

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 18, 2024
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

AVRAHAM EISENMAN (2A)
DAVID BRAID
ALESSIA ERAMO
MAUREEN O’CONNOR
MICHAEL MOLNER
GEORGE FOUKAS
VICE CHAIRMAN SCORZIELLO
CHAIRMAN ZECCHINO

ALSO PRESENT:

Nicholas Graviano, P.P., Board Planner
Anthony Kurus, P.E., Board Engineer
Liana Bolcato, Asst. Zoning Officer
Jessica Sweet, Esq., Counsel/Secretary

Chairman Zecchino called the Meeting to Order at 7:03 p.m.; he led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the “Open Public Meeting Law” public notice of the Board’s 2024 regular meeting schedule was published in the Herald News on December 24, 2023. All notice requirements were satisfied. Chairman Zecchino announced the time, place, and form of notice as well as advising all applications that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

CONTINUED HEARINGS

1. TFJ HAZEL LLC

Chairman Zecchino announced that the application will be continued at a special meeting scheduled for September 23, 2024, with no further notice.

2. GEELAND, LLC, 811-813 Rt 46, Block 34.03, Lots 75 and 77 – R-A2

Continued from 2/7/24 (all eligible except Eisenman); 5/1/24 (all eligible except Braid); 6/19/24 (all eligible); and 7/17/24 (all eligible except Eisenman)

Chairman Zecchino announced that the application will be carried to October 23, 2024, with no further notice.

3. AMEER SIGNS 1240 Main Ave., Bl. 11.16, Lot 2; Zone: BC

Chairman Zecchino announced that the application will be carried to October 23, 2024, at the Applicant’s request, with no further notice.

4. **SHERIF HABIB, 27 Sixth Ave., Bl. 16.16; Lot 17, Zone: R-B1**
Chairman Zecchino announced that the application will be carried to October 9, 2024, at the Applicant's request, with no further notice.
5. **NEW HOPE SCHOOL, 76-78 DeMott Ave., Bl. 12.15, Lot 23, Zone: R-B1**
Continued from 8/14/24 (Eisenman to listen to recording and certify)
Chairman Zecchino announced that correspondence was received requesting that the application be carried to November 6, 2024, at the Applicant's request, with no further notice.
6. **DUA GREENS, LLC, 77 Wabash Ave., Bl. 5.07, Lot 14; Zone: M-2**
Chairman Zecchino announced that the application will be carried to October 9, 2024, at the Applicant's request, with no further notice.

NEW HEARINGS

1. PREETI RANA, 101 Brighton Rd., Bl. 56.03, Lot 7; Zone RA-3

Applicant requests a bulk "C" variance to deviate and increase lot coverage of the existing structure to accommodate an extension of the kitchen. The existing coverage is 1,499 sf/ 30% (existing, non-conforming); proposed coverage is 1,617sf/ 32.3%, where 1,350sf/ 27% is the maximum permitted.

Anthony DiSalvo, Esq. entered his appearance on behalf of the applicant, Preeti Rana, and advised that he would be presenting the testimony of Ms. Rana, who was sworn in by Ms. Sweet. Mr. DiSalvo explained that the application is requesting a bulk C variance to exceed the maximum lot coverage to extend the kitchen. Ms. Rana testified that she purchased the house without knowing that the coverage exceeded the maximum permitted; and described the proposed project as closing in a 118-square foot paved area at the rear of the house to modernize and improve the kitchen. There will be no visual impact from the street, and the proposed improvements will conform to required setbacks. This requires a variance for proposed coverage of 1,617 sf/ 32.3%, where 1,350 sf/ 27% is the maximum permitted.

Commission Foukas made a motion to approve, stating that the addition is de minimus.

Vice Chairman Scorziello seconded the motion. Voting in favor are Commissioners Eisenman, Eramo, O'Connor, Molner, Foukas, Vice Chairman Scorziello, and Chairman Zecchino.

2. MITCHELL TISCHLER 35 Lehigh Ave., Bl. 70.04, Lot 18; Zone: RA-3

The applicant is proposing a 5' by 12' enclosed vestibule 19.9' from the front property line which requires a front yard setback variance since the city ordinance states an open roof structure 8' wide by 4' deep is permitted no closer than 21' from front property line. Applicant also constructed a cross-gable style roof in front and rear of house where only decorative style

gables were approved. This modification (as well as the second-floor roof deck) is creating a 3rd story where 2 stories are permitted.

Dominic Iannarella, Esq. entered his appearance on behalf of the applicant, Mitchell Tischler and requested an adjournment to October 23, 2024, as the architect was not available and they want to revise the plans. The application was rescheduled to October 23, no further notice.

3. DAMASCO CAFÉ, 600 Getty Ave. Bl. 9.04, Lot 22; Zone: PD-O2

The applicant is proposing to utilize an empty store front as a café/ice cream shop. Restaurants are a conditional use in the zone however we are seeking a parking variance and any other variances that may be deemed necessary

Property located in the M-3 & PD-O2 overlay district.

Fast food restaurant will contain 20 seats.

Per Ord. 461-13Q(3)c- restaurants and fast food restaurants w/o drive through service are conditionally permitted uses provided parking is provided 1:2 seats and 1 space for each employee. They're 5 spaces short in the center (

Dominic Iannarella, Esq. entered his appearance on behalf of the applicant, Damasco Café. He introduced his first witness, Joseph Hanouch, who is the owner/operator of the proposed café. Mr. Hanouch described the proposed operation as a coffee shop with 6 employees, open 9 am-11 pm. Anticipates quick service over the counter, with some seating for patrons. Cmr. Eisenman asked if this is more of a café; Mr. Hanouch agreed. Mr. Graviano clarified that the relief required is a conditional use variance, due to the 5-space parking deficiency, and stated that he didn't think the parking deficiency would be an issue given the number of parking spaces in the shopping center.

Mr. Iannarella then called architect Alan Andreas, who provided his qualifications and was accepted as an expert in the field of architecture. Mr. Andreas described the proposed floor plan layout, as including 20 seats for customers, a counter for service, a new ADA bathroom to the rear, and an office. There will also be freezers and refrigerators for food.

Chair asked how refuse and recycling will be handled- Mr. Hanouch testified that there are dumpsters on the site provided by the landlord, and the café will use the dumpsters as provided.

Mr. Iannarella provided a closing statement in which he stated that there are 441 required spaces with this mix of uses, the number onsite is 436, this 5-space deficiency is de minimus given the large number of spaces at this existing shopping center.

Commissioner O'Connor made a motion to approve; Vice Chairman Scorziello seconded the motion; voting in favor are Commissioners Eisenman, Eramo, O'Connor, Molner, Foukas, Vice Chairman Scorziello, and Chairman Zecchino.

Mr. Iannarella then requested a brief recess so he could speak with the applicant and project team on 1607-1617 Main Ave. to determine if they intend to proceed. Chairman Zecchino granted the request and the Board took a 5-minute recess.

4. 1607-1617 MAIN AVE, LLC 1607-1617 Main Ave., Bl. 9.09, Lots 9 & 11; Zone: B-C

The applicant is proposing to construct a two-story retail and residential mixed-use building with parking and other site improvements. A use variance is being requested since mixed residence and business in the same structure is specifically prohibited in the BC district as well as bulk variances for front yard setback, side yard setback, number of parking spaces and any other variances as required or deemed necessary.

Dominic Iannarella, Esq. entered his appearance on behalf of the applicant, 1607-1617 Main Ave, LLC. He introduced his three witnesses, Anwar Alkhatib, AIA, Giovanni Manilio, PE, 62 Grove St., Somerville, Peter Steck, PP, all of whom were sworn in.

Mr. Iannarella first called project architect Anwar Alkhatib, AIA, who provided his qualifications, which were accepted as an expert in the field of architecture. Mr. Iannarella provided a brief summary of the proposed improvements and the variance relief requested, and advised the Board that they have made some adjustments to the plan to eliminate the parking variance, and, if the application is approved, the Applicant will submit revised plans consistent with these changes. Mr. Alkhatib then testified regarding the existing site, currently used as a parking lot, approximately 21,000 SF, located at the intersection of Main Avenue and Third Avenue. The proposal is to construct a new 2-story mixed-use building with retail uses on the first floor, 12 residential apartments on the second floor, and parking, some partially beneath the building. Mr. Alkhatib described the proposed square footage of the building as shown on the plan submitted, and explained the proposed adjustments. The gross areas proposed on the plan sheet C-001 are a total of 17,874 square feet, with 6,144 on the ground floor, and 11,736 on the second floor. The proposed gross square footage will not change. The change is to reduce the net square footage of the retail spaces, currently shown on the plan as 4,200 square feet; they will remove about 250 square feet from that retail and add two parking spaces. The ground floor retail will be accessible along Main Avenue; there will be a lobby, elevator, and stairway facing Main Avenue for access to the apartments. They are planning to swap the retail #3 shown on the plan with the amenity space shown that the corner of West 2nd St. and Main Ave., so retail #3 will decrease in size from 992 square feet to 780 square feet. A portion of the proposed “retail #3” shown on the plan will be removed and two parking spaces will be added behind the building. This will provide for 35 spaces, which, combined with the 212-SF decrease in retail space, will meet the parking requirement, eliminating the proposed variance.

Mr. Alkhatib provided additional testimony about the proposed interior layout for the commercial space and the second floor residential. He described the proposed building elevations. He provided a building rendering showing two views, one from West 3rd Street, one from the intersection of West 3rd Street and Main Avenue, which was marked as Exhibit A-1. He described the proposed building as a strong modern look.

Commissioner Eisenman asked to clarify the variances requested; Mr. Iannarella stated that the planner will address. Mr. Graviano stated that he's satisfied with the resolution of the parking variance and asked the applicant to work with his office to eliminate the stucco on the visible portions of the building and to break up some of the white space. Chair commented that the parking would have been a significant issue, and he was happy that the applicant worked it out.

The Chair then opened the meeting to the public:

- Violet Serekian, 107 W. 2nd St.: Asked how many residential units; Mr. Alkhatib confirmed 12 units are proposed.
- Nurullah Kilic, 100 W. 4th St.: Asked how many square feet of retail space. Mr. Alkhatib stated they are proposing 4,000 SF of retail, divided into 3 spaces, they are going to attempt to attract whatever uses are permitted in the zone. The target is 3 separate stores now.

Mr. Iannarella then called site engineer Giovanni Manilio, PE, who provided his qualifications and was accepted by the Board as an expert in the field of site engineering. He provided an exhibit, described as a colorized version of the site plan, marked in evidence as Exhibit A-2. Mr. Manilio testified that the site has three frontages, along Main Avenue, West Second, and West Third Streets. The site is currently occupied as a parking lot with some retaining walls, with four entrance points, two on Main and one on West 2nd and one on West 3rd. Once developed the access will be solely from West 2nd. The other accesses will be closed up. Parking will be partially beneath the building. Proposing a stormwater system to meet current DEP stormwater management requirements. Impervious coverage will be reduced overall.

Mr. Manilio then described the variance relief sought as follows:

- D1 use variance for the proposed mixed-use building.
- Parking stall size proposed at 9' x 18' meeting RSIS, where ordinance requires 9' x 19'
- Number of spaces- now increased to 35 where 34 required, so variance eliminated, and he noted that the proposed elimination of curb cuts on Main Ave. and West Third will create new onstreet parking spaces.
- Parking lot design- 3' setback to corner sideline on West 2nd; 0.3' to West 3rd. Currently this is 0' setback, improvement over existing conditions.
- Landscaping- proposed along the perimeter but ordinance requires interior parking lot landscaping. This is a variance. They are proposing additional landscaping over what's there now, will work with Mr. Graviano's office to ensure proper landscaping and screening to residential uses.
- Minimum side and front yard setbacks to - 3' requested where 5' required along West 2nd, Main Ave., and West 3rd.

Chair asked if a dumpster is proposed; Mr. Manilio replied that there is one on the south side of the site, at the north end of the building. Cmr. Eramo asked if the proposed trash room will be sufficient for trash for all the units plus recycling. Mr. Manilio defers that question to the architect. Mr. Kurus asks about trash hauler frequency. Mr. Manilio states that a private hauler will remove trash. Mr. Kurus asks about the status of the site plan application to Passaic County Planning Board; Mr. Manilio states it has not yet been filed. Mr. Kurus says he wants soil

testing, Mr. Manilio says he has no issues with Neglia report. Cmr. Eisenman- engineer mentioned front yard setbacks of 3'; Mr. Graviano said the minimum required is 5' in the Main Ave. Overlay Zone, but no issue with the variance. Mr. Graviano- will there be a solid fence to the adjacent residential uses? Mr. Iannarella confirms that the Applicant will agree to fence. Cmr. Foukas- line of arborvitaes in front of fence. Cmr. Eisenman- 35 spaces for both retail and residential? Will any be designated for residential? Mr. Manilio- yes, we will designate spots for residents. Mr. Graviano- makes sense to do the residential parking under the building so they are protected from the elements when they're getting into their apartments.

Interested parties:

- Violet Serekian, 107 West 2nd St.: my property borders the west side of this property, tremendous negative impact to my property; absolutely imperative that a 6' solid fence be provided between this property and my property. What about the lighting? Chair states that the City ordinance requires that the lighting be directed down and no spillover to adjacent properties. Ms. Serekian: West 2nd has no parking available on street. Chair notes that the parking requirements are now met; parking that is under the building will be reserved for the residents. Chair: the only parking variance requested is the dimensions of 9' x 18', which is pretty standard. Mr. Iannarella- we anticipate the parking will be sufficient and there will not be much overlap of demand between the residential uses and the retail stores.

Mr. Iannarella then called Peter Steck, whose qualifications were accepted by the Board as an expert in the field of Professional Planning; Mr. Steck handed out an exhibit, marked as A-3 in evidence, consisting of 6 sheets, prepared by Mr. Steck, first page shows the zoning map selection/property, with an aerial photograph. P-2 is three photos taken by Steck, depicting the existing conditions. P-3 shows the character of the surrounding non-residential uses; P-4 shows the footprint of the lower portion of the first-floor retail area, but noted that it will be modified to increase the number of spaces provided by 2. It also shows the footprint of the 2nd floor residential use and the proposed rendering. P-5 shows the setbacks and lists the variances (noting again no parking number variance); P-6 includes quotes from the master plan.

Mr. Steck testified that this is a highly irregular lot with three frontages; formerly the parking area for the former Capri Institute, which is no longer associated with this parking lot. This has been an open parking lot since the 1980s when the buildings were demolished. Proposal is residential (12 units) on the second floor and retail with amenity space on the first floor. It is located across the street from a substantial commercial development- Corrado's- and a commercial corridor along Main Ave. The Master Plan encourages the redevelopment of Main Ave. This proposal advances goals 7 & 8 of the Master Plan, in that it encourages revitalization of older business areas; the Master Plan recommends a commercial use for this property (not distinguished); and the Master Plan reexamination report recently reaffirmed these goals.

Mr. Steck then testified regarding the variance criteria, as follows:

- D(1) use variance for the proposed mixed use building: This is a Medici case, purposes of MLUL are advanced, use is particularly suited, and we meet the enhanced criteria:
 - Purposes A, G, I & M- of MLUL are satisfied. This property is open, fully paved, it does not generate any pedestrian activity and is a flat open space. Mixed use

works to promote both the residential and retail uses, provides an economic engine, provides customers for the retail. Sufficient spaces in a variety of locations; the parking lot is a negative to the neighborhood, adds nothing to the streetscape. Lessening the cost of development; this is an efficient use of land.

- C Variances- using the 9' x 18' space standard, which is mandated by RSIS, this is a typical space that is used nowadays. Allows space in front of the bumpers to move along the building, which would not be the case if we used the longer space standard.
 - Willing to put in solid fencing and landscaping along the site perimeter to buffer residential uses
 - Interior lot landscaping- variance not technically needed because the paved parking area is less than 10,000 SF as required by ordinance.
 - Setbacks- the Main Ave. Overlay recommends lesser setbacks, pushes the building to the streetscape.
 - Applicant willing to meet with staff to comply with Main Avenue Overlay District standards and aesthetics
- Particularly suited- this is just a parking lot, but suited for reuse, commercial uses encouraged, residential mixed use is considered good planning
- This is what the Master Plan is looking for, this is a weak retail area and this use will provide retail needed in the area.
- No substantial negative impacts, no substantial impairment to the zone plan or ordinance.

Chairman Zecchino observed that if the applicant made the building a little smaller, you could meet the setbacks. Mr. Steck responded that there is a conflict in the design principles which advocate for the closer setbacks/minimal setbacks to streetscape, and noted that there is a hardship due to the irregular shape of the lot.

Cmr. Eramo asked if the retail commercial space would include food establishments; Mr. Steck responded that restaurant uses could be permitted but the parking requirement would be increased. Mr. Iannarella stated that the Applicant does not intend for the first floor uses to include restaurants. Cmr. Eramo asked about venting for kitchens. Mr. Steck replied that if the use does not require a kitchen for cooking, there would be no need to vent, and there is no intention to have uses that require a kitchen. They would have to come back to the board if they wanted to put a restaurant in. Mr. Graviano stated the Applicant has represented that there will be no restaurant uses; but office should be allowed, to permit only retail would be overly restrictive to the applicant. Cmr. Foukas observed that mixed use coming back into vogue; Mr. Steck replied that 30 years ago people did not want to live above commercial, but now it is fashionable, and a recognized mechanism for upgrading your business district. Mr. Iannarella commented that a walkability score is now a recognized planning metric. Mr. Steck stated that residential apartments are a hallmark of a healthy downtown. Mr. Graviano commented that permitted uses for the ground-floor commercial space would include professional offices, retail stores, and service establishments.

The Chair then opened the floor to interested parties for questions of Mr. Steck:

- Violet Serekian: objects to the rear yard setback variance; Mr. Steck clarifies that the building setback meets the rear yard setback requirements, but the parking lot is what

they are seeking the variance for. Steck testifies that this is an improvement over existing conditions, since the existing parking lot setback is 0’

A discussion follows regarding the installation of a 6’ solid fence plus arborvitae along the property border abutting the residential uses.

The Chair then opened the floor to interested parties wishing to make a closing statement:

- Violet Serekian: States that her property borders the site on the west side. Her concern is the rear yard approval, which will impact her property tremendously. This area is highly congested with people and cars. Objects to 12 residential rental units, stating that this will destroy the neighborhood’s quality of life. She had issues with trespassers, robberies, crime in this area. She objects to any variances whatsoever to permit residential use.
- Nurullah Kilic: States that he grew up in Paterson and this project is “straight-up Paterson.” He believes there are problems with residential-retail mixed use buildings. The applicant is asking for too many setback variances, trying to maximize their profits, asks that the City hold the applicant to the requirements in the ordinance.
- Ariella Castillo: More residential units are not good for this area, more people, more cars. Lack of lighting on West 2nd street, creates safety issues for residents. Traffic is a problem in the area. Affecting safety and health. The proliferation of commercial uses in this neighborhood will increase traffic; we are seeing a lot of accidents in this neighborhood. What is the City going to do to improve safety? Also, flooding issues in the area, impacting drainage. How will the City be prepared for this? This corner gets a lot of water, how will these negative impacts be avoided?
- Alp Simsek, 100 W. 4th St.: How many parking spaces in total- 35; How many retail? 3 stores; 12 apartments. Addresses the potential parking issues- is the City ordinance sufficient to really meet this use?
- Mohammed Khan, 115 W. 2nd St.: States that his main concern is parking. We don’t have driveways or parking at our houses, when he comes home late, he may need to park far away, and once he was robbed coming home. Putting residential uses here will create more problems.
- Abdul Alim, 220 W. 3rd St.: His concern is security, safety, water flooding, and violence, echoes the concerns of his neighbors.

Mr. Graviano comments that vacant sites are known to draw undesirable activity; this is well-known in development circles. The Board and its professionals have gone to great lengths to beat up this applicant on the parking issues.

Mr. Iannarella provided a closing statement, arguing that vacant lots are more susceptible to crime, the conditions will improve with this development, lighting, eyes on the street, and security cameras, all deterrents to crime. There are numerous buildings in Clifton similar to what is being proposed. This is a modest 2-story building for this area and this lot. The modifications to parking are going to address many of the residents’ concerns. Elimination of curb cuts on Main Ave and W. 3rd St. will provide more spaces on street for residents to use, and will improve circulation and improve safety. The applicants grew up in this neighborhood, they want to make it better. As for flooding, the SWM improvements, reduction in coverage will result in

significant improvements to existing conditions. Goals of master plan are advanced, purposes of zoning advanced, no negative impacts. Cmr. Foukas- can residents reach out to the property manager if there are problems- Applicant agrees to provide cell phone for any resident concerns.

Vice Chairman Scorziello acknowledges the concerns of residents and thanks them for feedback. They are improving a vacant lot, which is always problematic. When investment comes in, the landlord is incentivized to keep the site safe and clean, and these business owners and tenants are on the same side as the neighbors. Developing this lot will make it safer, more activity, parking should not be a problem- this is rare! Having a piece of land developed comes with less damage, less problems, more safety. Goal 7 & 8 of the Master Plan = this project is exactly what it is looking for. Vice Chairman Scorziello makes a motion to approve, subject to the following stipulations: Applicant will submit revised plans depicting the changes to the retail space and the number of parking spaces as Mr. Alkhatib testified; the building façade will be modified to remove the stucco from prominent building locations, consistent with the Board Planner's report; a 6-foot solid fence and arborvitae shall be installed along the rear/sides of the parking lot to screen the adjacent residential uses; 12 parking spaces beneath the building shall be dedicated to the residential units; compliance with the comments contained in the Board Planner's and Board Engineer's reports.

Commissioner Molner seconds the motion. A roll call vote is taken. Cmr. Eisenman echoes the Vice Chair's thoughts, thanks the residents, comments that this will be an improvement to the neighborhood, and votes yes. Cmr. Eramo votes yes. Cmr. O'Connor votes yes. Cmr. Molner votes yes. Cmr. Foukas thanks the residents for their input, notes that the applicant met their proofs, and votes yes. Vice Chair Scorziello votes yes. Chairman Zecchino states that once this is built, it will improve the neighborhood, as vacant lots are known to create safety issues, and votes yes. The motion passes, the application is approved.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. UNIFOODS, LLC, 364 East First St., Bl. 5.02, Lot 12; Zone: M2

Approval of "C" variance application to modify the interior of the building currently used for cheese manufacturing and processing by adding a reception area and also seeks to add a loading dock and trash area, requiring variances for maximum lot coverage where 94.1% (8,939 square feet) is the maximum permitted and the applicant proposes 96.6 % (9,175.4 square feet) of coverage, and a minimum side yard setback variance where 4.75 square feet is required, and the applicant is proposing zero (0) square feet. Site plan is waived by ordinance

Commissioner Foukas made a motion to approve. Cmr. O'Connor seconded the motion. Voting in favor are Cmr. Braid, Eramo, O'Connor, Molner, Foukas, Vice Chairman Scorziello, and Chairman Zecchino.

2. 1184 MAIN AVE. CLIFTON LLC, 1184 Main Ave., Bl. 11.21, Lot 1, Zone B-C (Main Avenue Overlay Zone)

Approval of application requesting preliminary and final site plan approval to construct a new two (2) story building on the lot for mixed use of commercial (1st floor) and residential (2nd floor) of four one-bedroom apartments. Lot will retain bank/office building and certain parking lot renovations are proposed. The applicant requests the following use variances: mixed use commercial and residential and more than one use per lot (current bank/office building and proposed mixed use building). The applicant requests the following bulk variances: (1) minimum side yard setback of 0 ft. where 5 ft. is required; (2) no parking within 10 ft. of side lot line where 5 ft. is proposed; and (3) parking of vehicles limited to rear and side yard where parking on Main Avenue frontage is proposed.

Commissioner Foukas made a motion to approve. Cmr. O'Connor seconded the motion. Voting in favor are Cmr. Braid, Eramo, O'Connor, Molner, Foukas, Vice Chairman Scorziello, and Chairman Zecchino.

3. Minutes of the September 4, 2024 Regular Meeting.

VC Scorziello made a motion to approve. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Braid, Eramo, O'Connor, Foukas, Vice Chair Scorziello, and Chairman Zecchino.

There being no further business before the Board, Commissioner Foukas moved to adjourn. The motion was seconded by Commissioner Eisenmann, with the unanimous approval of all Board members present, the meeting was adjourned at 8:59 p.m.

Respectfully submitted,
JESSICA L. SWEET, ESQ.,
COUNSEL SECRETARY