

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, July 9, 2019**

ADMINISTRATIVE MATTERS

Call to Order

Vice Chairman DeSio stepped in as Chairman for the meeting. Mr. DeSio called the meeting to order at 7:40 p.m. and requested those present to join in the Pledge of Allegiance.

Opening Statement

The Vice Chairman offered the following Compliance Statement:

The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided the date, time, and location of this meeting to at least two designated newspapers, published same in the Asbury Park Press, which is the official newspaper, filed notice with the Borough Clerk, and posted notice on the bulletin board in the Borough Office and on the Borough website.

Attendance Roll Call

Present: Cashmore, DeGiulio, DeSio, Nott, Smith, Bills, Wray

Not Present: Cunningham, Leckstein, Long, McGinley

Also in attendance: Board Attorney Kerry E. Higgins, Esq.
Board Secretary Candace B. Mitchell

Approval of the June 11 Minutes

Boardmember Smith offered a motion to approve the minutes. Second offered by Boardmember Nott. The motion was adopted upon the following roll call vote:

Ayes: DeSio, Nott, Smith, Wray
Nays: none
Abstain: Cashmore, DeGiulio, Bills
Absent: Cunningham, Leckstein, Long, McGinley

ITEMS OF BUSINESS

Memorialization of Resolution

**AMENDED RESOLUTION
OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING BULK VARIANCE APPROVAL
RE: Donald and Patricia Pignataro
414 Ocean Avenue
Block 30 Lot 25
Sea Bright, New Jersey**

WHEREAS, Donald and Patricia Pignataro (the "Applicant") made application to the Planning/Zoning Board of Sea Bright (the "Board") for property known as Block 30, Lot 25 on the Tax Map of the Borough of Sea Bright, also known as 414 Ocean Avenue for bulk variances

to demolish the existing home and construct a new single family home to be compliant with all V zone standards; and

WHEREAS, the Applicant seeks bulk variances for minimum lot width where 75' f. is required and 25' is existing and proposed; combined side yard setbacks where 25" is required and 18.7' is existing and 21.1' is proposed and lot coverage where 50% maximum is permitted and 80.5% is existing and 77% is proposed; and

WHEREAS, Applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this Board has accepted jurisdiction of the application and has conducted public hearing on the matter at its meeting on May 28, 2019, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant appeared and marked into evidence certain documents including the following:

A-1 Jurisdictional Packet

A-2 Six (6) color photos of the present structure

A-3 Property Tax/Sewer Certification, dated 5/28/19

A-4 Elevation Certificate, dated 8/24/17

A-5 Survey of 414 Ocean Ave., Block 30, Lot 25 and Block 23, Lot 96, prepared by Thomas P. Santry, P.A., P.L.S. Lic. No. 24GS3540000, consisting of one (1) sheet, dated 9/11/17

A-6 Proposed Reconstruction Plan of 414 Ocean Ave., Block 30, Lot 25 and Block 23, Lot 96, prepared by Matthew T. Cronin, AIA, Architect, consisting of five (5) sheets, dated 2/1/19, rev. 1- 2/7/19, rev. 2 – 2/13/19, rev. 3 – 4/3/19

A-7 Photo of existing conditions

WHEREAS, the Board considered the testimony and evidence presented and the Board makes the following findings of fact and conclusions of law:

1. The Applicant is seeking to demolish the existing home and construct a new single-family home to be compliant with all V zone standards. Applicant seeks bulk variances for minimum lot width where 75' f. is required and 25' is existing and proposed; combined side

yard setbacks where 25' is required and 18.7' is existing and 21.1' is proposed and lot coverage where 50% maximum is permitted and 80.5% is existing and 77% is proposed

2. Applicant Donald Pignataro testified that he purchased the home in order to renovate it and make it compliant with the flood zone. However, FEMA requirements for the V zone made renovation not feasible. The property is a repetitive loss property. The proposed new home will be built to Code and fully compliant with the V zone requirements.

3. Mr. Pignataro stated that the proposed home is very close to the existing footprint.

4. Architect Matthew Cronin described the proposed home. He presented Exhibit A-7 showing the existing conditions on the property. He explained that the proposed home will have a one-car garage underneath. The Board noted that parking would likely occur in the driveway which would result in the need for a waiver for parking in the front and side yards. The Board found that there was adequate space for such parking and in fact that is how cars are parked currently and same could be granted with no negative impact.

5. The Board found that the variances could be granted without any negative impact on the zoning ordinance or zone plan. The new home will be FEMA compliant. The side yard setback will be brought closer to compliance. Board members noted that the new home will be a good use of and a nice improvement to the property.

6. The Board found that the lot width is pre-existing and cannot be improved as the neighboring lots are fully developed. The side yard variance is necessitated by the lot width and will be improved over the current conditions. Each side yard will comply with setback requirement, however the combined side yard is deficient. Accordingly, the Board found that the granting of the variance will have no substantial detrimental impact on the surrounding neighborhood and will improve current conditions.

5. After evaluating all of the evidence and testimony the Board found that the bulk variances would have no negative impact on the zoning ordinance or zone plan and could be granted with no detriment to the neighborhood and are warranted by the narrow lot width.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright that the Application for bulk variances as set forth above is approved in accordance with the plans submitted and marked into evidence, subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations, including but not limited to CAFRA, except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting May 28, 2019; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on July 9, 2019.

Candace B. Mitchell

Candace B. Mitchell, Secretary
Sea Bright Planning/Zoning Board

Adopted on a roll call on a motion by Boardmember DeGiulio
and Seconded by Boardmember Smith

Vote:

Cashmore – Yes

Cunningham – Absent

DeGiulio - Yes

DeSio – Yes

Leckstein – Absent

Long - Absent

Nott - Yes

Smith – Yes

McGinley – Absent

Bills - Yes

Wray – Yes

David DeSio

David DeSio, Vice Chairman
Sea Bright Planning/Zoning Board

Memorialization of Resolution

**RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING BULK VARIANCE APPROVAL**

**RE: Gerard and Dawn Keane
5 New Street
Block 13 Lot 2
Sea Bright, New Jersey**

WHEREAS, Gerard and Dawn Keane (the "Applicant") made application to the Planning/Zoning Board of Sea Bright (the "Board") for property known as Block 13, Lot 2 on the Tax Map of the Borough of Sea Bright, also known as 5 New Street for bulk variances to extend a non-conforming dwelling by adding a second floor deck above the existing first floor front deck; and

WHEREAS, the Applicant seeks bulk variances for front yard setback where 5' is required and 2' is existing and proposed; side yard setback where 3' is required and .8' is existing and proposed; combined side yard setbacks where 6" is required and 5.11' is existing proposed ; and

WHEREAS, Applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this Board has accepted jurisdiction of the application and has conducted public hearing on the matter at its meeting on June 11, 2019, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant appeared and marked into evidence certain documents including the following:

- A-1** Jurisdictional Packet
- A-2** Architectural plans by Anthony Condouris dated 2-7-19
- A-3** Photo

WHEREAS, the Board considered the testimony and evidence presented and the Board makes the following findings of fact and conclusions of law:

6. The Applicant is seeking to add a second-floor deck above the existing first floor front deck. Applicant seeks bulk variances for front yard setback where 5' is required and 2' is existing and proposed; side yard setback where 3' is required and .8' is existing and proposed; combined side yard setbacks where 6" is required and 5.11' is existing proposed. The non-conformities will be technically increased by adding the deck.

7. Applicant Dawn Keane testified and described the home and the proposed uncovered second floor deck. The deck will be above the existing first floor deck and will be the same dimensions as the deck below. The deck is open and will not impede any views, light or air.

8. The lot has the following existing non-conformities which will not change or be impacted by the new deck: minimum lot area where 1,800 sf is required and 1315 sf exists; minimum rear setback where 15' is required and 3.2' exists; building coverage where 50% maximum is permitted and 58.9% exists; minimum ground floor area where 880sf is required and 649 exists.

9. The Board found that the variances could be granted without any negative impact on the zoning ordinance or zone plan. The front and side setbacks will remain the same, but are extended by the second floor deck. The Board did not believe that the addition of this deck over the existing first floor deck would have any impact. Board members noted that the new deck will be nice improvement to the property.

5. The Board found that the lot non-conformities are pre-existing and cannot be improved. The front and side yard non-conformities will remain the same. Accordingly, the Board found that the granting of the variance will have no substantial detrimental impact on the surrounding neighborhood and will improve current conditions.

6. After evaluating all of the evidence and testimony the Board found that the bulk variances would have no negative impact on the zoning ordinance or zone plan and could be granted with no detriment to the neighborhood and are warranted by the narrow lot width.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright that the Application for bulk variances as set forth above is approved in accordance with the plans submitted and marked into evidence, subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations, including but not limited to CAFRA, except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting June 11, 2019; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on July 9, 2019.

Candace B. Mitchell

Candace B. Mitchell, Secretary
Sea Bright Planning/Zoning Board

Adopted on a roll call on a motion by Boardmember Nott
and Seconded by Boardmember Smith

Vote:

Cashmore – Abstain

Cunningham – Absent

DeGiulio - Abstain

DeSio – Yes

Leckstein – Absent

Long - Absent

Nott - Yes

Smith – Yes

McGinley – Absent

Bills - Abstain

Wray – Yes

David DeSio

David DeSio, Vice Chairman
Sea Bright Planning/Zoning Board

Memorialization of Resolution

**RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING BULK VARIANCE APPROVAL**

**RE: 280 Ocean Avenue, LLC
280 Ocean Avenue
Block 30 Lot 47
Sea Bright, New Jersey**

WHEREAS, 280 Ocean Avenue, LLC (the "Applicant") made application to the Planning/Zoning Board of Sea Bright (the "Board") for property known as Block 30, Lot 47 on the Tax Map of the Borough of Sea Bright, also known as 280 Ocean Avenue for bulk variances for an accessory structure "Hot Box" in a front yard; and

WHEREAS, the Applicant seeks bulk variances for a hot box accessory structure measuring 5'7" by 12'3" by 7'6" high, located in a front yard and for an obstruction taller than 30" in the sight triangle; and

WHEREAS, Applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this Board has accepted jurisdiction of the application and has conducted public hearing on the matter at its meeting on June 11, 2019, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant appeared and marked into evidence certain documents including the following:

- A-1** Jurisdictional Packet;
- A-2** Amended Site Plan prepared by FWH Associates, Brian Murphy, dated 2-22-19 consisting of 5 sheets;
- A-3** Color rendering of sheet 1 of Exhibit A-2;
- A-4** Safety cover
- A-5** Photo of hot box

WHEREAS, Valeri Staab appeared in opposition and marked into evidence certain documents including the following:

- O-1** Photo of Hot Box
- O-2** Photo
- O-3** Correspondence addressed to Mr. Robert Staab from Mike Kammer, Director, Division of Water, State of New Jersey Board of Public Utilities, dated 5/10/19, consisting of 4 (four) pages

WHEREAS, the Board considered the testimony and evidence presented and the Board makes the following findings of fact and conclusions of law:

10. The Applicant is seeking approval for the construction of an enclosed "hot box" to house fire and water connections and equipment measuring 5'7" by 12'3" by 7'6" high, located in a front yard and constituting an obstruction taller than 30" in the sight triangle.

11. Applicant's engineer Brian Murphy testified that during the course of construction of the previously approved banquet hall, the NJ American Water Company representative instructed the Applicant's contractor that a hot box enclosure would be required. The hot box was required to be located within 25' of the water main, which in this instance is located in the middle of Ocean Avenue. Mr. Murphy testified that the Applicant's representatives inquired if the equipment could be housed in a vault rather than the hot box. This request was denied. Murphy explained that due to the water table, the vault wouldn't drain and it would present a sanitary hazard to have dirty water in the vault. The Board engineer concurred with this explanation.

12. The original plans called for an equipment room inside the building, which is the owner's preference. However, the building is located too far from the water main to be approved by the Water Company.

13. The Board was concerned that the location of the hot box would result in the loss of parking spaces. However, Brian Murphy stated that he could re-stripe the parking area in this section to angle the fire lane so no reduction in parking will occur. The Applicant **STIPULATED** that the plans will be revised to show the new parking and fire lane configuration to the satisfaction of the Board engineer.

14. Mr. Murphy further stated that the location of the hot box complies with the state required sight triangle but not the Sea Bright ordinance.

15. Board members expressed frustration that the Applicant did not come before the Board for relief prior to constructing the hot box enclosure in this location, immediately adjacent

to a residence. The engineer stated the change was done in the field by the contractors and the utility company and the contractor did not realize it would require Board approval. Board members inquired whether the box could have been located on the north side where it would not be next to a residence. The engineer explained that it would result in a loss of parking and would conflict with the sewer lateral.

16. Neighbor Valerie Staab expressed her displeasure at the location of this very large and unsightly silver box located so close to her property line. She sees this huge silver structure each time she looks out her window. She had conversations with the Water Company representatives and did not believe that they dictated the location of the box.

17. Board members requested that the Applicant provide additional landscaping/buffering around the structure. Applicant **STIPULATED** that it would work with the Board engineer to provide a buffer plan to the west, south and east around the hot box structure, to the satisfaction of the Board engineer. Completion of the plan and the installation of the buffer will be part of the resolution compliance.

18. At the request of the Board, Applicant **STIPULATED** that it would paint the hot box structure sand color or other color requested by the Staabs or their successors.

19. Board engineer related to the Board that NJ American Water Company started imposing these hot boxes approximately 2 years ago. The box and equipment must be located within 25' of the water main. He advised that this will likely affect other construction in Sea Bright.

20. Other residents in the area expressed their opposition to this large structure and its location.

21. The Board noted that the Applicant should have come before it prior to constructing the hot box and equipment in that location. However, ultimately, the Board found that the box with the water connection equipment would, of necessity be located in the front yard.

22. The Board found that the variance for accessory structure in a front yard could be granted without any negative impact on the zoning ordinance or zone plan. The location in the front yard is dictated by the distance to the water main and cannot be avoided.

23. The Board noted that the size and location of the hot box complied with NJ State sight triangle requirements, though not the Sea Bright Ordinance. The Board felt that the State requirements would likely govern and preempt the Sea Bright ordinance. Since it complies with the state sight triangle requirements, the Board found that it did not present a danger.

24. The Board acknowledged the impact that the hot box has on the neighbor, but found that the requirements of the utility company dictated same. With the additional buffering and painting, the Board found that the impact was as minimal as possible.

Accordingly, the Board found that the granting of the variance with the conditions imposed will have no substantial detrimental impact on the surrounding neighborhood and will improve current conditions.

16. After evaluating all of the evidence and testimony the Board found that the bulk variances would have no negative impact on the zoning ordinance or zone plan and could be granted with no detriment to the neighborhood and are warranted by the requirements of the utility company.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright that the Application for bulk variances as set forth above is approved in accordance with the plans submitted and marked into evidence, subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations, including but not limited to CAFRA, except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

SPECIFIC CONDITIONS

1. The plans will be revised to show the new parking and fire lane configuration to the satisfaction of the Board engineer.

2. Applicant will provide a buffer plan to the west, south and east around the hot box structure, to the satisfaction of the Board engineer. Completion of the plan and the installation of the buffer will be part of the resolution compliance.

3. Applicant will paint the hot box structure sand color or other color requested by the Staabs or their successors.

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting June 11, 2019; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper at the Applicant's expense.

I certify the foregoing to be a true copy of a Resolution by the Sea Bright Planning/Zoning Board memorialized on July 9, 2019.

Candace B. Mitchell

Candace B. Mitchell, Secretary
Sea Bright Planning/Zoning Board

Adopted on a roll call on a motion by Boardmember Smith

and Seconded by Boardmember Nott

Vote:

Cashmore – Abstain

Cunningham – Absent

DeGiulio - Abstain

DeSio – Yes

Leckstein – Absent

Long - Absent

Nott - Yes

Smith – Yes

McGinley – Absent

Bills - Abstain

Wray – Yes

David DeSio

David DeSio, Vice Chairman
Sea Bright Planning/Zoning Board

OTHER BUSINESS

Update on Lawsuit by Land's End Association

Board Attorney Kerry Higgins addressed the Board regarding an update on the Martin Phan matter. A lawsuit had been brought by the Land's End Townhouse Condominium Association, Inc. against the Borough of Sea Bright Planning Board, Martin Phan, and Theresa Hoang. The plaintiff's complaint was denied by the Superior Court of New Jersey on April 23rd, 2019. The Land's End Association is appealing the Court's decision. Attorney Higgins has decided that the Board is not going to get involved and will not mount a defense. Ms. Higgins has spoken with Mr. Phan's attorney, Richard Sciria. Mr. Sciria suggested that Mr. Phan may decide to offer an amended site plan rather than defend the appeal.

General Public Questions and Comments:

No one in the public wished to speak.

CLOSING MATTERS

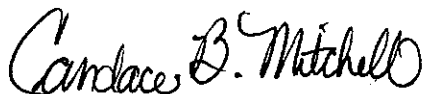
Meeting Announcement:

The next meeting of the Planning/Zoning Board is scheduled for August 27, 2019 at 7:30 p.m.

Adjournment

There being no other business before the Board, the meeting was adjourned at 7:46 p.m. on a motion offered by Boardmember Smith, a second offered by Boardmember DeGiulio, and adopted upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell, Board Secretary