

REGULAR MEETING of the Moonachie Planning Board called to order, J. Molinari in the chair, at Kathryn E. Flynn Civic Center on Thursday, May 18th, 2017 at 7:17 P.M. J. Molinari called for Pledge of Allegiance to the Flag.

ROLL CALL: Mayor Vaccaro-present, C/Surak- not present,
J. Molinari, N. Derevyanik-present, J. Campbell- not present,
V. Drozd, M. Lyons, J. Telesmanic – present
Alternates – M. Meehan- present, R. Petrella – not present, C. Pallas - present
Attorney-J. Novello- present
Engineer- not present

Secretary stated that notice of the meeting was announced in accordance with the Open Public Meeting Act.

Motion by J. Molinari and second by N. Derevyanik to approve Minutes of Regular Meeting of April 20th, 2017.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd-ayes, Lyon-abstain,
Telesmanic, Meehan, Pallas- ayes

Seven ayes and one abstain. Motion carried.

COMMUNICATIONS:

Elizabeth Bassani, 8A Henry St.- appeal to the Planning Board regarding determination of Zoning Officer.

Bergen County Soil Conservation District- approval of Soil Erosion and Sediment Control Plan Certification for the project of the Moonachie DPW building and parking at Block 77, Lot 1 in the Borough of Moonachie.

Motion by J. Telesmanic and second by C. Pallas to file communications.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes,
Meehan, Pallas-ayes.

All ayes. So ordered.

REPORTS:

MASTER PLAN RE-EXAMINATION REPORT:

Grace Lynch, L+C Design Consultants – spoke about the full master plan and changes since their last presentation. Mentioned about the funds for the project are through a DCA's Post Sandy Grant. She mentioned that the grants are for Master Plan Reexamination, Zoning Ordinance Updates, Neighborhood Plan, GIS, Debris Management, Designed Standards and Capital Improvement Plan. She explained that they visited sites in the Borough met with representatives of the Borough, collected initial data and hold session for community input, which is included in the Master Plan Re-examination report. She mentioned that recommendations are included in the documents. She spoke about the last full Master Plan, which was in 1960 and the Borough had statutory Re-Examination Reports. She explained that Sandy impacts in relation to resiliency and mitigation of rising water levels, these are included in the plan. She mentioned that residents are happy to live in Moonachie, appreciate the shared services that exist. She mentioned that the plan includes about Fire Department shared services, which include on stand by for 16 communities and regional YMCA, County Jointure Commission that runs through the school. She explained that the community is comfortable with being a small town, having missed used as co-existed, rather than developing further. She mentioned that they have created the resiliency plan that speaks to vulnerabilities of properties and strategies to help.

She mentioned that they reviewed changes to the town and included charts and graphs about demographics in the Plan, She spoke about there is a little less population, but otherwise stable business. Mentioned that the plan references about outside factors that affect the Borough, major county roads and major infrastructures of county, electric and Transco gas & Rebuild By Design. She mentioned that Master Plan mentioned about the participation of Rebuild By Design because almost all of the town is in a flood zone and elevations throughout the town range from 0' to about 9. She spoke about the plan that talks about CRS and how it affects flood insurance premiums.

Mayor Vaccaro- asked if the recommendation was in the plan, because we are already in the process doing CRS.

Grace Lynch- said that it is in the plan, they had started work before the Borough was in the process. Stated that it reinforces the Borough's participation in the process of CRS.

Mayor Vaccaro- stated that the industry is already in the program because of NJSEA and this CRS is for residential.

Grace Lynch- spoke about maps, and what area the Borough has jurisdiction over for zoning. She explained that the recommendation want the NJSEA to take into account the Borough's recommendations when making decisions.

Mayor Vaccaro- mentioned that the residential area in the south end of town and the two mobile home communities are exempt from the NJSEA.

Grace Lynch- mentioned that the plan includes about streetscape changes, and mixed use overlay is a recommendation but not in the zoning changes. Spoke about the plan also includes the two Neighborhood Plans, one on Empire Blvd and the other at Moonachie Avenue. She described the Neighborhoods Plans, buffers and conservations areas and continuous sidewalks & bicycles way. She mentioned that the plan includes two mobile home communities, and issues that arise from them. Mentioned higher elevation in south end of town is the railroad tracks. Spoke about adding green space. She spoke the plan includes about Business owners that had mentioned about their workforce safety when using public transportation, pedestrian walkway and marked School bus stop. She spoke about Noise abatement with the airport; permanent noise easements will devalue property. She mentioned that Port Authority is still in the planning phase and it is important that the Borough stay involved in the process. She stated that Rebuild by Design is gathering data for storm systems and the Borough should get a copy, it can be a important tool in an emergency. Mentioned about the piping that was done how the corrugated piping is deteriorating. She spoke about having the Maps with data available, such as pipe attributes, age and shapes because Moonachie's pipe attributes is not on the MERI's maps. She spoke about updating flood damage prevention. She mentioned about zoning recommendations that includes public recreational use zone to identify places by their use, includes, School, Municipal Building, Park at the Civic Center and Concord Street. She spoke about Conservation overlay zone that will include buffers around all open natural waterways and buffer around lots that are not developed near Losen Slote. Spoke about Design Standards for raised buildings in the Borough, want to advocate good treatments that support the community visually. She showed pictures of raised utilities in town, discussed ways of non-residential properties can be flood proof. She mentioned about Debris Management plan includes letting property owners know how to separate debris and access is available for first responders in emergency. Spoke about location and calculation of space for debris, it must be out of a flood zone. They proposed sites in the borough that could be used for non-flood events.

M. Lyons- mentioned that in order to be reimbursed by FEMA the Borough must have a Debris Management Plan.

Grace Lynch- spoke about other information included in the Debris Management Plan, such as handouts for residents for response & preparation and list of vendors (garbage howlers) under state contract.

Graham Petto- spoke about background and the differences of various types of GIS maps, such as traditional desktop GIS and online mobile GIS. He mentioned that he reviewed the GIS map for the Borough. He stated that the flood maps from FEMA will be updated on the GIS map if any changes are made and this Map can be used on computer and other devices. He mentioned that some updates were done since the last presentation. He spoke about MERI which does have limited information for Moonachie, and they did not purchase the data because there were no attributes. Presented GIS map, reviewed various attributes available on the map such as, street address, tax assessment information, and a Google street view. He spoke about different layers include municipal facilities and infrastructure, Fire station, transportation information including bus stop & time, that information comes directly from NJ Transit and about other available key layers such as Zoning information, Meadowlands district information, Elevation information and flood maps.

V. Drozd – mentioned that in the map, the area near Borough of Little Ferry is R2 zone not R1 and spoke about mistake with location on phone for her Block and lot.

Grace Lynch- mentioned that zone R2 will be fixed in the map. She spoke about anomalies in the zoning and data. She mentioned about Capital Improvement Plan recommendation for project, includes, list of needed items for Police Department, radios for cars, and console. She spoke about Pump Stations, which had improvements due to emergency, there are still things outstanding such as generators, and they recommended that they have two portable pump generators for when power goes down.

N. Derevyaniuk- mentioned that Lincoln Street pumping Station is incorrect, it should be Lincoln Place.

Grace Lynch- Mentioned that many of the natural waterways are located on private property and they recommended that it is important that it is enforced under property maintenance codes. Spoke about Debris collects and banks are not maintained properly. She spoke about DPW maintains many buildings, parks, school ground, handles sewer emergency, many other issues within the Borough, DPW trucks not being replaced but fixed and they recommended lots of items for DPW and Generator for Civic Center in Capital Improvement plan. She mentioned that fields at Redneck Avenue flood even after rainstorm and recommended that possibly regrade fields with better material or create bios wales, these ae included in Capital Planning, plans are impacted by budgetary restrictions. They recommended for Fire Department trucks, capture and exhaust system. They did a road survey, and mentioned that roads are managed well through DOT Grant funding and supplements by the Borough. She spoke about roof needed at the school, boilers were replaced at school but not protected and their servers are on the floor. She mentioned that they made recommendation for library and a recreation center, in the future it could be done with the school. She stated that it is important to have share service with other towns, stormwater & infrastructure are critical and to promote resiliency from flooding.

OLD BUSINESS:

Master Plan Re-Examination:

PUBLIC HEARING ON MASTER PLAN RE-EXAMINATION REPORT:

No one wishing to be heard.

Motion by J. Telesmanic ad second by J. Molinari to close public hearing.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyaniuk, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas- ayes.

All ayes. So ordered.

Motion by J. Telesmanic and second by J. Molinari to adopt Resolution #2017-5

**RESOLUTION #2017-5
MOONACHIE PLANNING BOARD
RESOLUTION#2017-5**

**RESOLUTION
ON
RE-EXAMINATION
OF
THE MOONACHIE MASTER PLAN**

May 18, 2017

WHEREAS, the Planning Board has the statutory duty to re-examine the Moonachie Master Plan;

WHEREAS, the Municipal Land Use Law, specifically N.J.S.A. 40:55D-89, requires that a re-examination report include:

- a. the major problems and objectives relating to land development in Carlstadt at the time of the adoption of the last report;
- b. the extent to which such problems and objectives have been reduced or have increased subsequent to the last report;
- c. the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to :
 1. density and distribution of population and land uses;
 2. housing conditions;
 3. circulation;
 4. conservation of natural resources;
 5. energy conservation;
 6. collection, disposition and recycling of various designated recyclable materials; and
 7. changes in state, county and municipal plans and objectives;
- d. the specific changes recommended for the master plan or development regulations, if any, including underlying objectives policies and standards, or whether a new plan or regulations should be prepared;
- e. the recommendations of the Board concerning the incorporation of redevelopment plans into the land use element of the Master Plan and changes to the local development regulations necessary to implement those changes; and

WHEREAS, the Borough of Moonachie has retained the services of L+C Design Consultants PA to assist in the re-examination; and

WHEREAS, Grace Lynch, AIA, P.P. presented a report dated May 18, 2017 containing the elements required by the Municipal Land Use Law, a copy of which report is attached as Exhibit A, (the L+C Report); and

WHEREAS, the Planning Board held a public hearing on the L+C Report on May 18, 2017; and

WHEREAS, the Planning Board has reviewed the L+C Report, considered the public comments from the public hearing and utilized its own knowledge and experience in dealing with planning related issues within the Borough of Moonachie; and

WHEREAS, based on the foregoing, the Planning Board believes that the L+C Report meets the relevant statutory requirements and should be adopted as the re-examination of the Maser Plan required by N.J.S.A. 40:55D-89, with the modifications set forth below.

NOW THEREFORE, BE IT RESOLVED

1. The Moonachie Planning Board hereby adopts the L+C Report as the re-examination of the Moonachie Master Plan as required by N.J.S.A. 40:55D-89, with the modifications set forth below; and
2. A copy of this resolution shall be forwarded to the Moonachie Mayor and Council, the Bergen County Planning Board, the New Jersey Meadowlands Commission and to the Boroughs of Carlstadt, Borough of Wood-Ridge, Township of South Hackensack, Borough of Little Ferry, Borough of Hasbrouck Heights and Borough of Teterboro.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyaniuk, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas- ayes.
All ayes. So ordered.

NEW BUSINESS:

1. Jorge and Barbara Morales, 43 Diamond Way-appeal to the Planning Board regarding determination or decision of Zoning Officer.

Chairperson J. Molinari called for 5 Minutes recess at 8:35P.M.

Meeting reconvened at 8:42 P.M.

Jorge E. Morales, 43 Diamond Way- was sworn in by Attorney Novello.

Attorney Novello- stated that Michael Sartori, Zoning Officer is present at the meeting.

Mr. Morales- stated that he applied for a permit to replace his deck and pool with just a deck. He mentioned that his contractor submitted a sketch and survey of property. Mr. Morales gave the Board a copy of the survey. Stated that the original permit was approved but when the Zoning Officer reviewed that the pool was not being replaced, he indicated that the setback would require a variance and denied the Zoning. Mr. Morales filed an appeal of the decision, based on interpretation of the Zoning Ordinance. He had been told by Mr. Sartori that if he was replacing both the deck and pool, it would be approved, but without the pool, the deck would require a variance. Mr. Morales stated that when the pool and deck were originally built all permits were applied for and granted. Spoke about recreational use of deck and use during Sandy for his family and pets He mentioned that the age of the deck is around 20 years, and he would like to replace it. Provided satellite images of his backyard, the new deck would extend as far as the current structure including the pool. Spoke about time it would take if he applied for a variance. He mentioned if his appeal is denied then he will apply for the variance, but does not believe it will require variance

N. Derevyaniuk- asked what is currently in the backyard.

Mr. Morales- stated that what is in the picture is in the backyard, including the pool.

N. Derevyaniuk- stated that the survey is dated 2008.

V. Drozd- asked who put in the deck originally.

Mr. Morales – stated that at the time, his mother-in-law owned the property.

V. Drozd- asked if a variance was needed at that time.

Mr. Morales- stated that he did not know. Stated that the contractor had applied for a permit at the time and he was deployed at that time.

V. Drozd- stated that if he is replacing with like kind she understands his view but the concept is changing to all deck.

Mr. Morales- stated that there are two different structures in the area, but the use of them are the same for recreational purposes and replacing with the deck should not require a variance.

V. Drozd- spoke about different requirements for lot coverage and setbacks currently.

J. Molinari- asked if the deck was attached to the house.

Mr. Morales- stated that the deck abuts the house but it is not attached.

M. Lyons- stated that the property does not have much space to absorb rainwater. She mentioned DEP and State regulation that properties cannot put runoff on other properties.

Mr. Morales- stated that the space is already utilized by the pool, if he put the deck, it would be free space. Mentioned about Sandy and how house was surrounded by water, and did not cover the deck, the deck can provide a platform in an emergency.

M. Lyons- stated that in a large rain event, runoff is made and there is not much absorption at this property.

Mr. Morales- stated that the deck will be the same type with perforations and the water will be able to run underneath.

M. Lyons – clarified that the deck would be wood, not Trex.

V. Drozd – asked if the size of the deck could be changed to conform to requirements.

Mr. Morales-answered that the setback is 30' and his backyard is only 30'.

Attorney Novello- wanted to clarify if the deck was attached to the house.

Mr. Morales- stated that the deck abuts the house not attached to it.

Attorney Novello- stated that in Mr. Morales' written appeal, it states that the deck is attached to the house. He asked whether the deck not being attach affect his argument.

Mr. Morales- stated when he discussed with Mr. Sartori, he indicated since the deck abuts the house it is considered part of the permanent structure.

Attorney Novello- explained that this is not a variance application, but an appeal of the Zoning Officer's decision He mentioned that the Board is to determine if the Zoning Officer erred in his enforcement of the ordinance. He explained difference with a variance, which they are allowed to take hardship and impact into account.

Michael Sartori, Zoning Officer- was sworn in by Attorney Novello. He mentioned that a pool is considered an accessory structure, the deck is part of the principal structure and there are different setback requirements. Mentioned there is a 20' setback if the deck and pool were

freestanding. Mentioned that he had no authority to change setback requirements as Zoning official .

J. Telesmanic- asked if principal structure would mean permanent.

Mr. Sartori- explained that a detached garage is an accessory structure, a deck, once attached, is part of the principal use and there are separate calculations. He mentioned that the Pool may be temporary, it is an accessory structure but Borough's ordinance does not designate as temporary use or seasonal.

J. Molinari- mentioned that the idea of taking the pool out and putting the deck.

Mr. Sartori- stated there are different uses. He explained that any new additions to a structure must comply with current setback regulations.

PUBLIC HEARING:

No one wishing to be heard.

Motion by J. Molinari, second by V. Drozd to close public hearing.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas-ayes.

All ayes. So ordered.

Attorney Novello- explained that the Board may deny the appeal or may reverse the Zoning Officer's decision and order him to issue a permit, or request more information.

J. Molinari- did not believe more information is needed, this is an unusual situation and she does not have a problem with it.

M. Lyons- spoke about regulations with FEMA, and mentioned that any new thing has to meet the regulations.

Mayor Vaccaro- stated that if there was a variance granted when the deck was built, he could understand the argument. He mentioned that he does not know how they would find out if there was a variance.

N. Derevyanik- mentioned that the Zoning Officer has to follow the law, and the Board is able to reverse that decision. Asked if this decision would set a precedent in Moonachie for people to only make appeal rather than a variance.

Attorney Novello-answered that each case is taken on its own merit.

N. Derevyanik- commented that there may be water problems by taking the pool and replacing with deck, but does not have a problem.

M. Lyons- asked if there was any way to find out if they had a variance 20 years ago.

M. Sartori- stated that there is no tracking of variances.

Secretary stated that the owner should have a copy of Resolution for the variance.

Mayor Vaccaro- requested if the Board agrees, there should be nothing underneath the deck so water can be absorbed back into the ground.

Mr. Morales- stated that there is nothing underneath the deck currently and there would be more space with the pool gone.

Mayor Vaccaro- wanted to note that the Zoning Officer made the determination based on the ordinance, and the decision is being reversed not due to an error. He asked Attorney Novello if this is a case by case basis.

Attorney Novello- answered that all applications are case by case. He explained if there was a court determination could be used as support for another court determination in the future.

M. Lyons- asked if this stays with the property or the owner.

Attorney Novello- answered that this would not call for a deed restriction. Spoke about placing a condition to the order to the Zoning Officer to issue permit that there is pervious coverage under the deck.

Mayor Vaccaro- asked about the deck being attached.

Mr. Morales- stated that his contractor recommended him that the deck will be attached to support by the house.

Attorney Novello- explained that any work in the future would have to go through the building Department. Explained motion if the Board reverses the decision of the Zoning Officer's determination with condition of pervious decking, ground pervious under the deck.

The Board discussed future additions and building on the deck.

M. Sartori- addressed conditions of pervious decking and ground pervious under the deck. Asked about future build on the deck.

Attorney Novello- mentioned that any future work will need permit from the building Department and he come to build a three seasonal room on the deck later then the Building Department will deny it.

Mr. Morales- mentioned there is concrete patio and it was cut for the pool.

Attorney Novello- asked if there is grass under the deck.

Mr. Morales- stated no.

Mayor Vaccaro- stated everything under the deck has to be pervious.

M. Meehan- asked whether the concrete would have to be removed.

N. Derevyanik- asked if this has to be recorded on the deed.

Attorney Novello- answered that it is not recorded on the deed, if a new owner wanted to build, Mr. Sartori would deny, and show a copy of the Resolution. He mentioned this approval travels with the land.

Motion by J. Molinari and second by N. Derevyanik to *reverse Zoning Officer's determination order to issue permit based upon condition of permeable decking, all ground pervious under deck, deck being attached to the house, and acknowledge that the Zoning's Officer decision was not incorrect, as much as interpretation of definition of accessory verses principle structure by the Board.*

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik-ayes, Drozd- no,
Lyons- aye, Telesmanic, Meehan, Pallas - No
Four ayes and four nays. Motion not carried.

Attorney Novello- stated that the appeal is standing, and has not been reversed. He mentioned that the motion is not carried because the vote is tie and next recourse would be to file a variance for the deck.

2. Elizabeth Bassani- appeal to the Planning Board regarding determination of Zoning Officer.

Elizabeth Bassani- was sworn in by the Attorney Novello.

Daniel Dressel, architect- was sworn in by Attorney Novello. He stated that they are appealing Mr. Sartori's interpretation of the zoning ordinance and they are not claiming that he made any wrong decision, but the intent of the ordinance for the denial is not applicable to this situation. He gave the Board the site plan new home and stated that it will be a single-family home in single family zone on a flag lot on Henry Street. He mentioned this is behind an existing house, it conforms to the Borough ordinance, the lot itself, the side yards meet requirements, 6' on one side, 12' on the other. He stated that the denial was based on needing a total of 18' between houses on contiguous properties. He explained that the proposed side yard of 6' conforms, but adjacent property has a side yard around 9.52', the total being 15.52, at right side' and the other proposed side yard is 12' but the adjacent home is 2.82, the total of 14.82'. He stated that the ordinance is for developing multiple properties and it affects the value of the property due to another property's non-conformity. He explained that their intent was to put the 12' on the smaller side and 6' on the other to maximize all side of the home. They have spoken to Mr. Sartori in regard to the interpretation.

J. Molinari- asked if they tried to center the house.

Mr. Dressel- explained that he wanted to make the house conform, then address what side to put the more space If they shifted the house, they would have to apply for a variance.

J. Molinari- asked if the adjacent houses have any auxiliary buildings storage or decks.

Mr. Dressel- stated that he took information from survey.

Mrs. Bassani- answered that one side house has a patio, and the other house does not have anything.

Mayor Vaccaro- asked where they were putting condensers.

Mr. Dressel - stated they did not know yet, but open to any suggestions.

Mayor Vaccaro- stated that putting them on the side would create a problem for other home.

Mr. Dressel- did not know if it would create a variance.

Mr. Sartori- stated that the Ordinance has face to face.

J. Molinari -asked how high the condenser has to be.

Mr. Dressel- answered that it has to be 2' above flood level, around 3'.

Mayor Vaccaro- expressed his concern if the other houses have windows and suggested that condensers could be put in the back.

Mr. Dressel- mentioned that the one home does have windows and Mrs. Bassani does not object to putting the condenser in the back.

M. Lyons- asked how number of 18' came to be.

Mr. Dressel- spoke about development of multiple homes, areas in town.

Mayor Vaccaro- asked about the lot size.

Mr. Dressel- stated that the property is 60'x125'.

J. Molinari – asked about width of the house

Mr. Dressel answered about the width is 42'.

J. Molinari- asked Mr. Sartori for any recommendations.

Mayor Vaccaro- stated that the denial is based on the Borough's ordinance.

M. Sartori- spoke about his experiences in five other municipalities as Zoning Official over 22 years, this is his 5th appeals. He mentioned that other towns that he is Zoning Official there is no relationship on neighboring properties for any improvement.

Mr, Dressel -mentioned that everything on this property confirmed with the Ordinance.

V. Drozd – asked about driveway and about the garage.

Mr. Dressel- explained that the driveway is shared, they are reducing the driveway to conform with the newer ordinance, there will be a garage as part of the house.

Attorney Novello- asked if asphalt driveway runs all the way to public right of way.

Mr. Dressel- answered yes.

M. Lyons- asked if paver instead of asphalt is considered coverage.

Mr. Sartori – answered yes.

Mr. Dressel – spoke about impervious coverage and impermeable coverage.

J. Molinari- mentioned her concern about condensers, and mentioned that the Zoning Officers' decision was not in error.

PUBLIC HEARING:

No one wishing to be heard.

Motion by J. Molinari, second by M. Lyons to close public hearing.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas-ayes.

All ayes. So ordered.

Motion by Mayor Vaccaro second by V. Drozd to *grant the appeal, Zoning Officer's decision was not based on error and order the Zoning Officer to issue the permit due to interpretive issue as ordinance applies to multiple adjacent properties development, not single family home development, based on condition that the air conditioning must be in rear yard.*

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas-ayes.

All ayes. So ordered.

PUBLIC HEARING:

Mr. Morales- stated that Ms. Drozd, Mr. Telesmanic, Mr. Meehan and Mr. Pallas decided to follow the law to the letter and he did not believe that he was white enough to bring his application before the Board.

J. Telesmanic- mentioned that he object the statement.

Attorney Novello- stated Mr. Morales' statement was inappropriate and the Board would not hear any longer from him. Asked if there was a Police Officer on duty. He mentioned that the Board has treated him with fairness & respect, the statement was out of order and will not allow him to speak to the Board in that manner.

Motion by J. Telesmanic, second by N. Dervyanik to close public hearing.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes, Meehan, Pallas-ayes.

All ayes. So ordered.

Motion by Mayor Vaccaro and second by J. Telesmanic to adjourn meeting at 9:58P.M.

ROLL CALL: Mayor Vaccaro, Molinari, Derevyanik, Drozd, Lyons, Telesmanic-ayes,
Meehan, Pallas-ayes.
All ayes. So ordered.

ATTEST:

Supriya Sanyal
Planning Board Secretary