

**BOROUGH OF FOLSOM
PLANNING/ZONING
BOARD OF ADJUSTMENTS
MINUTES**

April 15, 2015

The meeting was called to order at: 7:15 P.M.

SALUTE TO THE FLAG

CERTIFICATION: Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act pursuant to Public Law 1975, Chapter 231. Said notice has been advertised in The Hammonton Gazette and Atlantic City Press and is posted on the bulletin board showing the time and place for the meeting.

Members Present: Charlie Pitale, Joe Pino, Glen Smith, Ron Esposito, Joel Spiegel, Dave Cappuccio, Ben Pagano, Mike Veneziano, Ed Malec

Absent: Lou DeStefano, John LaPollo

Others Present: Solicitor: Jorge F. Coombs, Esq.
Vince Polistina, PE, PP, Engineer
Secretary: Susan Carroll

APPROVAL OF MINUTES:

A motion was made by Mr. Esposito and seconded by Mr. Pitale to approve the minutes of March 18, 2015 with one minor correction. There was a roll call vote with ayes all and an abstention by Mr. Smith.

APPLICATION: Wayne & Karen Sweeten

Application# 02-ZB-15 – Applicants Wayne & Karen Sweeten, 2239 Coles Mill Road, Franklinville, N. J. 08322 are requesting a Change of Use for Block 2716 – Lots 812, 813, 814, 815, & 826 located at 215 Black Horse Pike in Folsom and owned by JJP Properties, LLC. The present Use is: Business engaged in renting & selling of construction equipment. The proposed use will be for: Auto repair which includes automotive fabrication and installation and retail sale of auto parts. The Application has been advertised for the April 15, 2015 meeting. The application will be heard at the next regularly scheduled meeting. The Application is adjourned to May 20, 2015 meeting with no further public notice provided.

APPLICATION: MICHAEL INGEMI – NEW PETRO STOP, INC.

Application # 01-ZB-15 for Michael Ingemi, 1409 Black Horse Pk., Folsom, N. J. 08037 is seeking a Minor Site Plan Approval to convert the service station and office into a convenience store and continue the use of the existing gasoline filling station at Block 3401 – Lots 50, 51, & 53 located at 1409 – 1411 Black Horse Pike. He is seeking to install a new on-site septic system on Lots 50 & 51, consolidate Lots 50 & 51, and deed restrict one acre of Lot 53 for septic dilution. The property is located in the RD Rural Development Zone.

Mr. Michael Malinsky of the law firm Fitzgerald, McGroarty & Malinsky on behalf of the Applicant Michael Ingemi introduced himself. He had two witnesses with him. Kevin Dixon of Dixon Associates, LLC and Michael Ingemi the owner of the property.

Mr. Coombs swore in Michael Ingemi owner of the property and Kevin Dixon owner of Dixon Associates, Consulting Engineers and Planners for the project.

The applicant was seeking a Conditional Use Permit, Minor Site Plan, waiver of Variance Approval to convert an existing building from a service station to a convenience store and to continue an existing gasoline filling station used on lots 50, 51, and 53 of Block 3401 also known as 1411 Black Horse Pike. Other Site improvements include the construction of a 231 sq. ft. walk in refrigerator, the construction of 246 sq. ft. of new curbing and sidewalk along the front of the existing building which is currently asphalt, striping of the existing parking area, construction of a handicap assessable ramp, a new septic system installed, consolidation of lots 50 and 51, and the deed restriction of a one acre portion of lot 53 for nitrate dilution purposes in order to meet the ground water standard set forth in the Pinelands Comprehension Plan and in the Local Ordinances.

The Applicant was seeking waivers of six checklist items:

- #4 Waiver for Meets and Bounds Description of the parcel based upon a current land survey information.
- #17 Waiver for a Polaroid or other similar photograph of the premises taken from the opposite side of the street.
- #20 Waiver to show the wooded areas indicating the predominate species and size on the plan.
- #21 Waiver to show the location of trees 6 inches or more in diameter, as measured four feet above ground level, outside of wooded area, designating species of each.
- #37 Wavier for a landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.

The applicant was also seeking a waiver from Section 200-66 B; 1(j) of the Borough of Folsom Land Use Ordinance which is a combination of #20 and #37 from the Checklist.

Section 200-66B; 1(j): To require the Applicant to provide a map showing existing vegetation, identifying predominant vegetation types in the area, and showing proposed landscaping of the subject property, including the location of the tree line before and after development and all areas to be disturbed as a result of the proposed development. The Applicant felt the waivers are reasonable.

The Applicant was also seeking a Variance from Section 200-29 D:

Section 200-29 D: Size. All off-street parking spaces shall contain not less than 200 square feet and be no less than 9 feet wide and 20 feet deep.

Some of the parking spaces will be 9 ft. x 20 ft. a total of 180 sq. ft. Those spaces will be 20 sq. ft. short of minimum lot area.

Some of the parking spaces will be 9 ft. x 22 ft. a total of 198 sq. ft. Those spaces will be 2 sq. ft. smaller than the required parking space area.

Mr. Malinsky called Kevin Dixon, Professional Engineer and Professional Planner from Dixon Associates Engineering who received a degree in Civil Engineering from the University of Pittsburg in 1978 and began his employment at Adams, Rehmond, & Haggan as an intern for Municipal Engineering projects in Hammonton, Williamstown, Egg Harbor Twp., the Borough of Chieselhurst. He also worked on land development projects in Atlantic City as an engineer intern which included 6 different casino projects. He took a position as highway and traffic engineer in the County of Alleghany in the city of Pittsburg for several years on projects for Federal and Highway projects, traffic safety plans and intersection safety programs and is licensed as an engineer and planner in the State of New Jersey.

The applicant is seeking the approval of the waiver of 6 checklist items to improve an existing property and not for the development of a vacant piece of property. It will allow for a 21st century type of operation with gas pumps and a convenience store and to improve the existing condition prior to the applicant opening the closed gas station. The waivers being requested are usually for a piece of ground yet to be developed. There is no land clearing no grading, no pervious coverage being added to the site. There is some construction taking place on existing impervious coverage, but there is no drainage being added. There is a septic system being constructed as a result of this. This application would qualify, if the Board sees fit, to grant the waivers.

The site is contained within the boundaries of the existing development with the exception of the septic system. The only additional construction will be the walk in refrigerator which will be attached to the side of the building and will stay within the existing boundaries of disturbance.

Exhibit A1 is the site plan submitted with the application. The current conditions at the site is a gas station which is functional. The pumps are operational. There are currently vehicles being serviced on and off the highway. The building on the site is unoccupied. The proposal is to convert the building to a convenience store with access for the patrons to park and access the store once they obtain fuel at the pumps.

The Change in Use is from the service bays in the building into a convenience store. It was a service station at one time. It entails the improvement of the septic system. To approve the septic system through Pinelands an acre of ground has been deed restricted so sufficient acreage exists in the overall tract and attached to the tract and deed restricted to meet the nitrate standards Pinelands has set forth. It is based on the existing septic system in effect and still could be functional under the previous land use, but in order to change the land use the applicant went

through the Pinelands process of obtaining the property, deed restricting it, and providing a septic system to meet the nitrate dilution standards. The applicant is renovating the building with the interior modification to turn it in to a convenience store, adding a 231 sq. ft. walk in refrigerator, put adequate pedestrian access across the front of the building with a 6 ft. curb and sidewalk and handicap accessible ramp on to the sidewalk with a van accessible handicap space along with 11 other parking spaces to meet the Folsom Borough Ordinance for required parking.

Nine parking spaces are associated with the square footage of the building and three spaces are affiliated with the three anticipated employees who will be on the site for a total of twelve spaces. The existing paved areas will be used for the spaces and the spaces will be striped either 9 x 20 or 9 x 22 where the parallel spaces are near the front of the site. The driveway configuration coming off of the highway will remain the same. There will be no changes in the driveway access points. They are adequate and sufficient under D.O.T. access management configuration and the site is currently operational. The additional use of the site will benefit the people already coming onto the site as it is. The operation of the site is functional and safe and adequate for the current use of gas pumps and also for the proposed use.

It is adequately located on the highway, it is visible, has safe means of ingress and egress, and is not a separate traffic generator. It is traffic that is bypassing the site to begin with and is there to get gas. The combination of Uses lends to reduction in traffic trips in and out of other stores which may exist and the convenience which on a highway setting can equate to safety for motorist who can accomplish two things with one pull on and pull off of the highway.

We have seen the proliferation of the style of land Use to have a convenience store associated with a gasoline filling station with the Super Wawa development application. We have seen the conversion of many of the other brand name gas station where the Sunoco which has the mini mart attached to it and converted their service stations into mini marts. The old service station on the Parkway rest stop was converted into a convenience store. The Luke Oil pumps now have a convenience store where the service station was. The demand is there and the operational consistencies and synergies are appropriate.

The Variance for the proposed parking spaces propose no detriment to the public good. It propose no substantial detriment to the Planning/ Zoning Board and would not impair either of the documents in the Borough. The reasons are the parking space dimensions are generally accepted by the Institute of Transportation Engineers standards. Otherwise known as the ITE. The Ordinance calls for 10 x 20 parking spaces / 200 sq. ft. The ITE standard for parking spaces is generally 9 x 18 as a minimum and in some tighter quarters such as parking garages even smaller. The parallel spaces on the site and the 90 degree spaces on the site dimensions are and have been for quite a while relatively standard dimensions. There are no negative impact as a result of considering it as a Variance. To consider this as a Variance is a much higher standard of burden of proof. For example, many other Ordinances in many Municipalities, this would be a design. It would be something a Board does not have to find rises to the level of needing proofs. With good reasons the Board can find for waiving the size of the parking space stalls. The Board could find either way, but there is no substantial detriment to the public good nor substantial impairment to the Planning/Zoning Ordinance as a result of the parking spaces.

The minimum recommended parking space dimensions length and width standard for a parking space set forth in the ITE Transportation map are 9 ft. x 18 ft. It is a standard dimension in many other Ordinances. For the dimensional requirements in the parking spaces it would require a space of 10 ft. x 20 ft. to reach 200 feet. There wasn't a need for 10 x 20 feet on this site because 9 x 18 is so widely accepted and used as a standard parking space. It isn't uniform across all applications, but it is very widely uniform. The parking spaces exceed the (ITE) standard minimum in those lengths. The parking spaces are 9 x 20 and 9 x 22 and it allows for the parking spaces closer to the minimum 200 square foot requirement. Three of the spaces are 2 feet short of that. The others are 9 x 20. The 9 x 20 space is the one you will find in many other applications. It will make it closer to the 200 (sq. ft.) which is the Ordinance requirement.

There are no other sites in Folsom which have the convenience store and gasoline component together. It is being done on a site surrounded by lands not owned by applicant. There is no possibility for expanding the site. The hours of operation are currently 6 am to 11 and expect them to remain the same. There is not a lot of traffic to demand or warrant any extended hours. There will be restrooms for the patrons and will be in compliance with today's standards. It will be handicap assessable and new remodeled inside.

The current septic system is to the building and the new one will be a little further behind it. The old septic will have to be dug up and filled in according to standards.

For informational purposes the Engineer provided Exhibits A1, A2, & A3. The bathrooms will have an interior access. The third sheet should be the deed restricted plan. The area of land surrounded by bold line work, shaded, and crossed hatched is the area of land which is now deed restricted to make up the minimum acreage requirement which goes into the nitrate dilution calculation. There is a certain amount of acreage of undeveloped land to absorb the nitrates in the septic affluent. It is adjacent to lots 51 and along the edge of lot 53.

There is no new signage proposed with this application. The signage will remain the same at the site. The previous Application for a larger sign in 2013 provided for a 1 ½ ft. x 5 or 8 ft. food market sign in the square footage which was approved in 2013.

There were two conditions listed in the report from the Borough's Engineer.

- 1.) The deed consolidation be provided to the Board Solicitor for Approval
- 2.) The deed restriction language for lot 53 be provided to the Board Solicitor for review and Approval

There were no problems with meeting the conditions.

There will be no additional lighting in regard to the parking area. It was determined the lighting was adequate based on the existing light standards. It is operating and it is functional and adequate at the moment. The remodeling of the building will provide light which will spill out onto the parking areas in front of the building and will enhance the lighting for the sidewalk.

ENGINEERS REPORT

The Report is dated April 14, 2015. The description of the Application is small building expansion to accommodate the walk in freezer. A Change in Use from the service station to the convenience store.

DESCRIPTION: The subject property is known as Block 3401, Lots 50, 51 & 53 and is located at 1411 Black Horse Pike. The site is located in the Borough's RD Rural Development zoning district. The site contains an existing one story 1,345 square foot building previously utilized as a service station with gasoline pumps. The existing gasoline filling station and service station are located on Lots 50 and 51.

The Applicant proposes to change the use of the existing building from a service station to a convenience store. The Applicant is proposing a 231 square foot building addition for a walk-in refrigerator, new curbing and sidewalk along the building, restriping of the existing parking area and the construction of a new handicap accessible ramp. The Applicant is also proposing a new private water service well and a new septic disposal field.

A one-acre portion of Lot 53 will be deed restricted to satisfy the Pinelands Commission's nitrate dilution standard. The Applicant will consolidate existing Lots 50 and 51 as part of this application.

The Applicant is seeking a conditional use permit to permit the change of use to a convenience store. Minor site plan approval is also required for the proposed improvements.

The Applicant asked for 6 Waivers:

COMPLETENESS REVIEW: This application has been reviewed using the Borough's checklist for final major subdivisions. The following items were found to be deficient:

*Item 4 - Metes and bounds description of parcel in question based upon current land survey information. **The Applicant has requested a waiver.***

*Item 17 - Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of the street. **The Applicant has requested a waiver.***

*Item 20 - Wooded areas indicating predominate species and size. **The Applicant has requested a waiver.***

*Item 21 - Location of trees 6 inches or more in diameter, as measured four feet above ground level, outside of wooded area, designating species of each. **The Applicant has requested a waiver.***

*Item 37 - Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included. **The Applicant has requested a waiver.***

They have indicated there is no problem with the developed site and granting the waivers. They have requested the Rural Development Zoning District. Roadside Retail is permitted as a Conditional Use by Permit in the RD Zone, but there are no Conditions. This is a Conditional Use with no Conditions. It is essentially a Permitted Use in the Zone.

The bulk standards are a couple of the Existing Non-Conformities. They are making the area more conforming with the lot consolidation. There is another existing Non-Conformity with the front yard setback on the Black Horse Pike. The existing building is not being changed as a result of the application. The Variance is for the size of the parking space. The Ordinance indicate the dimensions and overall size. They meet the dimensions not the size. The 9ft. x 18ft. is a typical space which is 162 sq. ft. The Ordinance states 9ft. x 20 ft., a 200 sq. ft. minimum area. It doesn't make sense. An Ordinance change to clarify should be considered. These Ordinances are old and standards change. The ITE comes out with new standards for handicap and we don't update the local codes. A typical standard is 9 ft. x 18 ft. and it meets what is typical for most applications. The size of the parking stalls is fine.

ZONING REQUIREMENTS: The site is located in the RD Rural Development zoning district. Roadside retail sales and service establishments, bars, taverns and nightclubs, garden centers, banks, auto car washes, sales and service centers, hotels, motels, theaters, offices and like uses to serve Pinelands residents and travelers are conditional uses by permit.

The following is a list of the area and bulk requirements for the proposed development:

Standard	Required	Existing	Proposed	Status
Lot Area	5.5 ac.	1.4 acres	1.4 acres	ENC
Lot Width	150 ft	334.8 ft	334.8 ft	Conforming
Lot Depth	200 ft	201.2 ft	201.2 ft	Conforming
Building Setbacks				
Front Yard	75 ft	58.6 ft	58.6 ft	ENC
Black Horse Pike				
Side Yard	25 ft	60.7 ft	60.7 ft	Conforming
Rear Yard	25 ft	43.1 ft	35.8 ft	Conforming
Building Height	35 ft max	13 ft	13 ft	Conforming
Coverage	10%	2.2%	2.6%	ENC
Off-Street Parking				
1 space per 150 sf retail	9 spaces	8 spaces	12 spaces	Conforming
1,345 sf retail				

REVIEW COMMENTS:

1. The Applicant is proposing to consolidate Lots 50 and 51 as part of this application. A deed of consolidation must be provided to the Board Solicitor for review and approval. Evidence of filing the deed of consolidation must be provided as a condition of approval.

2. The Applicant previously received approval to construct a freestanding sign on the property for the gasoline station and the sign is existing on the site. The Applicant should indicate if an additional freestanding sign is proposed for the convenience store. Note #20 on the cover sheet of the plans should be clarified to reflect the existing signage and any signage proposed.

3. The Applicant is proposing to deed restrict a one-acre portion of adjacent Lot 53. The deed restriction must be provided to the Board Solicitor for review and approval. Evidence of filing the deed restriction must be provided as a condition of approval.

4. This application is subject to the approval of any other agency having jurisdiction on this project. Evidence of approvals from all other agencies shall be required.

Two technical issues brought back to the Board for review in terms of the deed restriction and the lot consolidation deed. Then they have to go back to the Pinelands Commission and all other regulatory approvals and seek all the other approvals needed if the Board is inclined to grant the Approval of the application.

A motion was made by Ben Pagano and seconded by Ron Esposito to deem the Engineers Report complete. There was a roll call vote with ayes all.

The meeting was opened to the public for comment. Hearing none the public portion of the meeting was closed.

A motion was made by Mr. Spiegel and seconded by Mr. Pagano to grant the six requested waivers Items 4, 17, 20, 21, 37 of the Checklist and Section 200-66 B 1(j) of the Land Development Ordinance for a map of showing existing vegetation and predominant vegetative type. There was a roll call vote with ayes all.

A motion was made by Mr. Smith and seconded by Mr. Cappuccio for the parking lot Variance, and the Conditional Use Permit in the RD Zone which would allow a roadside retail sales or service establishment or like Use to serve the Pinelands residents and travelers. There was a roll call vote with ayes all.

OTHER BUSINESS:

Mr. Coombs reported to the Board he had been in communication with Mr. Tom Darcy the attorney for Ferris Associates. The Application will be carried over until next month. There is a meeting scheduled for Monday (4-20-15).

Mr. Polistina stated the Applicant (Ferris Associates) has requested a meeting onsite to review the contents of an email sent about a week ago. The email was a follow up to an onsite inspection a few weeks ago. The Board asked them to do additional work at the site including putting additional stakes in to determine the extent of the mining limits which they did to a point. The Applicant put in some additional stakes. Several members of the Board, members of the public, Mr. Polistina, and John LaPollo took a look at some of the restorations and some of the issues raised at the last hearing. They walked a good portion of the site and came up with a list of issues they thought needed to be addressed in the decision making on the Application and the Boards consideration of the Application. There were about 14 or 15 items sent to the Applicant as a follow up to the last Planning Board hearing and the onsite inspection to make it easier for the Board to determine exactly what is being proposed, what the Application will consist of, and to make sure the Borough is protected in terms of restoration of the site and in terms of cleaning up the site and doing what is necessary to address what the Applicant promised to address in

2012. The Applicant requested to meet with the Board Engineer onsite to review the contents of the email and discussion which took place during the onsite meeting with several members of the Board, members of the public, Mr. Polistina, and John LaPollo. Mr. Polistina provided a copy to Ms. Carroll and Mr. LaPollo. The meeting will take place onsite Monday (4-20-15) to review the contents of the email. It is straightforward in terms in what we think is necessary in order to protect the Borough and the Planning Board, if the Planning Board considers the extension of the Permit. It is apparent some restoration was done to the areas, but we are asking them to number the stakes so we can tell based on the map and based on the field where the stakes actually are. Make sure the restoration is done because it appears at least a portion of the site has not been restored as it was supposed to be.

In 2012 the Applicant never planned additional clearing. It looks like now they are planning additional clearing. The whole issue of abandonment has been discussed. It has been since from 2012 to 2015 where they didn't do anything. They didn't do the restoration they indicated they were going to do. The issue is they have some rights to do something in the area which has been disturbed and mined, but there is an issue with the ability to clear areas which have been left untouched for years. Those are some of the issues to be discussed in the field. If they don't agree and they want to ask for additional clearing, it will be up to the Board to decide. As mentioned last month, they had some rights in doing what is there. These things are no longer permitted either by the Pinelands or the Borough to the extent they had not done clearing of areas which 20 years ago which could have been mined. They are not now able to do it because these things are not permitted. This will be discussed with the Applicant, with her Attorney, with her Engineer, with the owner of the property, and the person who is will be the contractor doing the work. We will see if we can come to some reasonable conclusion and advance to them appearing before the Board again.

There is no such thing in this instance as grandfathering because they are not permitted. They have some right because of the abandonment issue. If nothing was done for a two year period, it could be presumed it has been an abandoned use. If the applicant hasn't done anything for a 2 year period, it could be presumed the Use has been abandoned. It was demonstrated in 2012 there has been some work done in the pit both prior to 2012 and since 2012, but nothing outside the limits that have already been disturbed. There are areas fully treed and wooded now they have put stake in it and indicating they are trying to clear. There is no grandfathering with Zoning for that use. That use is no longer permitted. They are able to continue the use if it hasn't been abandoned for more than two years. This is why I keep coming back and say they are continuing to do things, I don't think in my mind it gives the right to come back and clear areas that you haven't done anything in 20 years.

The new area, which is not yet cleared, is part of the calculation of the available yardage stated, on record by Ferris, would be able to get from the site.

Mr. Coombs encouraged any Board members who have particular concerns from their knowledge of the site to contact Mr. Polistina or Mr. LaPollo directly and let them know what those concerns are in case they haven't been covered in the report. When they are out in the field, they can ask those hard questions. The Applicant has sent an email through their attorney indicating they do not want members of the public or Board members appearing onsite unless

they have written permission to be there. Additionally, as a Board there is an issue with regards to Open Public Meetings. At the moment we have 4 Board members in one place at one time we have a meeting that hasn't been noticed under Sunshine Laws. You can publicize it and go there, but it is private property. You would need written permission to go on the property. Mr. Coombs didn't agree or disagree with their (the Applicants) position, but they can always say no. He didn't know if they would give permission to go onto the property.

Mr. Pagano recused himself from the discussion due to a conflict of interest.

Mr. Cappuccio ask how we are supposed to know if you can't go out there and look and see the markers and see the proposed dig site. Mr. Coombs recommended to make the request and be there for the meeting Monday 4-20-15 at 10:00 am. The Engineer and Mr. LaPollo and the Applicant will be there. They have communicated they didn't want any Board members there unless a request is made in writing requesting to be there. Send the request to Mr. Darcy. He will provide Mr. Darcy's contact information.

The Bond was based on disturbing an area and restoring the area before going to the next area. Phasing it. Going to another area disturbing that area and restoring that area before going to the next phase. If they are talking about trying to do everything at once now, then the Bond is not sufficient. It would have to be increased because the Bond was based on a phased verse. One of things needed now is the phased approach without no additional disturbed area. Mr. Pitale added now they want to disturb more. They want to expand the mining area. Mr. Polistina added they do (want to expand the mining area) so yes then the Bond would need to be increased as a result of this Application. If they are looking to mine other areas that are from it.

The area the Applicant is expanding is to the west. They want to go further (mining) toward 14th Street on the opposite side of the railroad tracks by the green marl.

Mr. Polistina warned, in terms of the Board can and certainly if you want to make a request to make it, but the Board members need to be careful. The Board is supposed to come and hear the Applicant, listen to the Application and not supposed to not be prejudiced one way or the other before you get to the meeting and listen to the testimony. Keep that in mind. He didn't encourage or discourage any of the members to go out and take a look, but wanted the Board members to keep in mind the Application is supposed to listen to the testimony and listen to all of the professionals and listen to everything that is said and not supposed to come in predisposed one way or the other on the Application.

Mr. Pagano who resides at 2201 14th Street, requested to be present at the April 20, 2015 onsite meeting as a resident and a property owner 200 feet from the site. Mr. Coombs suggested he could provide written notice to Mr. Darcy requesting his client, the Applicant Ferris Associates, allow you to be present at the meeting. He didn't know what their response would be, but he encouraged him if he wanted to be present he should do so. Mr. Pagano believed the conditions of the Resolution from 2012 indicated they had to post the No Trespassing signs and they had to work with the police and residents as one of the five Conditions. He requested to exercise the Condition as a resident and not a Board member.

Mr. Jantz asked when they are going to test the wells. Mr. Polistina would find out Monday (4-20-15 onsite meeting) what the status of the testing of the water is. They were asked to hold off on everything until a point where we could take a look ourselves. Now we are going to meet with them on Monday and find out what they intend to do. He was hopeful to have all the information the Board needs before they come before them.

Mr. Smith asked Chairman Pitale if it would be possible to have a photo lay out of what the property looks like so the Board members who cannot attend Monday's meeting will know what they are looking at while the Application is being discussed. Mr. Coombs explained we have what has been submitted by the Applicant already. We have the drawings and a few pictures. We have some photos taken by Mr. Pagano which were presented during the last Board meeting. We have older information which is currently no longer applicable. He suggested Mr. Polistina or Mr. LaPollo could go out to the site with a camera and take additional photographs during Monday's onsite meeting. Mr. Pitale suggested there are some issues a picture would show, but there are some things a picture won't show like elevations and such.

There were no other comments or questions from the public. Hearing none the next scheduled meeting was announced.

Mr. Pitale announced the next scheduled meeting will be May 20, 2015 at 7 pm.

Meeting adjourned at 8:13 PM.

Respectfully submitted,

Susan Carroll
Board Secretary