

BOROUGH OF SURF CITY LAND USE BOARD

813 Long Beach Boulevard

August 25, 2021

7:00 pm

Chairman Hartney called the meeting to order, all present joined him in a salute to the Flag.

Roll call reflected the following in the affirmative: Peter Hartney, Paul Hoover, Sandra Klose, Alan Mannherz, James Russell, Emil TumSuden, George Wachter & David Wright. Absent: Gavin Hodgson & John McMenamin.

The Board Engineer, Frank Little, Jr. and the Board Attorney, Kevin Quinlan, were also present.

The Open Public Meeting Statement was read by Chairman Hartney, as follows: in compliance with the "Open Public Meetings Act" of the State of New Jersey, adequate notice of this meeting of the Board of Surf City Land Use Board has been provided to three newspapers & published in the June 10, 2021 edition of the Beach Haven Times.

Chairman Hartney also read the following statement: this meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Borough of Surf City Land Use Board may legally consider in reaching a decision. Decorum appropriate to a judicial hearing must be maintained all the time.

Mrs. Klose moved to approve the July 28, 2021 regular meeting minutes. Mr. Russell seconded the motion. With a vote in the affirmative, the minutes were approved.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mr. Russell moved to approve Resolution 2021-20 authorizing the release of various performance guarantees. Mr. TumSuden seconded the motion. With a vote in the affirmative, the following was approved.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mr. TumSuden moved to approve Resolution 2021-18, memorializing the approval for Intrepid Ventures of 2400 N. Long Beach Boulevard, Block 59, Lot 15. Mr. Russell seconded the motion. With a vote in the affirmative, the following was approved.

WHEREAS, Intrepid Ventures, LLC are the owners of premises identified as Block 59, Lot 15 on the official tax maps of the Borough of Surf City and have standing to make the application.

WHEREAS, the applicant was represented by James S. Raban, Esq.

WHEREAS, the applicant has applied to the Borough of Surf City Land Use Board for approval of a minor subdivision to create two lots, one conforming and one non-conforming where

one lot currently exists.

WHEREAS, the Applicant proposes to demolish the existing commercial building in the Business District and subdivide the property into two single family buildable lots. The new lots will be identified as new lot 15.01 and 15.02. New lot 15.02 will be conforming. New lot 15.01 requires a variance for lot area where 5,000 square feet is required and 4,698 square feet is proposed.

WHEREAS, the applicant submitted the following exhibits and evidence which were admitted by the board:

1. Application,
2. Minor Subdivision Map prepared by Leon Tyszka dated 3/26/21.
3. Tax Map.
4. Color Photos (4).
4. Borough Engineer Review Letter dated July 6, 2021.

WHEREAS, the site is in the Business Zone.

WHEREAS, the residential use is permitted in the Business Zone. The RA Residential Zone requirements are applicable.

WHEREAS, curbing and sidewalk is required along the frontage of the property on North 24th Street. Curbing and sidewalk along Long Beach Boulevard is below design standards and shall be replaced. The plan shall be revised to show the curbing and sidewalk.

WHEREAS, an easement exists along the northern property line. The plan shall be revised to locate the easement and revise the setback line to comply with the 5 ft. setback required for the easement.

WHEREAS, Leon Tyszka was sworn and qualified as an expert in surveying.

WHEREAS, Mr. Tyszka testified that the adjacent properties are improved and there is no opportunity to acquire additional property to remove the need for a variance.

WHEREAS, Mr. Tyszka further testified that the property is uniquely shaped which is the reason for the need for variance relief. Proposed new lot 15.01 is irregularly shaped due to the curvature of Long Beach Boulevard which is believed to have been acquired by the County of Ocean in the past. He further testified that the 1954 Tax Map shows two rectangular lots which would have been conforming.

WHEREAS, Mr. Tyszka further testified that any construction will comply with the required sight triangle; and the plan will be revised to show curbing and sidewalk along Long Beach Boulevard and North 24th Street.

WHEREAS, Mr. Tyszka further testified that the plan will be revised to show the existing easement and building setback line of 5 ft. from the easement.

WHEREAS, the Applicant agreed to cause a new Deed to be recorded memorializing the easement in a form and content acceptable to the Board Attorney.

WHEREAS, all interested parties were given an opportunity to be heard. Several members of the public offered comments to the board.

NOW THEREFORE, be it resolved by the Land Use Board of the Borough of Surf City,

County of Ocean, State of New Jersey, the Board makes the following findings of fact:

1. The applicant has standing to make the application.
2. The exhibits have been properly introduced and moved into evidence.
3. The application is deemed complete, and Jurisdiction lies within the Surf City Land Use Board.
4. The Board considered and determined that the application is properly heard as a Minor Sub-Division with variance for lot area on new lot 15.01 of 4,698 square feet where 5,000 square feet is required.
5. Installation of sidewalks and curbing along Long Beach Boulevard and North 24th Street shall be installed in compliance with borough ordinances.
6. The proposed lots are consistent with the master plan and ordinances of the Borough of Surf City; the proposed lots created by the subdivision are substantial compliant with applicable ordinances. The requested variance for lot area on lot 15.01 can be granted without detriment to the public; and the benefits of granting the variance outweigh any detriment. The proposed development is consistent with the neighborhood scheme and improves housing stock
7. The proposed lots are consistent with the Master Plan whereas it will improve the housing stock within the Borough.
8. The unique shape of the lot was caused by the County of Ocean acquiring a portion of the lot for the expansion of Long Beach Boulevard. This created the need for variance relieve and is a hardship not created by the Applicant.
9. The Applicant shall revise the plans to accurately reflect the location of the easement, building setback line and curbing and sidewalk along Long Beach Boulevard and North 24th Street.
10. The Applicant shall record a Deed of Easement memorializing the existing easement.

NOW, THEREFORE, BE IT RESOLVED that the application for Minor Sub-Division with variance for lot area approval is hereby Granted subject to the forgoing conditions and findings of fact.

IT IS FURTHER RESOLVED that the contents of the preamble and board engineer review letter dated July 6, 2021 are adopted and made part of this resolution.

IT IS FURTHER RESOLVED that this Approval is expressly contingent upon the applicant complying with the following, if applicable:

1. Proof of payment of real estate property taxes.
2. Payment of any outstanding professional fees.
3. Obtain any and all local building permits and pay all associated fees.
4. Posting of any performance guarantees and inspection fees.
5. Ocean County Planning Board approval.
6. Obtain any other outside agency approval as required

7. Subject to lot number approval by the Borough Tax Assessor.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, building department and Borough clerk by the Board Clerk.

BE IT FURTHER RESOLVED that notification of this favorable resolution shall be published in an official newspaper of Surf City Borough by the Land Use Board Clerk within ten (10) days of its passage.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Mannherz, Mr. McMenamain, Mr. Russell, Savianeso, Mr. TumSuden, & Mr. Wright. Nays: None. Abstained: Mrs. Klose. Absent: Mr. Hoover & Mr. Wachter.

Mr. Hodgson recused himself from the matter.

Mr. Russell moved to approve Resolution 2021-19, memorializing the approval for Luke and Dona Cunningham of 509 Drexel Avenue, Block 16, Lot 4. Mr. TumSuden seconded the motion. With a vote in the affirmative, the following was approved.

WHEREAS, Luke and Donna Cunningham are the owners of the premises identified as Block 16, Lot 4 on the official tax maps of the Borough of Surf City and have standing to make the application.

WHEREAS, the applicants were represented by James S. Raban, Esq.

WHEREAS, the applicant has applied to the Borough of Surf City Land Use Board for variances to construct an addition over the existing living space, add a side second floor deck over the existing first floor deck and make alterations to the roof to accommodate a rooftop deck.

WHEREAS, the proposed development is the expansion of a non-conforming structure and variance relief for lot area, lot depth, side yard setback, building coverage and accessory structure side yard setback are required.

WHEREAS, the site is in the RA (single family) Zoning District.

WHEREAS, in support of the application, the following exhibits were offered and entered into evidence:

- A-1 Application.
- A-2 Variance Plan prepared by Ten10 Architecture dated 6/9/21.
- A-3 Architectural drawings prepared by Musgnug & Associates dated 12/21/20 and revised 7/9/21.
- A-4 Color Photos (4)
- A-5 Tax Map
- B-1 Board Engineer Review Letter dated 7/19/21.

The foregoing exhibits being marked and admitted into evidence.

WHEREAS, Daniel Wheaton, P.L.S., P.P., a Professional Land Surveyor and Professional Planner was sworn and qualified as an expert in surveying and planning.

WHEREAS, Mr. Wheaton testified as follows:

1. The proposed development will not expand the existing footprint.
2. There is no proposed significant intensification of use or pre-existing non-conformities.
3. The Plan will be revised to depict the curb cut.
4. The air conditioning platform shall comply with all setbacks.
5. The shed shall be relocated and comply with applicable setbacks. No variance relief is requested. The Plan will be revised accordingly.
6. The Plans shall be revised to include the ground floor plan.
7. The adjacent properties are fully developed and there is no opportunity to acquire more property to remove or reduced the pre-existing non-conformity.
8. The existing lot area of 3,000 square feet is a pre-existing non-conformity and creates a hardship.
9. The variance relief can be granted without substantial detriment to the zoning ordinances, zone plan and master plan of the Borough. The proposed addition will be consistent with the neighborhood scheme and improve housing stock.
10. The benefits of granting the requested relief outweigh the detriment. The proposed improvement will not negatively impact the open air and light whereas the additions are within the existing footprint.
11. The relocation of the shed removes a pre-existing non-conformity and brings the property more into conformity.

WHEREAS, Robert Musgnug, AIA of Musgnug & Associates was sworn a qualified as an expert in architecture.

WHEREAS Mr. Musgnug, testified as follows:

1. The Plans will be revised to include the ground floor.
2. The total number of bedrooms is not being increased.
3. The proposed improvements are consistent with the neighborhood scheme and are aesthetically appealing and improves the housing stock.

WHEREAS Megan Beck was sworn and testified that she is the daughter of the Owners/Applicants and if familiar with the property.

WHEREAS Ms. Beck testified as to the current conditions of the property and the location of the shed.

NOW THEREFORE, be it resolved by the Land Use Board of the Borough of Surf City, County of Ocean, State of New Jersey, the Board makes the following findings of fact:

1. The applicants are authorized to make the application and have standing.
2. The application is deemed complete, and Jurisdiction lies within the Surf City Land Use Board.

3. Proof of service as required by law upon the appropriate property owners and governmental bodies (if required) has been provided and determined to be in proper order.
4. The witnesses offered credible testimony that the Board finds satisfies the positive and negative criteria in that the positive impact on the aesthetics, the neighborhood scheme and improvements in housing stock outweigh any potential detriment to the public good, ordinances and master plan.
6. The uniqueness of the undersized lot represents a hardship.
7. The relocation of the existing shed to bring same into conformity is a benefit.
8. The Board further finds that the pre-existing non-conformities are not increased by the proposed improvements.
9. The Applicant shall provide a floor plan for the ground floor.

NOW, THEREFORE, BE IT RESOLVED that the application for variance relief for construction of an addition over the existing living space, addition of a second-floor deck over the existing first floor deck, and alterations to the roof to accommodate a roof deck are hereby granted.

IT IS FURTHER RESOLVED that the contents of the preamble and board engineer's review letter dated July 19, 2021 is adopted and made part of this resolution; and

IT IS FURTHER RESOLVED that this Approval is expressly contingent upon the applicant complying with the following, if applicable:

1. Proof of payment of real estate property taxes;
2. Payment of any outstanding professional fees;
3. Obtain any and all local building permits and pay all associated fees;
4. Posting of any performance guarantees and inspection fees, and
5. Obtain any outside agency approval as required.
6. Compliance with applicable flood zone regulations, and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the applicant, building department and Borough clerk by the Board Clerk.

BE IT FURTHER RESOLVED that notification of this favorable resolution shall be published in an official newspaper of Surf City Borough by the Land Use Board Clerk within ten (10) days of its passage.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Hodgson, Mr. Mannherz, Mr. McMenamin, Mr. Russell, Savianeso, Mr. TumSuden, & Mr. Wright. Nays: None. Abstained: Mrs. Klose. Absent: Mr. Hoover & Mr. Wachter.

Gerald Brubaker of 1616 N. Barnegat Avenue, Block 79, Lot 20 was present to represent himself for seeking relief of the rear yard setback. There was discussion in relation to the lot size and the lot being a preexisting non-conformity with no expansion possibilities.

There were questions on the percentages present in the presented plans. It was noted that Mr. Brubaker must submit new plans with the corrected percentages. It was also discussed that two single windows on the second floor will become a sliding door to lead onto the proposed deck.

The proposed application will not change the amount of parking spaces required. Mr. Brubaker also noted that the powerlines will be relocated to adhere to the proposed plans. There were questions about the type of deck being proposed and it was noted that it will be an open-air type.

Mr. Russell moved to open public comment. Mrs. Klose seconded the motion. With a vote in the affirmative, public comment was open. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenemy, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter. There were no comments. Mr. TumSuden moved to close public comment. Mr. Russell seconded the motion. With a vote in the affirmative, public comment was closed. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenemy, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mrs. Klose moved to approve the application. Mr. McMenemy seconded the motion. Roll call reflected the following votes:

Mr. Hartney: I vote yes, the applicant has met the positive and negative criteria of the land use law. The application does not increase the property of the nonconformity, it stays within the preexisting nonconformities. There is no property for him to obtain to alleviate the preexisting nonconformities. It does meet the goal of our Master Plan, and channeling to improve housing stock. I vote yes.

Mr. Hodgson: I also vote yes. All the nonconformities are preexisting on this property. The deck will not create a new nonconformity, and it stays underneath the lot coverage, so I vote yes.

Mrs. Klose: I'm voting yes, because it is a preexisting nonconformity. I think that the deck will look nice.

Mr. Mannherz: I vote yes as well, for reasons previously stated. Observing the property, there will be no impact on the neighbors.

Mr. McMenemy: I also vote yes, for the same reasons as stated.

Mr. Russell: I vote yes also. The applicant has satisfied the Master Plan.

Mr. Savianeso: I vote yes. It's going to be a nice addition.

Mr. TumSuden: I also vote yes.

Mr. Wright: I vote yes also. I don't see it being a problem being under 35%.

James Raban, Esq. was present to represent Daniel and Sue DeMarco of 312 N. 14th Street, Block 110, Lots 6 & 6.01 seeking relief of a bulk variance. There was discussion in relation to the size of the proposed cabana, with it measuring at 22 x 10 x 15 feet.

Leon Tyszka, PLS was present as the applicant's surveyor. It was mentioned that the home located on the property is currently under construction. The applicant is proposing a two tory framed dwelling off of the pool, will be located 5 ½ feet from the home.

It was noted that the applicant is only seeking the ten-foot variance due to the bulk head being present on the property. The property currently has two existing bulkheads on the same side of the property, causing a hardship. It was discussed that, because of this, they are having to seek a variance.

There were questions on how the footage from the proposed location of the cabana and the bulkhead was to be measured. It was determined by Mr. Little that the ordinance shall be interpreted to measure it perpendicular, not as an arc. There were also concerns on the maintenance of the bulkheads. The applicants are responsible for maintaining care of the existing and future bulkheads.

Mr. Russell moved to open public comment. Mrs. Klose seconded the motion. With a vote in the affirmative, public comment was open. The vote reflected the following ayes: Mr. Hartney, Mrs. Klose, Mr. McMenamain, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Alan Mannherz of 1401 N. Barnegat Avenue had concerns of the proposed location compared to the previous location of the cabana, as well as what was included with the zoning percentages.

Linda Burn of 312 Barnegat Avenue had concerns about how it would affect Surf City.

Kyle Wilson of 1402 Barnegat Avenue had concerns about a home currently under construction needing a variance already.

John Blankemeyer of 296 N. 14th Street had concerns about it being an accessory building.

John Lanni of 289 N. 14th Street had concerns about the late decisions made when adding this structure.

Christine Lanni of 289 N. 14th Street had concerns that it will negatively impact the neighborhood.

Katherine Derbyshire of 1415 Barnegat Avenue had concerns about applicant going against a bulkhead variance.

Mrs. Klose moved to close public comment. Mr. Russell seconded the motion. With a vote in the affirmative, public comment was closed. The vote reflected the following ayes: Mr. Hartney, Mrs. Klose, Mr. McMenamain, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mr. McMenamain moved to approve the application with a five-foot shift to the west. Mr. Russell seconded the motion. Roll call reflected the following votes:

Mr. Hartney: this is one of the things that make Land Use law interesting. Trying to decide between what the letter of the law is and what the actual conditions of the land are. And in thinking about it, while, yes, the ordinance does say 20 feet from an existing bulkhead, and that this was a new lot to begin with, an empty lot that gave them a blank slate, there have been comments from the audience in terms of the impact on light and air. This cabana could have been built closer to the bulkhead so that there would be no necessity to come before this board. If they move it 10 feet off of the bulkhead, that increases light and air and moves it further from the road. Moving it further, moves it closer to the road. In balancing these competing needs and hearing the comments from the neighbors, and the balance with what the ordinance says and the exact conditions are, I would vote in favor of this application.

Mrs. Klose: I'm voting no, I'm sorry. I understand all that you mentioned, moving the cabana and all that, but I am going to go with what the neighbors have said, and I agree with them. I think that putting this thing there is just an added distraction to the neighborhood. I vote no.

Mr. McMenamin: I look at the whole picture and you have a cabana here that is only 15 feet. And I look at the view obstruction and there is really no view obstruction. If you look at this, the bay is clear from where I can see in the pictures. I also look at the guidance of the past boards that had approved a building that was there before or after 1972. It was approximately 10 feet if you look at the survey from the bulkhead line. My opinion is, when they developed that, they meant bayfront bulkhead. I don't believe in this situation that that is what they were looking at when that was passed. I also don't think its going to affect the open air and light, in fact, I think it makes it better than the existing house that was there. Those are my reasons, so yes.

Mr. Russell: You have to give this a lot of thought. I am going to vote in favor of it, because if it weren't for the bulkhead, we wouldn't be here. If this was a curb out there, we'd have the 10 feet, we'd have everything we need. As far as it being detrimental to the air, its minuet compared to the size of the house. We have no control over, as long as the house is built properly, we have no control over the size of the house. We have friends that in order to save the view, block the lot next to the house. This is not the case at all. I think that it is going to be an improvement, the house is an improvement to begin with, this will just add to it.

Mr. Savianeso: I'm going to approve it. I don't think it's going to impede anyone's views. If the house isn't a bother, then what is a small cabana going to do. I'm going to approve it.

Mr. TumSuden: I also vote to approve it. This way it will be closer to the stairs and they can still build it.

Mr. Wright: I vote no. I believe and agree with the public response that this was a clean slate this year and I believe that they were going to throw in another structure it would have been in their thoughts. I vote no.

Nicholas Talvacchia, Esq. was present to represent Michael and Theresa Lusty of 1601 Sunset Avenue, Block 79, Lot 1 seeking relief of a bulk variance. It was discussed that the proposed work is on an undersized lot measuring at 3,750 square feet where 5,000 is required. The lot has preexisting

nonconformities creating a hardship. Terri Lusty was present to explain the status of the current structure. The existing structure is a duplex, the applicant is proposing a new single-family dwelling.

It was discussed that there are technically two front sides of the property because it is located on a corner lot. The applicant is proposing to have two sets of stairs, measuring at 25 feet each, meeting at the corner of the two front sides.

Michael Pagnotta was present at the applicant's architect. The proposed structure is to become the applicant's full-time residence. They will be maxing out the 35% lot coverage that is allowed. The proposed structure is 34 feet high, with it being 24 feet above flood elevation. There will be two parking spaces in the garage located under the residence.

There were questions on the stairs interfering with the site triangle. It was decided that it will not interfere with the site triangle, and will be an improvement to the current structure. There were also concerns about the placement of an air conditioning unit. It was concluded that the applicant will adhere to all zoning requirements, that there is no variance required.

The applicant will be maintaining the depressed curb on the property, will not be exceeding the allowed percentage. It was also noted that the existing shed will be removed permanently.

Mr. TumSuden moved to open public comment. Mr. Russell seconded the motion. With a vote in the affirmative, public comment was open. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Madeline Mital of 1517 Sunset Boulevard stated that the proposed application is going to be an asset to Surf City.

Mr. Russell moved to close public comment. Mr. Mannherz seconded the motion. With a vote in the affirmative, public comment was closed. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mr. Hartney: I vote yes on the motion. The applicant has shown by testimony that there will be no detriment to the zoning plan or the Master Plan of the Borough of Surf City. In fact, it will decrease the existing nonconformity by removing a duplex on an undersized lot and creating a single-family house that meets all the requirements of the zoning ordinances. The variance for that small area of stairs is a fair exchange.

Mr. Hodgson: I also vote yes. I was concerned about the site triangle, but as Frank pointed out, it's actually farther off the curb. These undersized lots are tough, they managed to stay inside the setbacks and lot coverage. I think it will be a great improvement to the town, nice work.

Mrs. Klose: I vote yes. I like anything that goes from a duplex to a single-family home, especially one that is so pretty. Welcome to Surf City.

Mr. Mannherz: I also vote yes for reasons previously stated. It is definitely an improvement in the housing stock. It is a beautiful design by Pagnotta. I was a little concerned by the stairs, but I can appreciate the design that was put together, and being on the corner, there is a little bit of an advantage there. So, I vote yes.

Mr. McMEnamin: I agree with everything Mr. Mannherz said, with the exception of the fact that they took advantage of the two front yard setbacks with the extra square feet. So, I vote yes.

Mr. Russell: I vote yes due to all the present discussion for this proposal. It excites me to see one less duplex.

Mr. Savianeso: I vote yes, getting rid of the duplex is great. Beautiful design, good luck.

Mr. TumSuden: I also vote yes. It's a nonconformity in the form of a duplex. I vote yes to approve it.

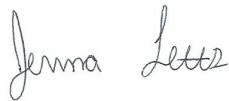
Mr. Wright: I have to vote yes given the positive public response. Good luck.

Mr. Hodgson and Mr. Mannherz recused themselves from the matter.

Mrs. Klose moved to approve the bills. Mr. Russell seconded the motion. With a vote in the affirmative, the bills were approved to be paid. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMEnamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Mr. Russell moved to adjourn the meeting. Mrs. Klose seconded the motion. With a vote in the affirmative, the meeting was adjourned. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. McMEnamin, Mr. Russell, Mr. Savianeso, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hoover & Mr. Wachter.

Respectfully submitted,



Jenna Letts

Land Use Board Clerk