposed is 15 feet from the rear and the front yard setback required 30 feet and the proposed is 17 feet. Mr. Russo asks Mr. Florio if he is prepared to offer testimony to describe the odd shape of the lot or conversely that his proposal is a better alternative than what the Zoning Ordinance requires. Mr. Florio states that he is and begins his testimony. He states that the proposed areas that are in the application is the front porch to his house. He states that it is 5 X 22 and the rear deck is 10 X 20. He states he has an old rotting cement front stoop that he was going to redo and is redoing the side of his house and just redid his roof while plans on doing some upgrades to the property. He states that while he was planning to do all of the work he wanted a porch on his house and the way that his lot is it is narrow in the front and wide on both sides similar to a "U" shape. Mr. Russo asks how wide his lot, the depth of the lot. Mr. Florio states that it depends on the side that you look at the plans. Mr. Russo states that the lot looks like one side looks like 67.75 feet and then the other lot line looks like 96.11 feet. Mr. Florio states that the lot is not exactly square and in the proposed plans the front porch and back deck are closer in. The back deck is closer to the house than the back patio that is there, the front porch doesn't exceed the current stoop that is already there it just widens. Mr. Russo asks if any part of the structure conforms to the front or rear setbacks. Mr. Florio states that it does not. Mr. Russo stated that any proposed improvements that he wanted to do would violate the Ordinance requirements. Mr. Florio confirms this. Mr. Russo states that it appears the required setbacks are more than the lot. Mr. Florio confirms this. Mr. Russo states that the lot is definitely misshapen, then asks about the shed and if it was there with the house. Mr. Florio states that it was. Mr. Russo asks if there was any approval associated with the shed. Mr. Florio states that he doesn't believe there is. Mr. Russo asks if Mr. Florio would be opened to amending the application to seek any relief that would be required relative to the setbacks of an accessory structure on the lot. Mr. Florio states that he would. Mr. Russo asks about the gazebo and Mr. Florio states that like the shed it came with the house and was considering getting rid of it. Mr. Russo clarifies to agree to amend with formalizing the two current non-conforming structures on the lot and Mr. Florio confirms. Mr. Russo opens to the board then opens to the public. David Rowen of 5 Romain Avenue steps forward and is sworn in. Mr. Rowen states that Mr. Florio's lot is the weirdest shaped lot on their street and he has fixed up the property he's a Veteran and a great guy but the lot is all frontage and barely anything in the back. Mr. Russo asks Mr. Merrill if he has anything to add to the application. Mr. Merrill states that he does not have any environmental objections. Mr. Florio states that he also submitted building plans. Mr. Russo states that this lot is an odd shaped lot and there is nothing that he can really do that wouldn't require relief from the board. Mr. Russo asks for a motion to approve the application as amended for the front yard setback with relief of accessory structures. Ms. McNamara makes the motion and Mr. Coss seconds. The Board will be adopting a resolution for the application next meeting, but the applicant has the right to sign the waiver to start building at his own risk, which Mr. Florio signs.

Roll Call: Mr. Abate Yes, Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Russo Yes, Mr. Simone Yes, Ms. Bernstock Yes, Mr. Kent Yes.

All in Favor.

RESOLUTIONS:

1. BOA 18-04
Rubestello
171 Hamburg Tpk.

Resolution BOA 18-04 Paul Rubestello of 171 Hamburg Turnpike was voted on and passed with a motion from Mr. Hunt and seconded by Mr. Abate.

Roll Call: Mr. Abate Yes, Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Russo Yes, Mr. Simone Yes, Ms. Bernstock Yes, Mr. Kent Yes.
All in Favor.

NEW/UNFINISHED BUSINESS:

1. Open Space. Mr. Kent states that he was unable to go to the meeting, but Mayor Serra was able to go. Mayor Serra states that during the Open Space meeting they discussed the referendum to change the Open Space spending formula because it was set by the public and it was restrictive on what they are able to spend it on. He states that the money is doubling faster then they can spend it and that it was a very restrictive Ordinance put in place. Mr. Russo opened it to the public, but then closed after no comments or questions came forward.

PUBLIC DISCUSSION:

ADJOURNMENT:

Motion moved by Mr. Hunt and second by Mr. Simone for the adjournment of this meeting at 9:39 pm. **All voted in favor.**

Saarah Okuyan