

1 WEST LONG BRANCH ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING FOR:

TRANSCRIPT OF  
PROCEEDINGS

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5 THURSDAY, FEBRUARY 27, 2020

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9 BEFORE:

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SCOTT LAMARCA  
PAUL SANTORELLI  
ALEX LASALLE  
MARK ENGEL  
GREG MALFA

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18 ALSO PRESENT:

19 MICHAEL A. IRENE, JR., ESQ., Board Attorney  
20 ELIZABETH WATERBURY, P.E., Board Engineer  
CHRIS ANN DEGENARO, Recording Secretary

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LISA NORMAN, CCR  
15 Girard Avenue  
West Long Branch, New Jersey 07764  
732-229-5897

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1     A P P E A R A N C E S :

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## 1    E X H I B I T S

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3    EXHIBIT NO.                      DESCRIPTION                      PAGE NO.

4    A-1                      Survey by Charles Surmonte,                      9  
5                                      PLS dated July 5, 20196    A-2                      Residence Plan by                      9  
7                                      Mike Savarese R.A., consisting of  
8                                      four sheets dated October 24, 20199    A-3                      Revised Plan by Mr. Savarese                      9  
10                                      also four sheets, revised through  
11                                      February 24th 202012    A-4                      Rendering of proposed                      10  
13                                      dwelling

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1                   MR. SANTORELLI: This is the February  
2                   27th, 2020 West Long Branch Zoning Board of  
3                   Adjustment.

4                   Mr. Santorelli reads the Open Public  
5                   Meetings Act.

6                   Pledge of Allegiance.

7                   MR. SANTORELLI: Roll call?

8                   MS. DEGENARO: Paul Santorelli?

9                   MR. SANTORELLI: Here.

10                  MS. DEGENARO: Scott LaMarca?

11                  MR. LAMARCA: Here.

12                  MS. DEGENARO: Alex LaSalle?

13                  MR. LASALLE: Here.

14                  MS. DEGENARO: Greg Malfa?

15                  MR. MALFA: Here.

16                  MS. DEGENARO: Mark Engel?

17                  MR. ENGEL: Here.

18                  MR. SANTORELLI: We don't have the  
19                  Minutes for the 1/23 right now, right?

20                  MS. DEGENARO: Not this second.

21                  MR. SANTORELLI: We will do the Minutes  
22                  for the Special Meeting, February 18.

23                  MS. DEGENARO: Yes, I split them up.  
24                  That was the difference of the ones in your  
25                  packet.

1           MR. IRENE: Right. So let's do the  
2 regular session Meeting Minutes first. When you  
3 get to the closed session, if you're ready to a  
4 adopt them as written, you can take the motion  
5 and do that. If you want to discuss it, we have  
6 to go into closed session to discuss the closed  
7 session minutes. Let's do the regular Minutes.

8           MR. SANTORELLI: Do we have to read  
9 through?

10          MR. IRENE: Not as far as I am  
11 concerned, Mr. Chairman.

12          MR. SANTORELLI: No. That is what I  
13 thought. Alright. Any corrections or additions  
14 on Page 1? Not seeing any, any additions or  
15 corrections on the final page, Page 2? Would  
16 someone like to make a motion?

17          MR. ENGEL: I'll move it to approve as  
18 written.

19          MR. IRENE: It was moved by Mr. Engel.  
20 Is there a second?

21          MR. LAMARCA: I will second it.

22          MS. DEGENARO: Paul Santorelli?

23          MR. SANTORELLI: Yes.

24          MS. DEGENARO: Scott LaMarca?

25          MR. LAMARCA: Yes.

1 MS. DEGENARO: Alex LaSalle?

2 MR. LASALLE: Yes.

3 MS. DEGENARO: Greg Malfa?

4 MR. MALFA: Yes.

5 MS. DEGENARO: Mark Engel?

6 MR. ENGEL: Yes.

7 MR. IRENE: With regard to the closed  
8 session Minutes, why don't you take a look and  
9 then we can determine if anyone has any  
10 additions, problems or corrections. If not,  
11 somebody can make a motion to adopt those. If  
12 we need to go into closed session, we will go  
13 into closed session. We will do that at the  
14 end, so we don't hold up the Applicant.

15 MR. MALFA: I accept to move those  
16 Minutes as written.

17 MR. SANTORELLI: I will second.

18 MS. DEGENARO: Paul Santorelli?

19 MR. SANTORELLI: Yes.

20 MS. DEGENARO: Scott LaMarca?

21 MR. LAMARCA: Yes.

22 MS. DEGENARO: Alex LaSalle?

23 MR. LASALLE: Yes.

24 MS. DEGENARO: Greg Malfa?

25 MR. MALFA: Yes.

1 MS. DEGENARO: Mark Engel?

2 MR. ENGEL: Yes.

3 MR. IRENE: Mr. Chairman, we should  
4 probably welcome our new Board Engineer, Ms.  
5 Elizabeth Waterbury.

6 MS. WATERBURY: Thank you all very much.

7 MR. IRENE: We look forward to working  
8 with Libby. And we should also recognize that  
9 we have Councilman John Penta in the back of the  
10 room. Welcome, Councilman Penta. Former  
11 Chairman of the Zoning Board. He taught us  
12 well.

13 MR. PENTA: No. No. The other way.

14 MR. SANTORELLI: Should we start with  
15 the application for the Attardis?

16 MR. IRENE: I would, yeah. So, Mr.  
17 Chairman, the first matter on the Agenda tonight  
18 is the Attardi matter. I've checked the Notice  
19 materials and they appear be to in order. Does  
20 anyone have any questions, issues or questions  
21 on the Notice materials on the Attardi matter?  
22 Let the record reflect no response. The Board  
23 has jurisdiction to hear and consider the  
24 matter. We are passing out the exhibits, Mr.  
25 Savarese?



1                   MR. SAVARESE: Yes. A-1 is an updated  
2 set of plans per T&M's review.

3                   MR. IRENE: Okay.

4                   MR. SAVARESE: This addresses the  
5 garage.

6                   MR. IRENE: Do you have copies? Okay.  
7 Great. If you would, please, after you hand  
8 them out, if you would leave one with Chris Ann,  
9 she could mark that so she keeps track of all of  
10 those. What I am going to suggest, Chris Ann,  
11 before you mark those, so we have some kind of  
12 sequence, there was a Survey prepared by Charles  
13 Surmonte, PLS dated July 5, 2019. Let's mark  
14 that A-1, please? And there was the new  
15 residence plan, the original one submitted by  
16 Mike Savarese, R.A., consisting of four sheets  
17 dated October 24, 2019. We will mark that  
18 Exhibit A-2. And now we have Exhibit A-3 which  
19 is the the revised plan prepared by Mr.  
20 Savarese, also four sheets, Mr. Savarese?

21                   MR. SAVARESE: Yes.

22                   MR. IRENE: And it was revised through  
23 February 24th 2020.

24                   MR. SAVARESE: Correct. In response to  
25 the the T&M letter.

1                   MR. IRENE: Yeah, we have it. Do you  
2 have it? We can get it for you.

3                   MR. SAVARESE: February 6th.

4                   MR. IRENE: So we have A-1, A-2 and A-3  
5 is the revised plan.

6                   MR. SAVARESE: And A-4 will be the  
7 rendering.

8                   MR. IRENE: All right. A-4 rendering of  
9 the proposed dwelling. Thank you.

10                  MR. IRENE: And so I don't forget, we  
11 are going to swear in Ms. Waterbury, our  
12 professional engineer, please?

13                  Elizabeth Waterbury, P.E., sworn.

14                  MR. IRENE: You want to make sure on the  
15 revision block it says, revised February 24th  
16 2020, okay?

17                  MS. DEGENARO: And then this one is A-4.

18                  MR. IRENE: Yes, the rendering is A-4.

19                  Michael Savarese, sworn.

20                  MR. IRENE: Mr. Savarese, I know you've  
21 appeared before the Board and your professional  
22 credentials have been accepted. We do have a  
23 couple new Board Members. Just take a minute  
24 and outline your credentials.

25                  MR. SAVARESE: Basically, I have been

1 licensed since 1987. I graduated '83. I'm  
2 licensed in New Jersey, New York, Pennsylvania,  
3 Florida, DC, Virginia, Pennsylvania and  
4 Maryland.

5 MR. IRENE: As an architect?

6 MR. SAVARESE: As an architect. And  
7 I've testified in front of the Boards up and  
8 down between Cape May and probably as far north  
9 as Woodbridge.

10 MR. IRENE: You also sit on the  
11 Oceanport.

12 MR. SAVARESE: Yes, I do.

13 MR. IRENE: Any Board Members have any  
14 questions or do we accept Mr. Savarese's  
15 credentials once again? All right. Thank you.

16 MR. SAVARESE: Terrific. Thank you for  
17 having us here this evening. I have what I  
18 think is a simple application. Basically, we  
19 are on a property that is an undersized lot in  
20 this zone of R5. We are required 15,000. We  
21 are 12,209 and we are required to have a lot  
22 width of 100 and we are 75.9. So other than  
23 that, everything else is conforming to the zone  
24 requirements. Our front yard is required to be  
25 35. Our rear yard is required 25. We are 61.5.

1       Our side yard required to be 10. We are 10.1.  
2       Our building height is supposed to be 30. We  
3       are going to meet the 30-foot height. Our  
4       building coverage is 25 percent. We are at 17  
5       percent. And our accessory building, on the  
6       original application, we actually had a bigger  
7       accessory building. We were under the  
8       assumption that with the 10-foot setback for  
9       accessory buildings, we found out from T&M, it's  
10      the height. We lessened the height of the  
11      garage to 12 feet as part of the T&M letter.

12               What we have here is a two-story home,  
13      nice front porch, a couple of dormers to give  
14      some angulations on the front facade from the  
15      street. As you walk in, open front porch with a  
16      nice foyer, an open plan for a living room.  
17      Upstairs there are master bedroom in the back  
18      and three bedrooms in the front of the house.  
19      Basically, a four-bedroom house that sits on a  
20      lot that fronts Wall Street, has some pavers  
21      going around the house. We are proposing a  
22      kidney-shaped swimming pool and a two-car  
23      garage, which is, approximately, 20-by-21 and we  
24      will meet the 12-foot maximum height because of  
25      the setbacks required. I don't think it's much

1 to say about this. We are meeting according to  
2 the zone. It's just the fact that the lot sits  
3 undersized and depth.

4 MR. IRENE: So while the Board Members  
5 are getting themselves up to speed, I am going  
6 to go over a couple basics. The Survey shows a  
7 house, but I believe the papers indicate the  
8 house has been since demolished.

9 MR. SAVARESE: Correct.

10 MR. IRENE: The Survey does show that  
11 was pre-demolition. I realize the property has  
12 been previously developed with a single-family  
13 dwelling there, but any time we have the  
14 undersized lot, the question arises, is there  
15 any land for acquisition? I understand it is a  
16 corner lot. The 200-foot map or 500-foot map  
17 location map is difficult to read. It's small.  
18 Is there any property that would be available?  
19 Do any of the adjoining properties have any land  
20 to give?

21 MR. SAVARESE: No, they don't. If they  
22 would give us land, they would be --

23 MR. IRENE: They would be short, okay.  
24 You mentioned the garage was going to be set  
25 back 12 feet and would be 12-foot high. The T&M

1 letter originally indicated 13.33 feet high.

2 MR. SAVARESE: That was the height that  
3 it was, so we reduced the height down to try to  
4 get to have a nice flow in the backyard. We  
5 don't want this to be overpowering, but pushing  
6 it two more feet, we think it made more sense to  
7 lower the roof height.

8 MR. IRENE: The garage height has been  
9 reduced to 12 feet and the setback matches both  
10 sides at 12 feet.

11 MR. SAVARESE: Correct.

12 MR. IRENE: And there was also, I  
13 believe, you mentioned the revised plans Exhibit  
14 A-4, the zoning table, has been corrected.

15 MR. SAVARESE: Yes. Actually, the T&M  
16 letter is still wrong. We have Mr. Surmonte's  
17 Survey, which is 12,211. And T&M is calling it  
18 12,200. We went with the 211. We adjusted all  
19 of the numbers accordingly. They are not  
20 anywhere being over. It's not germane.

21 MR. IRENE: Thank you.

22 MS. WATERBURY: So that is actually the  
23 question I was going to ask you, because the  
24 prior plan you had showed it as 12,200.

25 MR. SAVARESE: Right. There was a

1           12,200 floating around on an old Survey which  
2           was on our plan. It was 12,200.

3           MS. WATERBURY: Great. I see that.

4           MR. SAVARESE: I can go through his  
5           plans. Basically, the key map, which we just  
6           talked about. The taxes were paid. There was a  
7           question about they overpaid taxes last year,  
8           but they didn't hit the record. But they paid.  
9           That is not a problem anymore. We talked about  
10          the 12,000. Accessory building revised to 12  
11          feet. Oh, the fence. They were questioning the  
12          fence. On my plan, we are suing the house and  
13          the garage as part of our fence, obviously, so  
14          we went from the back of the garage along the  
15          property to the side of the house to the side of  
16          the house and to the front of the garage, so  
17          that is our enclosure for the pool.

18          MR. IRENE: You don't require any  
19          variance relief for the fence.

20          MR. SAVARESE: No.

21          MR. IRENE: You would otherwise meet the  
22          pool Ordinance.

23          MR. SAVARESE: Correct. We will meet  
24          the pool Ordinance.

25          MS. WATERBURY; could I ask you a quick

1 question, though, if I am looking at the way  
2 that the fence is proposed, the Ordinance says  
3 that when we have a corner lot, you have two  
4 fronts.

5 MR. SAVARESE: Right.

6 MS. WATERBURY: You are proposing a  
7 6-foot high fence. We want to make sure the  
8 6-foot high fence isn't at the front yard.

9 MR. SAVARESE: It is at the front yard  
10 line. It's right at the right.

11 MS. WATERBURY: But slightly forward of  
12 the corner of the building.

13 MR. SAVARESE: No.

14 MS. WATERBURY: It's hard to tell on the  
15 plan. That is why I was just asking.

16 MR. SAVARESE: Slightly forward of the  
17 building. The building is at 31, I believe.

18 MS. WATERBURY: So I can't remember.

19 MR. SAVARESE: The building is at 35.1,  
20 so it's five feet forward of the building.

21 MR. IRENE: We have to take a look at  
22 the Ordinance to determine whether the front  
23 yard is the front yard setback or the front  
24 elevation of the structure.

25 MR. SAVARESE: We put it at 30.



1 MS. WATERBURY: Sometimes the front yard  
2 is the area between the 30 and the street, so I  
3 am just going to check that quickly, if you  
4 don't mind. Continue with whatever you are  
5 doing.

6 MR. IRENE: Or the alternative is you  
7 can simply make it conform and it wouldn't  
8 matter.

9 MR. SAVARESE: Yeah, we will make it  
10 conform.

11 MS. WATERBURY: Then I won't even  
12 bother. The fence is going to be shifted so  
13 it's in line with the building.

14 MR. SAVARESE: Yes.

15 MS. WATERBURY: And I see your  
16 improvements. You've taken the improvements to  
17 the property line, but not to the street line.  
18 Obviously, the coverages wouldn't count once you  
19 get off of the right-of-way, but you are  
20 proposing a new driveway opening.

21 MR. SAVARESE: Yes.

22 MS. WATERBURY: On Pinewood Avenue, so  
23 it would be desirable to just have the show where  
24 the edge of the street is and show you have to  
25 make a new driveway that you are going to close

1 up the old driveway opening, so we know what  
2 those improvements are.

3 MR. SAVARESE: As typical, any curbs  
4 that will be in bad shape, we will replace.

5 MS. WATERBURY: If you would note on the  
6 plan, and if you wouldn't mind dimensioning,  
7 that would be helpful. I'm sure if the board  
8 moves forward to approve the Resolution, I'm  
9 sure Mr. Irene has taken note of that as well  
10 that he would show the improvements off-site  
11 that would be within the right-of-way that would  
12 be required as part of the project.

13 MR. IRENE: If you have to get the  
14 approval from the BPW for the curb cut and  
15 probably from the County for the other one.

16 MR. SAVARESE: Is there a curb for the  
17 old garage? No curb there.

18 MR. IRENE: Are there sidewalks?

19 MR. SAVARESE: There is a curb on Wall  
20 Street right there, no?

21 MR. LAMARCA: No sidewalks on Pinewood  
22 either.

23 MR. IRENE: Are you proposing sidewalks?  
24 It might be a good idea.

25 AUDIENCE MEMBER: If that is what we

1 have to do, it's not a problem.

2 MR. IRENE: You know what happens, if  
3 the guy next to you comes back, and says, you  
4 don't have them so we have a sidewalk to no  
5 where. It's good to start with you on the  
6 corner, particularly since you have the corner,  
7 too. It would set it off nice. The Applicant  
8 would have no objection, if the Board sees fit  
9 to grant the relief, if the Board included the  
10 condition about putting in sidewalks occurs?

11 MR. SAVARESE: No.

12 MS. WATERBURY: Would it be okay if I  
13 ask a couple more questions?

14 MR. SANTORELLI: Sure.

15 MS. WATERBURY: So you have the pool in  
16 the back. The Ordinance wants to know if you're  
17 going to light the pool or have lighting around  
18 the pool because they have criteria for that.

19 MR. SAVARESE: I think the pool will  
20 probably be lit. The pool itself will be lit.  
21 Light inside the pool.

22 MS. WATERBURY: Relating to the pool as  
23 well, too, it requires that the pool water be  
24 discharged either to a storm drain or to a  
25 stream. There is no stream that is near here,

1           so at the point it would be good to have that  
2           noted, the specific Ordinance.

3                   MR. SAVARESE:    Sure.

4                   MS. WATERBURY:   So that it is clear.   I  
5           can give you that reference.   I had a little  
6           note on my phone, so I am not calling anybody.  
7           The lighting section, just for your information,  
8           was Section 10-1.9 and the surface water -- oh,  
9           that was like my third question.   And with the  
10          pool as well, too, it had Section 10-1.6, it  
11          just wanted to know that the surface water, it  
12          looks like your grading goes from the back  
13          corner which would be, where is my north arrow?  
14          So the southeast corner of the property toward  
15          the corner, so in doing that it would flow  
16          across the swimming pool and the Ordinance wants  
17          it not to flow across the pool.   Could you just  
18          add a couple of grades there to show it's going  
19          to go around the pool?

20                   MR. SAVARESE:    Sure.

21                   MS. WATERBURY:   Just so we are onboard  
22          with the Ordinance.

23                   MR. IRENE:   Libby, Section 10, that is  
24          the pool Ordinance.

25                   MS. WATERBURY:   Correct.   It is the pool

1           Ordinance one. If they are going to show the  
2           pool, we want to make sure they are grading it  
3           accordingly, so I appreciate that. Thank you.

4                   MS. WATERBURY: I was just going to look  
5           up that last section that dealt with the drain.  
6           I will find it. Go on.

7                   MR. IRENE: While Ms. Waterbury is  
8           looking for that for Mr. Savarese, there was  
9           also, and you may have said this is going to  
10          conform with the result of the revised plan.  
11          There was a question about the location of the  
12          air conditioning compressors whether they were  
13          going to be in the setback or within the  
14          setback.

15                   MR. SAVARESE: They'll be within the  
16          setback. We haven't set them yet. Most likely.

17                   MR. IRENE: They will be outside. They  
18          will conform.

19                   MR. SAVARESE: They will conform, yes.

20                   MS. WATERBURY: That last section was  
21          10.

22                   MR. SAVARESE: They will be off the  
23          patio, if you want to put it in your notes.

24                   MR. IRENE: As long as they conform.  
25          Lib, I'm sorry, I didn't get that.

1 MS. WATERBURY: I'm sorry. I didn't  
2 realize. The one about the discharge of the  
3 water was again in Section 10, 10-1.6 as well.

4 MR. IRENE: And the AC compressors will  
5 conform to the setback requirement as well.

6 MR. SAVARESE: Yes.

7 MS. WATERBURY I noticed in the T&M  
8 letter before, they had that mention about that  
9 5,700 square feet. I see you revised that on  
10 the zoning, so that coverage that they were  
11 speaking about was not coverage that they are  
12 proposing. It was because you had that a  
13 15,000-square foot lot and you had it 38 percent  
14 and it was 5,700. If you read the T&M letter  
15 that's where the number came from. I see you  
16 adjusted it, so that you are showing a number  
17 that relates to your size lot which was the  
18 12,200 and the 11. But they did conform with  
19 the lot coverage, so they are -- they do not  
20 need a variance for that.

21 MR. IRENE: The exterior materials are  
22 going to be generally consistent with Exhibit  
23 A-4?

24 MR. SAVARESE: Yes. Yes, they are. As  
25 the rendering shows, we have horizontal siding

1           and we have Cedar Impression shakes, vinyl with  
2           white trim. Four or five.

3                   MR. IRENE: After all of the changes,  
4           the only two items of variance relief are the  
5           deficiency lot area and deficiency lot width.

6                   MR. SAVARESE: Yep.

7                   MR. SANTORELLI: Any Board Members have  
8           any comments or anything they would like to add?

9                   MR. LASALLE: Yeah, when I went to look  
10          at property, it looked like you had, you know,  
11          pretty decent privacy. I was just wondering a  
12          little bit about on the Pinewood section from  
13          the ranch across the street, I don't know, I  
14          didn't think I seen any landscaping plans, but I  
15          was wondering maybe a buffer could be put out  
16          there to give that person privacy from your pool  
17          to that, you know, to that ranch. He seems to  
18          be the only one that has a direct view.

19                   MR. SAVARESE: We have a fence going  
20          from here from the edge of the house.

21                   MR. LASALLE: Yeah.

22                   MR. SAVARESE: We are going to put the  
23          fence up a little bit and we will have low  
24          landscaping by the back of the house.

25                   MR. IRENE: Foundation plantings along

1 the side.

2 MR. SAVARESE: Right.

3 MR. SANTORELLI: Any other Board  
4 Members?

5 MR. LASALLE: The only other question I  
6 had, too, and I think you addressed it. When  
7 you are talking about the garage and lights, I  
8 was just wondering, you know, once again, for  
9 that one house that the lights wouldn't be --

10 MR. SAVARESE: Lower the garage height  
11 to 12 feet to meet the setback and there were no  
12 exterior lighting, other than interior pool  
13 lights and ground lights.

14 MS. WATERBURY: So no floodlight on the  
15 front of the garage to light the driveway? I  
16 think that's what I heard.

17 MR. LASALLE: Yeah, I didn't want the  
18 light sticking in the person's house.

19 MR. SAVARESE: Maybe a light sensor.  
20 It's not going to stay on all night.

21 MS. WATERBURY: Can we get a downward  
22 directed light?

23 MR. SAVARESE: Yes.

24 MS. WATERBURY: So you don't have that  
25 bright bulb that goes on in your eye.



1           MR. LASALLE: I guess the general use of  
2 the house is being used for someone, the owner  
3 is moving in there or it doesn't matter, I  
4 guess.

5           MR. SAVARESE: I don't know if it's for  
6 sale for spec. It's a nice improvement to what  
7 was there.

8           MR. SANTORELLI: Any other Board Member?

9           MR. MALFA: They've addressed all of the  
10 other non-conforming use.

11          MR. SANTORELLI: Any interested parties  
12 in the audience?

13          MR. PENTA: Yes. Hi, John Penta. 6  
14 Pinewood Avenue.

15          John Penta, sworn.

16          MR. PENTA: I have a couple of  
17 questions. I live directly behind the proposed  
18 construction. The garage setback is showing 10  
19 foot.

20          MR. SAVARESE: We've revised it to 12.

21          MR. PENTA: So what is the setback of  
22 the overhang of the roof going to be?

23          MR. SAVARESE: Eleven foot.

24          MR. PENTA: The impervious versus the  
25 pervious for the coverage of the lot, do we

1 conform?

2 MR. SAVARESE: Yes, we do. We are  
3 allowed 25 percent. We are at 17 percent.

4 MR. PENTA: I don't want to be a  
5 stickler here, we have steps in the back of the  
6 house and a front porch in the front of the  
7 house that exceeds the property line. We show  
8 the house setback at 10 foot, and yet, we have  
9 steps that are going to encroach on that 10-foot  
10 setback. And on the front porch, we have a  
11 setback of 35 feet and we have front porch steps  
12 encroaching on that.

13 MR. SAVARESE: Well, we have a 35-foot  
14 setback and we have open steps that are  
15 uncovered.

16 MR. PENTA: It's still part of the  
17 house.

18 MR. SAVARESE: My understanding, if it's  
19 not a covered structure, the steps aren't  
20 coverage.

21 MR. IRENE: It wasn't called out by the  
22 Zoning Officer. Let's do them one at a time.  
23 The steps that are encroaching into the side  
24 yard setback, I thought that was a chimney.

25 MR. PENTA: Chimney.

1           MR. SAVARESE: Chimney, as far as I  
2 know, is permissible in the side yard.

3           MR. PENTA: It still compromises the  
4 10-foot setback. And the steps on the front  
5 compromises the 35 foot.

6           MR. PENTA: By the way, I welcome this  
7 addition. It's beautiful.

8           MR. SAVARESE: Thank you.

9           MR. PENTA: The type of the fence you  
10 are proposing.

11          MR. SAVARESE: I have not selected that.  
12 The owner is here. Private or open?

13          MR. PENTA: Not one of those white  
14 plastic fences, I hope.

15          MR. SAVARESE: Apparently not.

16          MR. ATTARDI: To be honest, we have not  
17 thought that far.

18          MR. IRENE: So the question was the type  
19 of fence that was going to enclose the pool.

20          MR. ATTARDI: We haven't gotten that far  
21 yet.

22          MR. IRENE: The plan says six-foot high,  
23 right?

24          MR. SAVARESE: Right.

25          MR. IRENE: Assume that is required by

1           the Ordinance.

2                   MR. SAVARESE:   Six foot by the  
3           Ordinance.   You need minimal four foot by the  
4           pool.

5                   MR. IRENE:    So you heard a neighbor say  
6           he doesn't like white plastic.   Was there a  
7           suggestion from the neighbors?

8                   MR. PENTA:    Nice Jerreth fence with  
9           shrubbery in the front.

10                  MR. SAVARESE:   Jerreth is like my house.

11                  MR. ATTARDI:   Black one with four-inch  
12           spaces.

13                  MR. SAVARESE:   It may not be black.   It  
14           may be white.   But Jerreth will be nice.

15                  MR. IRENE:    White or black.

16                  MR. ATTARDI:   White or black.   We don't  
17           know.

18                  MS. WATERBURY:   In following up with  
19           that, because we had a question before about the  
20           fence, when you were asking about landscaping  
21           there.   So a Jerreth-style fence would be an  
22           open fence and you indicated you had desired a  
23           screen for the home on the other side, so would  
24           landscaping in front of that, if that was  
25           important to you for screening, is that

1 something that we should have them show on the  
2 plan? If it's part of on your decision?

3 MR. IRENE: I know you did foundation  
4 plantings or talk about foundation plantings.  
5 Now that you know the fence --

6 MR. SAVARESE: Yeah.

7 MR. IRENE: Exterior.

8 MR. SAVARESE: We have planting. We  
9 were planning to put planting in front of the  
10 fence. We are planning to do it in the rear.  
11 We are planning to do it in the front. I'm sure  
12 whoever the homeowner is, we are going to plant  
13 up the pool area very nice. The Jerreth fence  
14 is nice because it disappears.

15 MR. IRENE: When you said you were  
16 planning on planting exterior of the Jerreth  
17 fence, are we talking about --

18 MR. SAVARESE: Right now, we are talking  
19 about the front. This gentleman's concern is  
20 about the front and this gentleman's concern is  
21 the rear.

22 MR. IRENE: Everybody is concerned about  
23 different areas.

24 MR. SAVARESE: As far as the back is  
25 concerned, I don't know if they want to spend

1 money now. That is the owner's decision.

2 MR. ATTARDI: I got a buffer back there,  
3 the back of the house.

4 MR. IRENE: The difficulty or not the  
5 difficulty, the issue with the Jerreth-style  
6 fence it's open and you can see into the pool  
7 which people tend to have a problem with in  
8 terms of privacy and whatnot. One of the Board  
9 Members down here was asking if exterior of the  
10 fence running on that side of the pool, if there  
11 was a proposal for some type of arborvitae  
12 screen or something like that.

13 MR. ATTARDI: We can put four-foot  
14 Leland Cypress in, five foot on center.

15 MR. SAVARESE: In the back and in the  
16 front, so it's not too tight.

17 MS. WATERBURY: I would just ask that  
18 you show it on the plan. If there is anything  
19 that you've heard that you feel is helping you  
20 with your decision then I would just suggest  
21 that we put them on the plan so there is no, you  
22 don't drive by later, and thought, oh, I thought  
23 they were going to put plantings there.

24 MR. IRENE: Four-foot high Leland  
25 Cypress planted five foot on center.

1                   MR. SAVARESE: Yes. In the rear and the  
2 front.

3                   MR. IRENE: Which side is the rear?

4                   MR. SAVARESE: Parallel to Pinewood.  
5 Planting parallel on Pinewood on both the rear  
6 and the front.

7                   MS. WATERBURY: You would be in that 10  
8 foot.

9                   MR. SAVARESE: We will be in that  
10 10-foot setback.

11                  MR. PENTA: Will there be revised plans  
12 drawn a later date? Apparently, they are using  
13 outdated drawings that show the different  
14 setbacks.

15                  MR. SAVARESE: We have to give you a  
16 copy. For zoning compliance, we will have. The  
17 only open question I see right now is the front  
18 steps and I would petition that since we  
19 actually lost two feet in the back for the  
20 garage, I would really like to give these guys  
21 as much open space in their privacy space. So  
22 to lose another two feet to push this house back  
23 two feet for the steps, I contend, unless it is  
24 a requirement by code, I would contend not like  
25 to do that.

1           MR. IRENE: I would like to see if he  
2 would find the definition here. We briefly  
3 looked a couple of months ago. I didn't see it  
4 in there. Again, that is a brief looking.  
5 Let's see if we can find the definition of the  
6 setback and where they measure it from.

7           MS. WATERBURY: Yeah, I didn't see a  
8 definition of setback.

9           MR. IRENE: The problem is the Ordinance  
10 doesn't have an index, either.

11          MR. PENTA: This is a welcomed  
12 improvement to that area, Thank you. As far as  
13 your sidewalks go, you don't have to spend  
14 money. We are putting sidewalks on Wall Street.  
15 They will start going in, I would say, April or  
16 early May.

17          MR. LAMARCA: Wow, now he has got to  
18 plant bigger shrubbery. You saved him money.

19          MS. WATERBURY: The definition in the  
20 Ordinance that deals with front yard or rear  
21 yard, but I will read the front one because it  
22 is similar, shall mean an open, unoccupied space  
23 on the same lot with a principal building  
24 extending the full length of the lot situated  
25 between the street line and the building. So



1           it's calling it open and unoccupied. You are  
2           going to have walkways that go through it, but  
3           it's not clearly saying. Sometimes they will  
4           say encroachments that are permitted will be --

5           MR. SAVARESE: Yeah, I typically heard  
6           anything above 24 inches is considered a  
7           structure. We are under 24 inches.

8           MR. IRENE: Or covered.

9           MR. SAVARESE: Or covered. This is not  
10          covered. This is just two steps.

11          MR. PENTA: That is it. Thank you.  
12          Thank you very much.

13          MR. IRENE: Yeah, you know, I was also  
14          wondering, Libby, if it might be under building.

15          MS. WATERBURY: Yeah, I looked there,  
16          too.

17          MR. IRENE: Here you go. Building area.

18          MS. WATERBURY: You found it.

19          MR. IRENE: The aggregate of all  
20          enclosed and roofed spaces of the principal  
21          building and all accessory buildings. So it  
22          seems to indicate --

23          MR. MALFA: Sounds like steps wouldn't  
24          be in that category.

25          MR. SAVARESE: I tell you a big one

1           that's been coming up in a lot of Boards lately.  
2           The roof overhang. This town doesn't address,  
3           but a lot of other towns, especially south of  
4           here, are making overhangs part of the setbacks  
5           and what is coming from the fact these new  
6           modern houses that have four-foot overhangs.

7                   MR. IRENE: They take the vertical plain  
8           from the exterior point and go straight down.

9                   MS. WATERBURY: Or some will allow only  
10          two feet. Okay.

11                   MR. SAVARESE: Thank you.

12                   MR. IRENE: Did we hit all of the  
13          outstanding issues that we were trying to get  
14          clarified or answered on? I believe we did.

15                   MS. WATERBURY: I believe so, yes.

16                   MR. SANTORELLI: Any other questions  
17          from the Board? Any more interested parties? I  
18          feel like we kind of covered.

19                   MR. IRENE: Anything else, Mr. Savarese?

20                   MR. SAVARESE: I am good.

21                   MR. IRENE: Any discussion from the  
22          Board? Anybody want to make a motion?

23                   MR. MALFA: I move we grant the  
24          application relief subject to the conditions  
25          during the discussion which, please don't ask me

1 to remember all of them.

2 MR. IRENE: All of the stipulations that  
3 were made. I think I've got notes on all of  
4 them, and obviously, it will be set forth in the  
5 draft Resolution. You all can make sure I  
6 didn't miss anything.

7 MR. MALFA: Subject to those  
8 stipulations, I move that we accept the  
9 conditions of relief.

10 MR. LAMARCA: I will second it.

11 MS. DEGENARO: Paul Santorelli?

12 MR. SANTORELLI: Yes.

13 MS. DEGENARO: Scott LaMarca?

14 MR. LAMARCA: Yes.

15 MS. DEGENARO: Alex LaSalle?

16 MR. LASALLE: Yes.

17 MS. DEGENARO: Greg Malfa?

18 MR. MALFA: Yes.

19 MR. IRENE: Moving right along. Donohoe  
20 Resolution.

21 MR. MALFA: I can't vote on that  
22 Resolution. I was not at that meeting.

23 MR. IRENE: If anybody has had a chance  
24 to review it, catch any errors or any typos?

25 MR. SANTORELLI: I did not, actually.

1           So anyone -- I don't have it in front of me.  
2           I'm sorry. Did anyone have any revisions for  
3           Donohoe Resolution? Any corrections or  
4           additions?

5                     MR. LAMARCA: On Page 1?

6                     MR. SANTORELLI: We will go through each  
7           page.

8                     MR. IRENE: Do you want to take a  
9           minute? If you didn't have a chance, take a  
10          minute. While we are doing that, we can move in  
11          the professionals, if you want.

12                    MR. SANTORELLI: Yeah.

13                    MR. IRENE: So the Board already made  
14          the appointment for its professionals for 2020.  
15          We sent in Resolutions for the Board Engineer,  
16          the contract for the Board Engineer, the  
17          contract for the Board Attorney and the contract  
18          for Lisa Norman our CSR and Chris Ann as our  
19          recording secretary. The only thing is, I would  
20          suggest you do them separately.

21                    MR. SANTORELLI: We will start with A,  
22          which is the appointment of our Board Attorney.

23                    MR. IRENE: It always is A. Just a  
24          motion, assuming you are okay, to adopt the  
25          Resolution.

1           MR. SANTORELLI: Would someone like to  
2           make a motion to adopt the Resolution?

3           MR. LAMARCA: I will make a motion to  
4           adopt the Resolution for the Board Attorney.

5           MR. MALFA: I will second.

6           MS. DEGENARO: Paul Santorelli?

7           MR. SANTORELLI: Yes.

8           MS. DEGENARO: Scott LaMarca?

9           MR. LAMARCA: Yes.

10          MS. DEGENARO: Alex LaSalle?

11          MR. LASALLE: Yes.

12          MS. DEGENARO: Alex Malfa?

13          MR. MALFA: Yes.

14          MS. DEGENARO: Mark Engel?

15          MR. ENGEL: Yes.

16          MR. SANTORELLI: Now, for the Board  
17          Engineer, we have a change of Engineers we all  
18          see tonight. Anyone would like to make a motion  
19          to adopt the Resolution for the Board Engineer?

20          MR. MALFA: I will make a motion.

21          MR. ENGEL: I will second.

22          MS. DEGENARO: Paul Santorelli?

23          MR. SANTORELLI: Yes.

24          MS. DEGENARO: Scott LaMarca?

25          MR. LAMARCA: Yes.

1 MS. DEGENARO: Alex LaSalle?  
2 MR. LASALLE: Yes.  
3 MS. DEGENARO: Greg Malfa?  
4 MR. MALFA: Yes.  
5 MS. DEGENARO: Mark Engel?  
6 MR. ENGEL: Yes.  
7 MS. WATERBURY: Thank you.  
8 MR. SANTORELLI: Now the appointment for  
9 Board Secretary. Would you like to make a  
10 motion?  
11 MR. LAMARCA: I will make a motion.  
12 MR. MALFA: I will make the motion.  
13 MR. IRENE: It is to adopt the  
14 Resolution.  
15 MS. DEGENARO: Board secretary is Pam.  
16 Recording secretary is myself.  
17 MR. LAMARCA: First.  
18 MR. MALFA: Second.  
19 MS. DEGENARO: Paul Santorelli?  
20 MR. SANTORELLI: Yes.  
21 MS. DEGENARO: Scott LaMarca?  
22 MR. LAMARCA: Yes.  
23 MS. DEGENARO: Alex LaSalle?  
24 MR. LASALLE: Yes.  
25 MS. DEGENARO: Greg Malfa?

1 MR. MALFA: Yes.

2 MS. DEGENARO: Mark Engel?

3 MR. ENGEL: Yes.

4 MR. SANTORELLI: Would someone like to  
5 make a motion for the Board CSR?

6 MR. MALFA: I make a motion that we  
7 adopt the appointment for the Board CSR.

8 MR. ENGEL: I will second.

9 MS. DEGENARO: Paul Santorelli?

10 MR. SANTORELLI: Yes.

11 MS. DEGENARO: Scott LaMarca?

12 MR. LAMARCA: Yes.

13 MS. DEGENARO: Alex LaSalle?

14 MR. LASALLE: Yes.

15 MS. DEGENARO: Greg Malfa?

16 MR. MALFA: Yes.

17 MS. DEGENARO: Mark Engel?

18 MR. ENGEL: Yes.

19 MR. IRENE: The meeting dates we already  
20 did. That was a carryover. Once everyone has  
21 an opportunity just to make sure they are  
22 familiar with the Donohoe Resolution, we can do  
23 that when you are ready.

24 MR. SANTORELLI: Any additions or  
25 corrections for Page 1? Any additions,

1 corrections on Page 2? Any additions,  
2 corrections Page 3? Any additions or  
3 corrections on Page 4? Any additions,  
4 corrections on Page 5? Any additions or  
5 corrections on Page 6? Any additions or  
6 corrections on Page 7, the final page, which I  
7 hope not.

8 MR. IRENE: There is not much there.  
9 Hopefully, I spelled the Borough of West Long  
10 Branch correctly, right?

11 MR. SANTORELLI: Better than I read that  
12 note in the beginning.

13 MR. IRENE: Motion on that?

14 MR. LAMARCA: I make a motion to adopt.

15 MR. MALFA: Second.

16 MS. DEGENARO: Paul Santorelli?

17 MR. SANTORELLI: Yes.

18 MS. DEGENARO: Scott LaMarca?

19 MR. LAMARCA: Yes.

20 MS. DEGENARO: Alex LaSalle?

21 MR. LASALLE: Yes.

22 MS. DEGENARO: Greg Malfa?

23 MR. MALFA: Yes.

24 MR. IRENE: Mr. Chairman, if I may, a  
25 couple of odds and ends. We are going to have



1 two matters coming up that some of the Board  
2 Members may have conflicts on. Chris Ann, if  
3 you could send an email to get feedback. One is  
4 going to be Mt. Carmel. They went in about two  
5 years ago or two-and-a-half years ago for a use  
6 variance site plan approval for a mausoleum over  
7 there. Now they are coming back with something  
8 similar, but instead of a mausoleum, I don't  
9 know what you call it, instead of having the  
10 crypts, they've got the smaller once where you  
11 put the --

12 MR. SANTORELLI: The urns.

13 MS. WATERBURY: Ashes.

14 MR. IRENE: The urns, yes. Technically,  
15 it's a different use. Similar but different.  
16 They are coming in for use variance or amended  
17 site plan because the building is laid out  
18 differently. What we did last time we took the  
19 position anybody who was a member of the parish  
20 should recuse themselves. I don't know if  
21 anybody is conflicted out. Anybody here who  
22 can't? Is everyone here? So we got at least  
23 five. Of the other four Members.

24 MR. SANTORELLI: I don't remember if  
25 Paul was a member or not.

1 MR. LAMARCA: Yeah, he was related to.

2 MR. IRENE: He did recuse himself  
3 because Mr. Muzzy was involved in running the  
4 project for the parish. That is probably one.  
5 We will just have to see, because obviously,  
6 they are going to need no less than five  
7 affirmative votes, if they get an approval, so  
8 you got to have hopefully seven Members so we  
9 will just have to check that. The other one is  
10 going to be Monmouth University. So Scott --

11 MR. LAMARCA: I am out.

12 MS. DEGENARO: You are out, too.

13 MR. ENGEL: When is that scheduled to be  
14 discussed? If it discussed during the March or  
15 April meeting then I will have recuse myself.  
16 My son graduates in May. If it is discussed  
17 after then I can be apart of it.

18 MS. WATERBURY: Right now, we have it  
19 scheduled for April.

20 MR. ENGEL: If it remains on the  
21 schedule April, I will have to recuse myself.

22 MS. WATERBURY: What day will he  
23 graduate?

24 MR. ENGEL: May 13.

25 MR. SANTORELLI: He said he was okay.

1                   MR. LASALLE: My wife worked there.

2                   MR. IRENE: How long ago did she work?

3                   MR. LASALLE: About eight years ago.

4                   MS. WATERBURY: I will disclose that I  
5 was a professor 18 years ago.

6                   MR. IRENE: That is fine. Of the  
7 Members that are here, we have three that would  
8 be available. So, again, we got to get a head  
9 count on the rest, otherwise, we will have to  
10 get polling.

11                  MR. ENGEL: If it is deferred to May, I  
12 can participate in the discussion.

13                  MR. IRENE: Sounds like it is going to  
14 start in April, but I don't know.

15                  MR. SANTORELLI: Is that a conflict if  
16 your child goes there?

17                  MR. IRENE: Yeah, there is case law that  
18 gets down into the weeds. There was actually a  
19 Monmouth University case on this. My position  
20 is you should.

21                  MR. SANTORELLI: I am curious if it  
22 really is.

23                  MR. ENGEL: It shouldn't be.

24                  MR. IRENE: The notion that these  
25 applications, not just Monmouth, but even Mt.

1 Carmel tends to be larger applications where you  
2 might get interested parties out and if somebody  
3 is not happy, one way or the other, the last  
4 thing you want to argue the first point on  
5 appeal the Board was conflicted out, so do it  
6 all over again, Judge. That serves nobody's  
7 interest. We should do a head count, especially  
8 with Monmouth, because we are getting thin.

9 MR. IRENE: If we have three out now  
10 that gets us down to a maximum of six, which is  
11 cutting it close anyway. So we may want to see  
12 if we can get a Planning Board Member online  
13 being that we have two months.

14 MR. SANTORELLI: Should we ask for one  
15 or two?

16 MR. IRENE: Well, we could try and see  
17 if we have two. Only one will sit. Maximum  
18 seven. We could just see. Class 4 Members.  
19 Not the alternates. Not the Class 1, Class 2 or  
20 Class 3. Jim Miller can't do it. Obviously,  
21 the Mayor can't do it. Mr. Bray can't do it. I  
22 think Gordon Heggie was gracious enough.

23 MR. SANTORELLI: Yes.

24 MR. IRENE: So he doesn't have a  
25 conflict. Again, we probably need at least one,

1           maybe.

2                   MR. SANTORELLI: Greg said it depends on  
3           his schedule, too. We should get two.

4                   MR. IRENE: Again, that would be a  
5           situation where Greg wouldn't be conflicted out.  
6           It would be if somebody couldn't attend or God  
7           forbid somebody is ill. These things always  
8           happen. We could always provide transcripts,  
9           too. The University could.

10                  MR. IRENE: See, what happens is, even  
11           though it's going to be on the far northwest end  
12           of the University, many attorneys who represent  
13           large-scale projects like that, rather than just  
14           Noticing within 200 feet of the area that is at  
15           issue, will Notice around the entire perimeter.  
16           And that is really the proper way to do it, I  
17           think.

18                  In years past, some of the attorneys  
19           didn't do that. I lived on the south side the  
20           on Elberon side. I moved, but I haven't sold  
21           the house yet. So if they Notice around the  
22           entire perimeter, a Notice is going to be going  
23           to my old house, so I am going to essentially be  
24           assuming to recuse myself and get somebody to  
25           cover me for me and that is fine. I just want

1 to make sure we have enough Board Members. We  
2 do have two months so that is a good thing.

3 Now, on Mount Carmel, assuming it is  
4 only Paul, we should be fine. If we lose two or  
5 three people, that is going to be a D variance  
6 also. We should get a head count. Right now,  
7 we think it's just Paul Giglio, right? We  
8 should be okay. And Chris Ann, you are going to  
9 check on Tetra. There was also Monmouth, they  
10 kept changing the name. Monmouth-something the  
11 gas station. Avalon Bay, across the street from  
12 Avalon Bay, that gas station. Peter Falvo.

13 MS. DEGENARO: Yeah, okay.

14 MR. IRENE: They were going to bifurcate  
15 and then I thought we were going to get them a  
16 date.

17 MS. DEGENARO: Was it --

18 MR. LAMARCA: Didn't they come before  
19 us?

20 MR. IRENE: They come every several  
21 years and get approvals.

22 MR. LAMARCA: I see they are changing  
23 tanks there.

24 MR. MALFA: They are redoing the whole  
25 thing, basically.

1           MR. IRENE: We have to find out if it's  
2           been deemed complete and I think it was and  
3           nothing has been submitted and we are fine.

4           MS. DEGENARO: They did have something  
5           on the gas station afterwards and we were  
6           waiting on something.

7           MR. IRENE: As long as we know it's  
8           incomplete we are okay. For the life of me, WLB  
9           Realty. Every time you look at a caption, it's  
10          West Long Branch Realty. WLB Realty.

11          MS. DEGENARO: Okay. Alright. Cool.

12          MR. IRENE: I'm sorry, Mr. Chairman, I'm  
13          all done with my odds and ends.

14          MR. ENGEL: Do we need to do anything  
15          about this letter about 45 Lake View?

16          MR. IRENE: Yes, we do. So you want to  
17          see that they were, I don't know, it's been a  
18          while. This only came out, I think, yesterday  
19          or today. I didn't see it until today. So,  
20          thank you, Chris Ann.

21          MS. DEGENARO: They just sent that  
22          today.

23          MR. IRENE: Thank you for making all of  
24          the copies, by the way. There is a specific  
25          condition here Number 4 on Page 9, subject to

1 the woodshed being removed from the site from 90  
2 days of the date of the adoption of the  
3 Resolution. Their cover letter says, well, they  
4 want to use it for storage as they are building  
5 the garage, so could it be after the garage is  
6 built?

7 I don't know. I mean, it's up to the  
8 Board. I don't know if you really care. It's  
9 just that this was a property that has a lot of  
10 stuff going on. I mean, you don't have to do  
11 anything. It's difficult because they are not  
12 here to get whatever further information you  
13 want about the timing of it all, you know?

14 MR. ENGEL: As long as the woodshed is  
15 removed after the garage is finished.

16 MR. IRENE: Here is the issue. What if  
17 they don't build the garage for four years?  
18 Five years?

19 MR. LAMARCA: What is the time frame?

20 MR. SANTORELLI: We can say.

21 MR. LAMARCA: Can you set it at  
22 something?

23 MR. IRENE: Well, I did. I set it at 90  
24 days and they want to change that.

25 MR. ENGEL: Was the removal of the



1 woodshed removed because of the fact they are  
2 adding a garage and it bounces it back.

3 MR. SANTORELLI: And also in the  
4 setback.

5 MR. IRENE: Also lot coverage, I think.  
6 They were going to remove the shed. That is  
7 fine. So remove the shed. It's up to you. My  
8 suggestion is, after the fact like this is kind  
9 of difficult to get our arms around it, but my  
10 recollection is, because it was built without  
11 the permits, because it was in the setback, I  
12 think it was also a coverage issue, that they  
13 just said, fine, we will remove it. We said,  
14 fine, remove it.

15 MS. WATERBURY: Looks like eliminating a  
16 violation.

17 MR. IRENE: See, the problem is, it's  
18 tied to the garage. What if they don't build  
19 the garage? What it takes years to build the  
20 garage? Is the shed going to stay there?

21 MR. ENGEL: Things change.

22 MR. SANTORELLI: If the Board feels they  
23 want to extend it more than 90 days. I don't  
24 think we should go much further than 90 days.  
25 Maybe double it.

1                   MR. IRENE:   It's not that big of a shed.  
2                   I don't know what he is storing.

3                   MR. LAMARCA:   What is he storing in  
4                   there?

5                   MR. SANTORELLI:   A couple of sanders.

6                   MR. IRENE:   He can come back to you 90  
7                   days from now.

8                   MR. SANTORELLI:   Let's do that.   I like  
9                   that idea.   Let it go 90 days.   If he needs to,  
10                  he can come back in front of the Board.

11                  MR. IRENE:   The Board declined to take  
12                  any action.

13                  MS. DEGENARO:   Roll call on that?

14                  MR. IRENE:   Is that the consensus of the  
15                  Board?   The Board agrees that they are declining  
16                  to change it.

17                  MS. DEGENARO:   No new Resolution.

18                  MR. IRENE:   Motion to adjourn.

19                  MR. SANTORELLI:   Motion to adjourn.

20                  MR. ENGEL:   Second.

21                  8:29 p.m.

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