

1 WEST LONG BRANCH ZONING BOARD OF ADJUSTMENT

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REGULAR MEETING FOR:

TRANSCRIPT OF
PROCEEDINGS

4

THURSDAY, MAY 23, 2019

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BEFORE:

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ROBERT VENEZIA, Chair

11

PAUL GIGLIO

12

MARK ENGEL

13

PAMELA HUGHES

14

AUGUST STOHL

15

PAUL SANTORELLI

16

17

ALSO PRESENT:

18

MICHAEL A. IRENE, JR., ESQ., Board Attorney

19

CHRIS ANN DEGENARO, Recording Secretary

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LISA NORMAN, CCR

25

15 Girard Avenue

West Long Branch, New Jersey 07764

732-229-5897

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1 E X H I B I T S

2 EXHIBIT NO.	DESCRIPTION	PAGE NO.
3 A-1	Pool Variance Plan by Robert C. Burdick, P.E. and Stanley Hans, Jr., PLS consisting of one sheet. It's dated September 27, 2018, which was the original date on the plan revised through May 15, 2019	8

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1 MR. VENEZIA: Roll call, please?

2 MS. DEGENARO: Robert Venezia?

3 MR. VENEZIA: Here.

4 MS. DEGENARO: Pamela Hughes?

5 MS. HUGHES: Here.

6 MS. DEGENARO: Paul Santorelli?

7 MR. SANTORELLI: Here.

8 MS. DEGENARO: Paul Giglio?

9 MR. GIGLIO: Here.

10 MS. DEGENARO: August Stohl?

11 MR. STOHL: Here.

12 MS. DEGENARO: And Mark Engel?

13 MR. ENGEL: Here.

14 MR. VENEZIA: Thank you. Ladies and
15 Gentlemen, this is the May 23rd 2019 regular
16 meeting of the West Long Branch Zoning Board of
17 Adjustment.

18 (Mr. Venezia read the Open Public
19 Meetings Act.) Minutes?

20 MS. DEGENARO: Almost.

21 MR. VENEZIA: We will have them for the
22 next meeting?

23 MS. DEGENARO: I would hope so. There
24 is not many.

25 MR. VENEZIA: The minutes of the April

1 meeting, April, March meeting will be
2 forthcoming, so we will hold them off until our
3 next meeting in June. Items of business for
4 tonight, we have a carryover from last month Dos
5 Santos and Severio at 74 Summers Avenue.

6 MR. IRENE: Do you want to come on up?
7 Okay. So, Mr. Chairman, this matter was
8 continued from our meeting last month, I think
9 it was April 25, 2019. This is Mr. Severio.

10 MR. SEVERIO: Yes.

11 MR. IRENE: Yes. I know I put you under
12 oath last time, but I am going to put you under
13 oath again.

14 (Mr. Severio, sworn.)

15 MR. IRENE: And we have, everyone who is
16 here this evening, if we conclude, can
17 participate in the vote except for Mr. Engel
18 because he was not here last month and did not
19 have an opportunity to listen to a tape or read
20 a transcript. Because no one provided it. So,
21 where are we Mr. Severio? My recollection is
22 that the matter was continued to give you an
23 opportunity to review the plan to see if maybe
24 you could mitigate some of the extra coverage.

25 THE WITNESS: Yes, I did.

1 MR. IRENE: Okay.

2 THE WITNESS: You have the new plan
3 which shows the driveway.

4 MR. IRENE: I don't know. Do we?

5 THE WITNESS: I gave it to you guys.

6 MR. IRENE: Do you have one?

7 MR. SEVERIO: I have one here.

8 MS. DEGENARO: I only received her tax
9 payment, but I would know where the folder is.

10 MR. IRENE: Why don't we take a minute?

11 MS. DEGENARO: Sorry. It was never
12 given to me.

13 MR. IRENE: So we have a Pool Variance
14 Plan prepared by Robert C. Burdick,
15 B-U-R-D-I-C-K, P.E. and Stanley Hans, H-A-N-S,
16 Jr., PLS consisting of one sheet. It's dated
17 September 27, 2018, which was the original date
18 on the plan that we marked as A-1 last time and
19 this is revised through May 15th 2019. So,
20 Chris Ann, we are going to mark that as, what
21 are we up, to A-2?

22 MS. DEGENARO: I believe so, yeah.

23 MR. IRENE: A-2, please. Okay. Mr.
24 Severio, do you want to tell the Board what's
25 changed on the plan?

1 MR. SEVERIO: Well, basically, last
2 time, you know, you say that I had too much
3 coverage already. So the only thing I can come
4 up with is a little bit of the driveway, which
5 is about, the plan shows about 456 square feet.
6 I believe it is a little bit more than that,
7 but, you know, that is the only thing that I can
8 change, because I can change nothing else.

9 MR. VENEZIA: So, where on the diagram,
10 on the existing asphalt driveway is going to be
11 removed?

12 MR. SEVERIO: Yes.

13 MR. VENEZIA: That whole area.

14 MR. SEVERIO: The left side of where you
15 see over there, you know, the arrows, that side
16 is going to be removed. And the only thing I
17 ask, you know, if you guys give me the okay, the
18 only thing I would like to do is hold onto until
19 they finish the job and then I will remove the
20 driveway.

21 MR. IRENE: So, do we know what the new
22 coverage proposed is, Mr. Severio, as a result
23 of that? Did he give you the calculations on
24 here somewhere? Here it is, 45.8; is that
25 right?

1 MR. GIGLIO: It shows minus 456, yes,
2 45.8.

3 MR. VENEZIA: So it went up 6.3.

4 MR. IRENE: Your plan says the existing
5 coverage is 42.5 percent where 30 percent is the
6 maximum allowed. Your original initial plan was
7 proposed at 48.8, and now, as a result of the
8 elimination of one leg of the driveway, it's now
9 proposed at 45.8; is that right?

10 MR. STOHL: Under, General Notes, I
11 think that is first 48.8 is the original number.
12 It should be 45.8; is that correct?

13 MR. IRENE: If you look at No. 5, Mr.
14 Severio, so it looks like your engineer changed
15 it in the schedule in No. 4 where he shows
16 proposed 45.8, but he did not change it in note
17 No. 5 underneath. It says 48.8.

18 MR. SEVERIO: Yeah, I see it.

19 MR. STOHL: That should be 45.8.

20 MR. SEVERIO: I have a feeling that if
21 he just -- I don't think he ever came over to my
22 house. I don't know. I don't think so. I
23 submit the plan for him as a change. He might
24 not change the rest. That is what I am
25 thinking.

1 MR. VENEZIA: So your driveway is on
2 this diagram is to the right of the existing
3 asphalt driveway listed?

4 MR. SEVERIO: Well, if you face the
5 house, the left side.

6 MR. VENEZIA: It is the left side.

7 MR. SEVERIO: Yeah, the right side would
8 be the garage. That straight line across, that
9 is where the garage is.

10 MR. IRENE: So you are removing the left
11 side of what was the horseshoe coming out?

12 MR. SEVERIO: Yes. Yes.

13 MR. VENEZIA: I need clarification on
14 that, the coverage. Is it reversed?

15 MR. IRENE: No. So, what happened is,
16 they are showing 42.5 percent as existing.

17 MR. VENEZIA: Right.

18 MR. IRENE: Now, we are assuming last
19 time, I think, that it predates the Zoning
20 Ordinance that limits lot coverage. There was a
21 Resolution from 2006, which we are going to mark
22 as Exhibit A-3. The 2006 Resolution for the
23 subject property A-3. That granted variance
24 relief for the setback, I believe it was side
25 yard setbacks of the house. There is no

1 reference to a lot coverage variance in that
2 Resolution and I don't believe, but I am not
3 certain, I don't believe that there was a lot
4 coverage limitation in existence at the time, so
5 I am going to assume the coverage predates the
6 Zoning Ordinance limitation, unless some of
7 these things were recently added. I don't know.
8 It's just driveway and house and the deck.

9 But the Applicant shows on their plan
10 42.5 percent lot coverage existing. Thirty
11 percent maximum otherwise allowed in the zone
12 now and the initial proposal on the first plan
13 that came before us last month was 48. --

14 MR. STOHL: Eight.

15 MR. IRENE: -- 8 percent. That has now
16 been revised down to 45.8 percent. As a result
17 of the elimination of the left leg of the
18 horseshoe driveway. Is that right, Mr. Severio?

19 MR. SEVERIO: I think so. The whole
20 thing is only three percent, that whole
21 driveway?

22 MR. IRENE: That's what your plan says.

23 MR. SEVERIO: Okay.

24 MR. IRENE: Not the whole driveway. He
25 is taking off that one left leg.

1 MR. SEVERIO: Yeah, but it's pretty big.

2 MR. IRENE: Does he show the square
3 footage on here?

4 MR. SEVERIO: Four hundred fifty-six.

5 MR. IRENE: Right, but I mean, he
6 doesn't show the overall square footage of all
7 of the structures. I don't know.

8 MR. IRENE: No, he does it to the right.
9 What's that? There it is. It's all the way
10 over to the right, Mr. Severio, see it? That's
11 where he breaks out all of the square footage.

12 MR. SEVERIO: Okay.

13 MR. VENEZIA: Can Mr. Engel have a voice
14 in this?

15 MR. IRENE: Sure he can. He can
16 participate. It's just if we finish him, he
17 can't vote.

18 MR. ENGEL: Is there any possibility, I
19 know we are talking about expense here, is there
20 any possibility of resurfacing the driveway with
21 a more pervious type of material, you know,
22 either pervious asphalt, section concrete,
23 whatever would qualify as a more pervious
24 material? I know -- would -- is that feasible
25 for your budget and your concerns?

1 MR. SEVERIO: It's definitely not in the
2 budget, but, you know, if it comes down to it,
3 you know, my drive is pretty big. That is the,
4 you know.

5 MR. IRENE: One of the issues is going
6 to be, and you can certainly, the Board can do
7 whatever it likes, you can impose whatever
8 conditions you like. But keep in mind that,
9 generally, when we are talking about coverage
10 and we can look at our Ordinance definition,
11 even gravel is considered coverage.
12 Technically, water can perc through gravel. For
13 a couple of reasons, one, it's going to silt up
14 and become like concrete anyway. Even some of
15 these surfaces that allow water to perc through,
16 if you don't properly maintain them, you lose
17 the ability for the water to perc through. The
18 other reason is an aesthetic issue. Even though
19 water can perc through a slotted deck, you
20 wouldn't allow someone to put a slotted deck
21 across an entire property because it violates
22 the God awful ugly rule.

23 So, when we talk about coverage
24 limitations, one is for water perc and the other
25 is for aesthetics also.

1 MR. GIGLIO: He was talking about the
2 new asphalt. We haven't had a chance to examine
3 that as a Board.

4 MR. IRENE: If the Board sees fit to
5 mitigate any adverse impacts, if you wanted to
6 do something like, that you could impose the
7 condition. I don't know. You would have to
8 maintain it to make sure it continues to do
9 that.

10 MR. GIGLIO: That is a big job.

11 MR. IRENE: Was there any consideration
12 of reducing the size of the pool, before you
13 start something things with the driveway?

14 MR. SEVERIO: You guys asked me to
15 consider something.

16 MR. IRENE: Right.

17 MR. SEVERIO: Some change and I figured
18 the driveway, you know.

19 MR. IRENE: No. No. That is certainly
20 fine. I am not criticizing that. I think the
21 Board would commend you for looking at that.
22 Was there any consideration to reducing the size
23 of the pool as well?

24 MR. SEVERIO: We could.

25 MR. IRENE: Okay. Did you consider

1 other sized pools or was it just the one that
2 you picked?

3 MR. SEVERIO: That was the only one, you
4 know, because it's actually not that big, you
5 know, but when the guy came over my house, we
6 picked that one and, you know, we never, you
7 never looked at another one.

8 MR. IRENE: How about what is around the
9 pool, is it just three feet all around and that
10 is it?

11 MR. SEVERIO: Yes. That's what it comes
12 from.

13 MR. IRENE: The coping.

14 MR. SEVERIO: Yeah.

15 MR. IRENE: You've gotten closer to
16 where you are now, I mean, if you could,
17 obviously, the Board, if you could hit it so you
18 are swapping out, that would be easy, not easy,
19 that would be a lot easier for the Board if you
20 were maintaining the existing, because the
21 existing is already over by quite a bit, you
22 know? So that tends to be what the Board looks
23 for. Can we swap out what is proposed with some
24 of the things that are there? Unfortunately,
25 most of your structure now is the house and the

1 driveway.

2 MR. SEVERIO: Pretty much.

3 MR. IRENE: And the deck.

4 MR. SEVERIO: The only thing that I
5 figured was that it was possible to remove it
6 right now because I don't need the driveway.

7 MR. VENEZIA: Was there a pool in the
8 size of, yours is proposed at 16-by-36. Is
9 there a 16-by-32?

10 MR. SEVERIO: I would have to find out.
11 They only have, it's not like a custom-made.
12 It's not like a cement pool.

13 MR. GIGLIO: I am a little confused on
14 something on this chart here and maybe somebody
15 can explain this to me. The middle portion
16 where it shows the 942 square 6.2 percent above
17 the total?

18 MS. HUGHES: Pool.

19 MR. GIGLIO: That is the pool, the whole
20 pool 6.2 percent?

21 MR. SANTORELLI: That's what it says.

22 MR. GIGLIO: So mitigating it down to a
23 smaller really isn't going to reduce much at
24 this point.

25 MR. VENEZIA: Another two percent.

1 MR. GIGLIO: Right. So I think the
2 concentration definitely has to occur somewhere
3 on the driveway.

4 MR. IRENE: Well, he has got to be able
5 to get into his garage.

6 MR. VENEZIA: Right.

7 MR. IRENE: Is it a front-entry garage
8 or a side-entry garage?

9 MR. SEVERIO: Front.

10 MR. IRENE: So, what's the -- isn't that
11 concrete -- isn't that driveway on the --

12 MR. SANTORELLI: That is the front step.

13 MR. IRENE: No, I am talking about on
14 the side.

15 MR. GIGLIO: Going up to the shed you
16 are talking about?

17 MR. IRENE: Yeah.

18 MR. SEVERIO: That is where I park my
19 van.

20 MS. HUGHES: I have a question. The
21 shed is also an issue on this plan, correct? We
22 have to deal with the shed, because if you are
23 willing to make the shed smaller and conforming
24 to the old shed Ordinance that would eliminate a
25 little bit of surface.

1 MR. IRENE: Well, if the shed goes away,
2 that is 200 square feet. Who can do the math to
3 figure out what that does to the total?

4 MR. STOHL: That is not a lot.

5 MR. GIGLIO: No. Point eight? Point
6 eight, right, Paul?

7 MR. SANTORELLI: Should be somewhere in
8 there.

9 MS. HUGHES: Because the other issue is,
10 right now, as it is, the shed is too close to
11 the property line, because it is so tall. I am
12 trying to find the Ordinance, the shed
13 Ordinance.

14 MR. VENEZIA: The height of the shed
15 from the setback.

16 MR. GIGLIO: We already talked about
17 last time.

18 MS. HUGHES: If it's 100 square feet or
19 less, and it's not taller than 8 feet, it can be
20 two feet from the property line. But if it's
21 taller than 8 feet, it has to be set back half
22 of the height.

23 MR. SANTORELLI: Is that still at the
24 100 square footage or is that any size?

25 MS. HUGHES: You know, it doesn't say.

1 MR. IRENE: No. I think, once you go
2 over the 100, it has to be set back the full
3 height.

4 MR. SANTORELLI: Right. If it's over
5 the 100, yeah.

6 MS. HUGHES: It doesn't say that. It
7 says, if the shed is in excess of 8 feet, the
8 shed must be set back from the side and rear at
9 least the distance equal to half of the height
10 of the shed, but it doesn't say anything about
11 how many square feet. The square feet only
12 pertains to the first paragraph, which says, if
13 it is 100 square feet or less and no more than 8
14 feet in height, it can be two feet from the
15 property line. So Paragraph B does not
16 reference square feet. It only references
17 height.

18 MR. IRENE: Okay.

19 MS. HUGHES: What are we talking about
20 here? Do we want to squeak out more? Do we
21 want to get it down further from the 45.8?

22 MR. SANTORELLI: Didn't we set a limit
23 last time, something we were hoping to achieve
24 or did we ask them?

25 MS. HUGHES: You know, I don't remember.

1 MR. VENEZIA: What is that, Paul?

2 MR. SANTORELLI: I said, didn't we ask
3 for an amount of lot coverage or did we say,
4 just try to reduce it? Did we give an amount?

5 MR. VENEZIA: He asked for an amount and
6 we were like, you know, you got to come up with
7 an amount.

8 MR. SANTORELLI: That is what I was
9 trying to remember, okay. Thank you.

10 MR. VENEZIA: There were some other
11 issues, too, we were talking about the water
12 that was being pumped out and what kind of plan
13 you were going to come up with that also.

14 MR. SEVERIO: Right now, it's not doing
15 it anymore, so.

16 MR. VENEZIA: What?

17 MR. SEVERIO: It stopped.

18 MR. VENEZIA: With all of the rain we
19 had?

20 MR. SEVERIO: I guess the gentleman
21 talking over here did something. I don't know.
22 Maybe the lady next-door complaining about, you
23 know.

24 MS. HUGHES: So, what we are discussing
25 over here is the pool adds 942 square feet. So

1 before the pool, he is starting with --

2 MR. SANTORELLI: We are starting with
3 6380 with driveway, AC, rear deck, front steps
4 and the building which is the shed and the home.
5 And we have this right now. We are adding 942,
6 so we have the 6380 plus the 942 minus the 456
7 of what's taking off the driveway. Would
8 everyone feel more comfortable if we were
9 removing what we were adding and just making a
10 clean swap 942 for 942?

11 MR. STOHL: I would be more comfortable
12 with that, yes.

13 MR. VENEZIA: Where's the swap coming
14 from again? That becomes a discussion of where
15 would you get the rest of the lot coverage come
16 from?

17 MR. SANTORELLI: Half would be 471.

18 MR. VENEZIA: You know, with the
19 driveway being removed. The existing driveway
20 being removed.

21 MR. STOHL: If you took out a little bit
22 more of the driveway out in front of the door.
23 Do you use that part of the driveway for turns
24 or what is that and made it more of a walkway
25 rather than a driveway?

1 MR. SEVERIO: Just park in the front of
2 the house and go into the front door, basically.

3 MR. VENEZIA: Can you do the parking in
4 front of front door without that --

5 MR. IRENE: Bubble?

6 MR. VENEZIA: The bulb or the
7 roundabout, thus giving you a little more?

8 MR. GIGLIO: You are saying to square it
9 off?

10 MR. GIGLIO: How much extra is that
11 going to give?

12 MR. SANTORELLI: That might get you --

13 MR. GIGLIO: Point 2?

14 MR. STOHL: No, I think it's going to be
15 more than that.

16 MR. VENEZIA: That might be another 160
17 square feet.

18 MR. GIGLIO: Point 4?

19 MR. VENEZIA: Now you are over 600.

20 MR. IRENE: Do you want to open to
21 interested parties, Mr. Chairman, while the
22 Board is kicking this around?

23 MR. VENEZIA: Is there anyone in the
24 audience that would like to make a comment on
25 this or a question?

1 AUDIENCE MEMBER: Could we get a copy?

2 MR. IRENE: Sure. Do we have an extra
3 one for the interested parties to take a look
4 at?

5 MR. VENEZIA: And this is what we are
6 talking we've been going off for the last few
7 minutes.

8 MR. IRENE: Referring to A-2.

9 MR. STOHL: So, my thinking before, the
10 reason I asked is that the part of the driveway
11 that remains, the bump-out in front of your
12 door, if you remove that as well and you
13 replaced it with a walkway, you wouldn't park
14 there, but you could walk there and make it look
15 very nice. I do think that would be an equal
16 swap. That would be pretty close or close
17 enough for me in terms of putting a pool in and
18 removing half of the driveway to mitigate that,
19 especially with the water issues that go on in
20 Town. Does that make sense?

21 MR. SEVERIO: You are talking about
22 taking the whole front of the door, like leave
23 it straight across the garage?

24 MR. STOHL: Yes. Straight across the
25 garage and give yourself a walkway.

1 MR. SANTORELLI: Give yourself a walkway
2 three-foot wide or whatever to the driveway from
3 the front door. Leave it paver or concrete or
4 you know.

5 MR. SEVERIO: I don't want to, but --

6 MS. HUGHES: We have to get it down a
7 little bit from the 45.8, because you are really
8 supposed to be at 30 and you are starting with
9 42.5.

10 MR. SANTORELLI: Which was before the
11 Ordinance.

12 MS. HUGHES: Which was before the
13 Ordinance.

14 MS. HUGHES: If we can keep it at 42.5
15 or somewhere close to that, it would be more
16 consistent with what the Zoning or the Ordinance
17 calls for today.

18 MR. IRENE: Was the driveway there when
19 the house was built, do you know, the existing
20 driveway today?

21 MR. SEVERIO: No, I put that driveway
22 in.

23 MR. IRENE: When did you do that? Do
24 you know?

25 MR. SEVERIO: When I built the house.

1 MRS. DOS SANTOS: 2006.

2 MR. IRENE: When the house was built.
3 That presumably pre-dated the limitation. I
4 didn't know if the driveway was added sometime
5 thereafter. Apparently, no.

6 MR. VENEZIA: Is any of this in
7 disrepair of the driveway or is the driveway
8 still solid?

9 MR. SEVERIO: It's -- the driveway is
10 fine. I don't need, you know, the only reason I
11 did like the circle one because when I built the
12 house, they made me put the house 40 feet back.
13 So I figured, you know what, just make it, you
14 know, circular driveway make it easier that way,
15 but if my house was just like everybody else, I
16 would have made the driveway, you know, just
17 straight across. But I did it the other way,
18 you know, I thought what I was taking out over
19 here would be enough to compensate for the pool.

20 MR. IRENE: The problem is, you are over
21 now presumably that is all pre-existing, so it
22 would have a right to stay, assuming that is the
23 coverage that exists 42.5, but even going to the
24 45, what is that, one-and-a-half times what's
25 allowed? Thirty and 15. It's 150 percent of

1 what otherwise is allowed. So what the Board is
2 trying to see is, whatever you are proposing to
3 add, swap out existing so you get a net wash
4 then you are maintaining what preexists, but you
5 are not increasing it further. That is what
6 they are grappling with here to make it make
7 some sense. If it can be a wash then it matches
8 what exists now. So that's why a couple of the
9 Board Members were just suggesting to take out
10 that entire bulb, so you have the straight-on
11 driveway coming to the house, leave what's on
12 the right and just have a walkway so you can get
13 to the front door from the driveway. That would
14 almost --

15 MR. SANTORELLI: That is pretty close,
16 yeah, close to a swap.

17 MR. VENEZIA: Yet, on the right-hand
18 side of the building on the west side, you have
19 plenty of areas to park. That is all concrete.

20 MR. SEVERIO: As far as parking, you
21 know, I got plenty of park over there. If
22 people comes over, they can park on the street.
23 If it comes down to it and that's what I need to
24 do, that's what I need to do, but I would love
25 to leave it.

1 MR. IRENE: It's up to the Board. We
2 are going to go back to the interested parties,
3 I would suggest. If the Board wants to grant a
4 number greater than the existing 42.5 then he
5 will have to hit that number. If the Board
6 wants to swap at 42.5 then he will have to hit
7 that number however he does it. It's up to the
8 Board. And then you have to deal with the
9 setback issue, too, of the shed.

10 MR. SANTORELLI: Right.

11 MR. IRENE: Although, there was some
12 issue about having permits last time?

13 MR. SANTORELLI: No, it wasn't permits.
14 It was the setback.

15 MR. IRENE: It was a stop.

16 MR. SEVERIO: Right now, it's supposed
17 to be six. I'm five-and-a-half. And I think
18 the reason why the guy stopped, I tried to
19 explain to you last time, when he came in, the
20 driveway, my neighbors back over there right
21 now, when he did the driveway, he asked me, can
22 I push the driveway a little bit, and I say,
23 that is fine. There is no need for me. Right
24 now, it looks closer, but it's not. It's
25 actually five-and-a-half, almost 6 and that is

1 what I supposed to be because it's 12 feet high
2 and 6 feet on the side.

3 When the inspector comes in, right now
4 if you look at the grass, there is only about
5 maybe three-and-a-half, four feet of grass next
6 to the shed, but my property goes more than
7 that. That is why, you know, when he saw that,
8 he said you got to stop and that is why I
9 stopped.

10 MR. VENEZIA: How big is the shed?

11 MR. SEVERIO: It's bigger. The concern
12 is the height. Whatever the height, it's
13 supposed to be half.

14 MR. VENEZIA: It's supposed to be half
15 if it's under 100 square feet.

16 MS. HUGHES: No. Two feet if it's eight
17 feet or shorter. Half if it's taller than eight
18 feet.

19 MR. VENEZIA: And you are saying that
20 you are five-and-a-half feet --

21 MR. SEVERIO: Yeah.

22 MR. VENEZIA: -- away the from property
23 line.

24 MR. SEVERIO: Yes, sir.

25 MR. VENEZIA: And where six -- you are

1 12 feet high where 6 is required.

2 MR. GIGLIO: I think what he was saying
3 is that his fence line is actually further to
4 the right.

5 MR. IRENE: Property line.

6 MR. SEVERIO: There is no fence there
7 right now.

8 MR. IRENE: Don't think it was
9 dimensioned on the plan, unfortunately. It's
10 5.5 feet where 6 feet is required.

11 MR. SEVERIO: Yes.

12 MR. IRENE: You can't move that. That
13 is in the ground.

14 MR. SEVERIO: It's on piles.

15 MR. IRENE: You are asking for a
16 six-foot side yard setback, right?

17 MR. SEVERIO: Yes.

18 MR. IRENE: You are asking to leave it
19 at 5.5 where 6 feet is required?

20 MR. SEVERIO: Yes.

21 MR. IRENE: Interested parties?

22 MR. VENEZIA: Any interest? Sir, would
23 you like to just come on up and state your name?

24 MR. SCATUORCHIO: Frank Scatuorchio, 264
25 Monmouth.

1 (Frank Scatuorchio, sworn.)

2 MR. SCATUORCHIO: Our main question was
3 a couple of the other issues that Mrs. Hughes
4 started to get into, so on this public input for
5 just this one topic of the --

6 MR. IRENE: The application in its
7 entirety. This is your time.

8 MR. SCATUORCHIO: Survey. If I recall
9 correctly, they were to have a Survey done.

10 MR. IRENE: Survey of what?

11 MR. SCATUORCHIO: Survey of the
12 property. The property lines are in question.
13 Mr. Severio believes it's one line and I have a
14 difference of opinion.

15 MR. IRENE: Okay. Do you have a Survey?
16 He has got a Pool Variance Plan prepared by his
17 Surveyor.

18 MR. IRENE: You think the setback of the
19 pool is different?

20 MR. SCATUORCHIO: No. No. Property
21 line regarding where the fence is.

22 MR. IRENE: But if the property line is
23 different, is that going to affect the setback
24 of the pool? That is why I am asking. Then he
25 needs a variance on the setback because he has

1 to relocate the pool.

2 MR. SCATUORCHIO: That is what the
3 reason why. I came in last time around with
4 concerns about the tree.

5 MR. IRENE: Right.

6 MR. SCATUORCHIO: And then the tree is
7 95 percent on one side and 95 percent on the
8 other side, give or take. The line is
9 indistinct. That is what I am trying to get at.
10 Where a re-marking or re-establishment of that
11 rear and side yard property lines would help to
12 define exactly where the --

13 MR. IRENE: I think there was, my notes
14 show there was a stipulation that the rear line
15 was going to be staked prior to the installation
16 of the pool and the rear fence to ensure he had
17 the proper setback.

18 MR. SCATUORCHIO: That is what I
19 thought. I am making sure.

20 MR. IRENE: Alright. That was your
21 concern.

22 MR. SCATUORCHIO: One, two.

23 MR. IRENE: Okay.

24 MR. SCATUORCHIO: Again, stipulations
25 regarding any draining water, because Mr. Giglio

1 gave me a little education last time around a
2 couple of feet of water has got to get washed
3 out of it every year, if I recall correctly, and
4 where it goes. And what else? Well, just the
5 overage on the lot coverage as a general
6 concern. I see you are working on it, so we are
7 waiting to hear what you got.

8 MR. IRENE: If he swaps out, it is a
9 pre-existing, non-conforming.

10 MR. SCATUORCHIO: I hear where you are
11 heading, so that's why we didn't harp on it.
12 Thanks.

13 MR. IRENE: Thank you.

14 MR. VENEZIA: When your Surveyor came to
15 prepare this, did he do the stakeouts? Do we
16 know?

17 MR. SEVERIO: There is nothing there
18 right now. If he did it, it's not there.

19 MR. IRENE: Many times, they won't do
20 it, unless you pay for it and have you sign a
21 waiver. There is an extra cost to have the
22 stakes put in the ground.

23 MR. SEVERIO: We didn't deal with this
24 guy. We deal with the pool guy and he hires
25 this people.

1 MR. IRENE: Right. That is fine. But
2 you heard from last time, and I think you agreed
3 to it, but I know the Board --

4 MR. SEVERIO: Oh, I am going to have to,
5 because the fence. I have to.

6 MR. IRENE: Right. And you want to make
7 sure that the setback of the pool conforms. You
8 don't want to put it in the ground and find out
9 you are short, so.

10 MR. SEVERIO: No.

11 MR. IRENE: No, it's prudent to do that.
12 It's smart to do that.

13 MR. VENEZIA: To have the stakeouts.

14 MR. IRENE: Yeah. Absolutely. If the
15 Board seeks to grant relief, it would be a
16 condition of approval. And I would assume that
17 Mr. Severio would do it anyway when he puts the
18 pool in because he wants to make sure he
19 conforms with the required setbacks for the pool
20 anyway. He needs to know where to put the
21 fence. Your fence guy probably wants to have it
22 staked out, too.

23 MR. VENEZIA: With the issue of the pool
24 water where that is going to be drained, he
25 still has plenty of his backyard to drop it in.

1 MR. SCATUORCHIO: It's noted. We will
2 restate it.

3 MR. VENEZIA: Yes, sir?

4 MR. IRENE: Sir, could you come up and
5 tell us who you are, please?

6 MR. JULIANO: Nick Juliano.

7 (Nick Juliano, sworn.)

8 MR. JULIANO: With the pool water, we
9 run it out to the street.

10 MR. IRENE: Right.

11 MR. JULIANO: Right. It doesn't go on
12 anybody's property. There is hoses that are
13 long enough and I will supply him with the
14 hoses, because I have them. And this way, no
15 one will complain about any water issues.

16 MR. IRENE: I think that is what he has
17 to do with it.

18 MR. JULIANO: Yes, no, that's exactly
19 what he has to do with it.

20 MR. VENEZIA: From my recollection, you
21 are his nearest west side.

22 MR. JULIANO: West side.

23 MR. VENEZIA: He has no issue with the
24 shed.

25 MR. SEVERIO: That is where the shed is.

1 MR. IRENE: Last time you spoke about
2 the shed, do you have any issue with this
3 setback issue deviation with the shed?

4 MR. JULIANO: No, I do not.

5 MR. IRENE: So, we are back to the swap
6 out. Basically, to the point where, as it was
7 suggested, maybe just squaring off that section
8 of your driveway near where it comes up, what
9 comes from the street straight up instead of
10 going where listed as, existing asphalt driveway
11 and the construction access, you know, and using
12 the construction access until the pool is done.
13 But to square off that area -- Bonnie would have
14 been very good there. I think you are going to
15 be very close.

16 MR. SANTORELLI: Yeah, it looks like it
17 should be close to that area. I don't have a
18 scale or anything.

19 MR. STOHL: For me, it would be close
20 enough.

21 MR. SEVERIO: The only thing with that,
22 if I take the asphalt, I still going to have to
23 put something there, because the stair on the
24 front of the house, it's about five feet long
25 wide.

1 MR. IRENE: You put asphalt or concrete
2 running from in front of the stairs to the
3 remaining driveway.

4 MR. SEVERIO: That's what I mean.
5 Something.

6 MR. SANTORELLI: Paver walk concrete.
7 Whatever. Standard three foot from there to the
8 driveway.

9 MR. IRENE: Here is the issue, unless
10 the Board is going to try and revise the plan
11 for him, which it sounds like you are making a
12 suggestion, you are going to have to pick a
13 number and then he is going to have to figure it
14 out. I don't know how to put in words, well,
15 you are going to take out some of this and
16 whatever that coverage is, is what you are
17 getting. So, if you're saying, look, remove a
18 deck and we could say, remove that deck and
19 whatever that is, the resulting coverage would
20 be it. This is a moving line here, so I think
21 what you are down to is talking about the
22 coverage you are going to permit, whether it's
23 match the existing or something else.

24 MR. VENEZIA: Mr. Irene, if we did say
25 to, specifically, to say on that portion of the

1 driveway to take it completely out.

2 MR. IRENE: But remember, he still has
3 to have sufficient hard surface to walk from the
4 remaining driveway to his --

5 MR. SANTORELLI: Front porch.

6 MR. IRENE: -- front steps. Unless we
7 are all going to get out our slide rules and
8 dimension that out.

9 MR. VENEZIA: If we could say allowing
10 for a four-foot up to four feet from the
11 existing steps for a walkway to the new section
12 or to the new proposed driveway, you know, you
13 are talking --

14 MR. IRENE: Okay. Four feet by what
15 length?

16 MR. IRENE: We are talking about the
17 length of the steps.

18 MR. IRENE: I mean, I can try and put
19 all of that in words. I have no idea what the
20 numbers are going to be when you are left with
21 that. I can try and describe it, as you've
22 done, Mr. Venezia. I mean, we can talk about
23 remove the entire --

24 MR. SANTORELLI: Square off the driveway
25 the from street.

1 MR. IRENE: Yeah, again, you are
2 describing the words. Ideally, you would have a
3 plan that would be marked up, which I am not
4 sure we want to do that. I will do whatever the
5 Board wants to do, obviously. We will do our
6 best. What I don't want to have happen is have
7 somebody in construction kick him back when they
8 say, that's not what the Board said. Whatever
9 you feel comfortable with.

10 MR. SANTORELLI: The problem is, without
11 some type of numbers, I don't have a scale.

12 MR. VENEZIA: That is a big portion that
13 we are talking about.

14 MR. SANTORELLI: Yes, it is.

15 MR. VENEZIA: I think it is as big if
16 not bigger than what he has proposed at 456 to
17 be removed.

18 MR. SANTORELLI: You are almost equaled
19 out there. It's hard to say.

20 MR. VENEZIA: Plus or minus 25 square
21 feet. Once again --

22 MR. SANTORELLI: You need some type of
23 walkway, so you are not in the mud.

24 MR. VENEZIA: That's why we are saying
25 to bring it up to 4 feet, square off from the

1 existing porch now to the edge of the new
2 driveway.

3 MR. SANTORELLI: We don't have any way
4 to give measurements right now without a scale
5 or some measurement.

6 MR. VENEZIA: Would you be in agreement
7 with something like that?

8 MR. SERVIO: I don't have an option,
9 right?

10 MS. HUGHES: Probably not, because you
11 don't want to take out your deck in the
12 backyard, right? I mean, that is a portion,
13 too, but you probably want your deck or maybe
14 you don't. Maybe you say I would rather have --

15 MR. SEVERIO: No, I want my deck.

16 MRS. DOS SANTOS: The patio. We wanted
17 to do a patio at this point.

18 MS. HUGHES: Right.

19 MR. SEVERIO: Doesn't matter. Patio is
20 still covered.

21 MRS. DOS SANTOS: That's what I am
22 saying. We can't do a patio, if we remove the
23 deck.

24 MR. IRENE: This can't go together or we
25 would have to give another Open Public Meetings

1 Act Notice. You could set the number --

2 MR. GIGLIO: Stay at 43.

3 MR. IRENE: No, Mr. Severio could
4 achieve that number wherever he chooses to
5 achieve it.

6 MR. SANTORELLI: Probably, rough guess,
7 22 to 25 feet from where you would cut the
8 driveway to the front steps, but that is just
9 with a rough scale.

10 MR. VENEZIA: The driveway is already
11 cut.

12 MR. SANTORELLI: From where the new cut
13 would take place to where the front steps would
14 be, you would be somewhere between 22 to 25
15 feet.

16 MR. VENEZIA: The cut is already there,
17 correct?

18 MR. SANTORELLI: No.

19 MR. VENEZIA: Cutting off of the
20 driveway?

21 MR. SANTORELLI: Yes. Where you would
22 have the new --

23 MR. GIGLIO: Would it be easier to sit
24 back and set the number at 43 and let them work
25 it out with their engineers?

1 MS. HUGHES: That's what we were talking
2 about over here.

3 MR. GIGLIO: Sounds like the way to go.
4 Say here it is, 43, and let them work it out.

5 MR. ENGEL: We are actually taking a
6 stab on a piece of paper. The engineers on the
7 site, they know.

8 MR. GIGLIO: Engineers are at the site.

9 MR. ENGEL: We are just looking at it
10 from a bird's eye view.

11 MR. GIGLIO: Done.

12 MS. HUGHES: I am good with that. I do
13 just have one more. Are we concerned about
14 water or?

15 MR. GIGLIO: No.

16 MS. HUGHES: I am concerned about the
17 tree because, you know, if you look to the left
18 of the page, it does say, proposed limit of
19 disturbance, and he has a line going around the
20 area where it will be disturbed, the ground will
21 be disturbed to put in this pool. So I would
22 just ask, if you would have your guy put one of
23 those plastic temporary orange fences around
24 that tree, just so that the people working on
25 the property, you know, property don't

1 accidentally back up into this tree. Set
2 something just to protect it. That's all.

3 MR. VENEZIA: Caution construction
4 fence?

5 MS. HUGHES: Yeah.

6 MR. GIGLIO: Orange plastic.

7 MS. HUGHES: It's not an expensive
8 fence. It's very temporary. You just put that
9 up, so the guys working on the property.

10 MRS. DOS SANTOS: Plus the trees, that
11 is his baby. That's why we moved the pool all
12 the way over there.

13 MR. IRENE: Ma'am, we didn't swear you
14 in.

15 MS. DEGENARO: Mike, we had an exhibit
16 for the tree.

17 MR. SANTORELLI: Just tell him what to
18 say.

19 MS. DEGENARO: We had this exhibit that
20 Bonnie wrote at the last meeting, so the actual
21 new exhibit should be three and four, so we
22 could go back to that.

23 MR. IRENE: Hold on one second. What
24 was that exhibit number?

25 MS. DEGENARO: The tree last meeting was

1 Exhibit 2. She wrote OFS-2.

2 MR. IRENE: There is a photograph of a
3 tree. Time out. This was a photograph
4 submitted by Mr. Scatuorchio, so that was OFS 1
5 and OFS 2.

6 MS. DEGENARO: That is separate. I
7 wanted to make sure.

8 MR. VENEZIA: We are still uncertain
9 with the number. If we give him the number of
10 43, and this bubble being taken out or this area
11 being taken out doesn't come up to the 43 then
12 where are we?

13 MS. HUGHES: We are no where because we
14 told them to do 43, so whatever they, you know,
15 if we are telling him 43, he can, you know --

16 MR. IRENE: He can lose a piece of the
17 deck, he can put in a smaller pool. He can do
18 whatever he needs to do to get to 43 and it's
19 his option as to where he would like to swap out
20 the coverage.

21 MR. VENEZIA: Presently, it's 42.5.

22 MS. HUGHES: You have flexibility that
23 way, like you can go back to your pool guy, and
24 you can say, gee, what is the next size smaller
25 pool and maybe you don't take away as much of

1 the driveway. Like you get to choose instead of
2 us telling you, it has to be the driveway.

3 MR. GIGLIO: Kidney shape.

4 MS. HUGHES: Oh, yeah. That is an idea,
5 too.

6 MR. VENEZIA: This is all going to be
7 contingent of the engineer going back and taking
8 a look at it and this is 43 percent now. It's
9 not like, you know.

10 MR. SEVERIO: You guys don't think
11 taking the front part of the house that isn't
12 enough?

13 MR. SANTORELLI: I think it might be
14 close. I think it might be close to the 43
15 percent, but it's hard for me to say without
16 having to scale it out and do the math.

17 MR. GIGLIO: We don't have exact
18 measurements.

19 MR. SEVERIO: If that doesn't work then
20 I have no place else to even -- then I have to
21 demolish the house.

22 MS. HUGHES: We don't want you to do
23 that.

24 MR. SANTORELLI: That's not what we want
25 to happen.

1 MR. VENEZIA: I want to make sure we are
2 on the same page here. If you come up here, I
3 want to now, if we can all gather up here. We
4 are talking about this here.

5 MR. SEVERIO: Yes.

6 MR. VENEZIA: We are talking about this
7 area in here and this area, right?

8 MR. SEVERIO: Yeah, that is what I
9 submitted this time.

10 MR. VENEZIA: And this. Now, this means
11 bringing this line straight up --

12 MR. SEVERIO: Yes.

13 MR. VENEZIA: -- to the --

14 MR. GIGLIO: Property.

15 MR. SANTORELLI: Yeah, so you have
16 enough on each side of the garage, like normal
17 driveway.

18 MR. VENEZIA: And allowing like a
19 sidewalk to be.

20 MR. STOHL: From the stairs.

21 MR. VENEZIA: From the stairs.

22 MR. SANTORELLI: Somewhere between --

23 MR. VENEZIA: This is the stairs here,
24 sir.

25 MR. SEVERIO: Yes, sir.

1 MR. VENEZIA: Here to here. So you are
2 coming anyone parking in here.

3 MR. SEVERIO: There would be no parking
4 in front of the house, you know, just the
5 garage. That is fine.

6 MR. VENEZIA: Not necessarily. Isn't
7 this a big enough area?

8 MR. SEVERIO: Oh, yeah. It's pretty
9 big.

10 MR. VENEZIA: Walk out and go to your
11 sidewalk here.

12 MR. SEVERIO: But are you saying that is
13 okay or do you still think that is good enough?

14 MR. SANTORELLI: We don't know. We
15 can't do the math here. That's the problem. If
16 the engineer comes up and says, oh, 42.5 and
17 that his 43, whatever the number is, then you
18 can decide.

19 MR. SEVERIO: Yeah, let me just ask a
20 question, okay? If we make that change and
21 still that doesn't, you know, it's not what you
22 want then we are back to zero.

23 MR. IRENE: Then you got to look at a
24 smaller pool or taking a piece off the deck or
25 you got to look at eliminating the shed or you

1 got to look at something else, because that shed
2 shouldn't have been added. Even though the 42.5
3 is existing, the shed is adding additional
4 coverage to the site also. So that is the
5 issue.

6 The issue is the Board presumably is
7 going to grant and allow you to either swap out,
8 which you could do, because you have a right to
9 maintain your existing coverage, although the
10 shed shouldn't part of that number or if the
11 Board allows you to go to 43, you got a variance
12 for a slight increase, but how you get there is
13 up to you.

14 MR. GIGLIO: Right. You work with the
15 engineer while you are doing it.

16 MR. SEVERIO: I didn't have a number to
17 work with. When I was here last time, you guys
18 asked me to make a change. I thought I made a
19 change.

20 MR. GIGLIO: It's unprecedented, let's
21 put it that way, to give a number.

22 MR. VENEZIA: I am going to open it up
23 back to the audience, if there is anyone else
24 that would like to say anything.

25 MR. SCATUORCHIO: Frank Scaturochio,

1 once again. I have a question. Thirty percent
2 lot coverage you state that it was not a
3 regulation at what point in time?

4 MR. VENEZIA: When the house was built.

5 MR. IRENE: That is my understanding. I
6 don't know exactly when the impervious coverage
7 went in. Ms. Heard is our institutional
8 knowledge person, who has all of that
9 information. Unfortunately, she is ill tonight.
10 I don't believe the lot coverage was in effect
11 in 2006. And the reason I say that is, there is
12 a Resolution from 2006 that we marked into
13 evidence that granted variance relief for side
14 yard setback to the house. So, if the house and
15 the driveway were going to exceed, presumably
16 there would have been a lot coverage variance
17 referenced. I don't believe the lot coverage
18 were imposed sometime after 2006.

19 MR. VENEZIA: I believe Mrs. Heard said
20 that. That is our recollection.

21 MR. SCATUORCHIO: The reason I brought
22 it up, my memory goes back a little further. I
23 often look at that regulation, but I will check.

24 MR. IRENE: Well, if that is the case,
25 the house and the driveway should never have

1 been built to that size. For some reason, I
2 thought 2011.

3 MR. GIGLIO: 2011. That is what Bonnie
4 said.

5 MR. IRENE: Could be wrong.

6 MR. VENEZIA: Mr. Julianano?

7 MR. JULIANO: No, I am good.

8 MR. VENEZIA: I believe the Board is
9 prepared to vote on this with the change that we
10 just discussed when it came up to the podium. I
11 don't want to go through all of that and then
12 you say, I don't want to do that.

13 MR. SEVERIO: That is my only option, I
14 guess. If you think, you know, give me the
15 number that you guys are looking for, you know,
16 we are good. Then we are good.

17 MR. VENEZIA: Are you ready?

18 MS. HUGHES: I would make a motion to
19 grant the application with the stipulations as
20 discussed. One being the shed is accepted at
21 five-and-a-half foot setback, rather than the
22 six inches that is required. The rear property
23 line would be staked before the pool started,
24 that the large tree would have some protection
25 around it before the job starts and that the

1 total lot coverage would wind up at 43 percent
2 which would then give you the option to design
3 to 43 percent.

4 MR. STOHL: I don't think there was any
5 other stipulation.

6 MR. IRENE: That is all I have.

7 MR. SANTORELLI: I will second.

8 MS. DEGENARO: Robert Venezia?

9 MR. VENEZIA: Yes.

10 MS. DEGENARO: Pamela Hughes?

11 MS. HUGHES: Yes.

12 MS. DEGENARO: Paul Santorelli?

13 MR. SANTORELLI: Yes.

14 MS. DEGENARO: Mr. Giglio?

15 MR. GIGLIO: Yes.

16 MS. DEGENARO: August Stohl?

17 MR. STOHL: Yes.

18 MR. IRENE: So it carries. Thank you
19 very much. So you understand, Mr. Severio, they
20 grant you the approval for the setback on the
21 shed and they grant you lot coverage.

22 MR. SEVERIO: Okay.

23 MR. IRENE: For 43 percent. And you can
24 design that however you choose to do so. If
25 eliminating those portions of the front driveway

1 get you there, great. If not, you got to find a
2 little bit more somewhere else. They think by
3 their rough sketch they can get you. You got to
4 work it out with your engineer.

5 MR. VENEZIA: His engineer and our
6 engineer.

7 MR. IRENE: His engineer will design the
8 plan and our engineer will look at it.

9 MR. SEVERIO: Thank you very much.

10 MR. IRENE: Thank you and have a good
11 night.

12 MR. VENEZIA: Gentlemen of the Board, we
13 still have a Resolution.

14 MS. DEGENARO: Mike, you said carried.
15 Do they need to give another plan?

16 MR. IRENE: No. So what's going to
17 happen is, next month, the Board will review a
18 Resolution. I am going to put in words what the
19 Board just did. The Board is going to adopt the
20 Resolution. When they get the Resolution, you
21 can go ahead and pull your permits. Before you
22 do that, the Resolution is going to say the plan
23 has to be revised so the total coverage adds up
24 to no more than 43 percent, okay?

25 MRS. DOS SANTOS: Okay.

1 MR. VENEZIA: Chris Ann, the Minutes are
2 going to be important, especially on something
3 like this from last month. There is a few
4 things that I had forgotten.

5 MS. DEGENARO: I have them all. If I
6 need help from you to email Stephanie --

7 MR. VENEZIA: No problem.

8 MS. DEGENARO: -- that might have to
9 happen, because I am not getting a lot of time
10 to do things.

11 MR. VENEZIA: Let me know.

12 MR. IRENE: We also have to get caught
13 up on the Annual Report. It predates you.

14 MS. DEGENARO: Pam and I talked about
15 that on the phone today.

16 MR. IRENE: Seventeen and '18.

17 MS. DEGENARO: It's not as much as I
18 thought it was.

19 MR. IRENE: I sent you a sample.

20 MR. VENEZIA: If you could locate in
21 your packet or your memory, your email, the
22 Resolution for the Cannan. Going into this
23 matter, it's the Stacy Cannan matter. It's on
24 Block 79, Lot 12 on the map for the Borough. It
25 is a Resolution containing nine pages. Is there

1 any questions on Page 1? Corrections or
2 additions? Page 2? Page 3? Page 4? Page 5?
3 Page 6? Page 7? Page 8? And Page 9, which is
4 a certification page. What is the pleasure of
5 the Board?

6 MR. SANTORELLI: I will make a motion to
7 accept the Resolution.

8 MR. GIGLIO: I will second that.

9 MS. DEGENARO: Robert Venezia?

10 MR. VENEZIA: Yes.

11 MS. DEGENARO: Pamela Hughes?

12 MS. HUGHES: Yes.

13 MS. DEGENARO: Paul Santorelli?

14 MR. SANTORELLI: Yes.

15 MS. DEGENARO: Paul Giglio?

16 MR. GIGLIO: Yes.

17 MS. DEGENARO: August Stohl?

18 MR. STOHL: Yes.

19 MR. IRENE: That is it.

20 MR. VENEZIA: I believe that is it for
21 the evening. Do we have a motion to close the
22 meeting?

23 MR. SANTORELLI: Motion to adjourn?

24 MR. GIGLIO: I will second that.

25 MR. IRENE: Ayes have it.