

Minutes of a regular meeting of the Board of Adjustment of the City of Clifton, New Jersey, held at the Council Chambers, City Hall, Clifton, New Jersey, on Wednesday, July 19, 2017. Chrmn Mark Zecchino 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" all notice requirements were satisfied. Chrmn Zecchino announced the time, place, and form of notice as well as advising all applicants 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.

PRESENT: COMRS MICHAEL MOLNER, DANIEL TRENK, LOUIS DE STEFANO, KEITH LA FORGIA, STEPHEN CHRISTOPHER, GEORGE FOUKAS, ROY NOONBURG, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR KEITH LA FORGIA.

Chrmn Zecchino advised all applicants that the testimony given before the Board was being tape recorded. The applicants were further advised of the right of appeal and the procedure to obtain a stenographic record of the Board.

Upon motion made by Comr Stephen Christopher, seconded by Comr Louis DeStefano, the Minutes of the June 21, 2017, regular meeting were adopted with the unanimous approval of the entire Board.

INSPECTION AND DECISION

1.	TRUCARE ADULT MEDICAL DAY CARE LLC,
Use	1111 Paulison Avenue, Block 19.03, Lot 1
Variance;	-- M-1 – Use variance to permit an adult

Variance medical day care center and bulk variances for parking for a part of the building. Bulk variance required for parking (107 spaces required, 80 spaces provided), and site plan approval required.

Frank A. Carlet, Esq., with offices at 1135 Clifton Avenue #104, Clifton, New Jersey, appeared on behalf of the applicant.

This is a continued hearing from the meeting of June 21, 2017, meeting of the Board.

The Board acknowledged receipt of the report of the Clifton Fire Department dated July 12, 2017.

Mr. Carlet spoke about questions the Board previously had concerning the bus schedule and weekly schedule. Mr. Carlet tried to have admitted into evidence a proposed bus schedule, proposed weekly activity schedule, and letter from the Director of New Life Adult Day Care Center in Paramus showing the number of times they called ambulances. Counsel Pogorelec ruled that they are not admissible since the matter is scheduled for Inspection and Decision.

After a review of the testimony, Comr Stephen Christopher moved to grant the application. The motion was seconded by Comr Roy Noonburg. Voting for approval were Comrs Daniel Trenk, Stephen Christopher, Roy Noonburg, and Chrmn Mark Zecchino. Voting against approval were Comrs Louis DeStefano who stated that the 30 requests for ambulances in the report received from the Fire Department does raise his concern on resources, and the applicant did not stress the impact of traffic and the in- and out- time of services there and the bus schedule; George Foukas who echoed what Comr DeStefano said, stating that he was not happy with the Fire Department report and the impact of the cars backed up and overall the site is situated in a dangerous spot; and Vice-Chrmn Gerard Scorziello who stated that the testimony was fragmented, unclear, and ambiguous. There were four affirmative votes and three negative votes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

1. 206 CLIFTON PARTNERS LLC,
Use 206 Delawanna Avenue, Block 60.14,
Variances; Lots 13 and 33 – M-2 & M-3 – 1. Use
Variances variance under N.J.S.A. 40:55D-70d(1)
to permit multi-family residential uses
in the M-2 and M-3 zones whereas
residential uses are not permitted in
these zones and a use variance under
N.J.S.A. 40:55D-70d(6) to permit a
building height of 46.33 feet whereas
only 40 feet is permitted; 2. Preliminary
and final site plan approval pursuant to
N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-
50 to allow a four (4) story, eighty (80)
unit apartment building consisting of
sixty-six (66) one-bedroom apartment
units and eight (8) two-bedroom
apartment units with a total of 146
off-street parking spaces (as required
by and conforming with the Residential
Site Improvement Standards); 3. In
addition, applicant seeks bulk/dimensional

variances under N.J.S.A. 40:55D-70c

for the following:

- (1) to permit a lot area of 4.3 acres for buildings 41 to 80 feet in height within the M-3 zone whereas a minimum of 5 acres is required;
- (2) to permit a lot width of 125.5 feet whereas a minimum of 250 feet is required;
- (3) to permit a monument sign to be installed fifteen (15) feet from the front property line and within the front yard setback, whereas signs are required to have a 30 foot front yard setback;
- (4) to permit lighting levels in off-street parking areas to exceed 0.0 foot-candles at the property line;
- (5) to allow LED lighting for exterior lighting fixtures instead of the required high pressure sodium lighting;
- (6) to provide internal parking lot landscaping less than the required 20 square feet for each proposed parking space; and
- (7) to provide trees of 2 inch to 2.5 inch caliper which is less than the minimum 4 inch to 4.5 inch caliper required.

The applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the applicant or the Board, and which may arise during the course of the hearing process. A public hearing on this application was held by the Zoning Board of Adjustment ("Board") on May 18, 2016. A resumed public hearing before the

Board on this application to allow further consideration of a revised site plan depicting a realigned driveway.

Steven R. Tombalakian, Esq., with offices at 629 Parsippany Road, Parsippany, New Jersey, appeared on behalf of the applicant. Glenn S. Pantel, Esq., with offices at 600 Campus Drive, Florham Park, New Jersey, appeared on behalf of the objector, 6W BP Opportunity LLC (“Stro” – Driscoll); and Ira E. Weiner, Esq., with offices at 50 Chestnut Ridge Road, Montvale, New Jersey, appeared on behalf of MMSR Realty, LLC (Steve Rich), Delawanna Realty (Richard Jenny), and Glen Mills, Inc.

This is a continued hearing from the meetings of May 18, 2016, June 15, 2016, July 20, 2016, November 16, 2016, January 4, 2017, February 1, 2017, March 8, 2017, April 19, 2017, and June 7, 2017.

Mr. Weiner presented Steve Rich, residing at 51 Rutherford Place, Montvale, New Jersey, on behalf of MMSR Realty, LLC, who was present and sworn.

Mr. Rich testified that his property located at 222 Delawanna Avenue abuts to the project site; he runs a construction/environmental company; that they address removal of oil tanks, handle recycling issues, snow-plowing, parking lot maintenance at shopping centers, asphalt maintenance, and patching potholes.

Offered into evidence as “R-1” was the Resolution dated June 19, 2013, of the Clifton Zoning Board to operate the business.

Mr. Rich continued to testify that his starting time in the morning is 6 A.M.; that his general concerns were that he would literally be forced out of business because he could not comply with the residential standards imposed as a consequence of this proposal being approved. He articulated to the Board that his site is actually removed from the residential area and residential street; that he would suffer substantial prejudice if this application were approved.

Mr. Pantel had marked into evidence as “O-11” his communication dated July 19, 2017, addressed to Mr. Pogorelec setting forth the legal basis for the relevance of qualified expert testimony on a proposed project’s detrimental impact on property value.

Present and previously sworn on behalf of the objectors was Jon P. Brody of 293 Eisenhower Parkway, Livingston, New Jersey, a real estate appraiser and consultant. Mr. Brody continued his testimony from the April 19, 2017, meeting and elaborated in greater detail in connection with his report dated April 19, 2017; he stressed the negative impact on the value of the property as a result of the proposed residential development; he explained in detail his basis for coming up with the value of the property, including the use of the facility for cold storage, as set forth in “O-9” with a present market value of \$33,920,000.00; that with regard to his report, he summarized in detail how he determined the value with the proposal next door, in part of the subject property which is being used today as a combination warehouse and refrigerated facility; that the decibels are far in excess of the 50 decibels being the maximum imposed by the State-if there was a violation of the decibel rule, there is a substantial probability that the actions that could be taken of the property owner of the 80-unit apartment will result in potential closure of the cold storage facility, and if it can no longer be used as a refrigerated facility, it’s value would cut in half; he explained in detail his approach and gave a background of the findings in the report; he explained how he arrived at the fair market value were based on rents that were found in the market place; he further elaborated on the discount rate and capitalization rate as a rate dealing with risk factors.

On cross-examination, Mr. Tombalakian had marked into evidence as “A-X-4” showing that Mr. Brody testified as an expert witness in favor of the Clifton High School annex proposal on Mt. Prospect Avenue, Clifton, New Jersey. Mr. Tomalakian tried to attack Mr. Brody’s credibility as a witness because the present testimony runs counter to his testimony in the previous application before the Board.

At this point in the hearing, the matter was continued to October 4, 2017, meeting of the Board.

2. **MOUNT PROSPECT PARK, LLC,**
Use 62-66 Mt. Prospect Avenue, Block 36.01,

Variance; Lot 11.01 – B-A – Preliminary and final
Variances site plan approval and variances. This
 application is to demolish the existing
 one (1) story building and remove all
 concrete curbing, concrete sidewalks,
 fencing, asphalt, and fencing and to
 permit construction of a three (3) story
 residential building consisting of one (1)
 bedroom units, and an additional three
 (3) story residential building consisting
 of one (1) bedroom and two (2) bedroom
 units. Applicant proposes associated
 site improvements consisting of asphalt
 parking areas, concrete curbing,
 concrete sidewalks, ADA curb ramps,
 concrete patios, walls, drainage,
 utilities, landscaping, and lighting. In
 addition, the applicant proposed two (2)
 shared parking easements and one (1)
 water utility easement. An application
 has been filed for the following variances
 in regard to this matter:

- Use – applicant proposes a residential
use in the B-A zone, where such uses
are not listed as being permitted;
- Rear Yard Setback – 10.83 feet proposed,
whereas 30 feet is required;
- Building Height – 3 stories/38.8 feet is
proposed whereas 2 stories/30 feet is
permitted;
- Parking – applicant’s plan proposes
parking spaces for the proposed residences
not in compliance with the minimum
required by the City’s Code;
- and any or all other variances and/or

waivers as may be deemed necessary by the Zoning Board for the processing of this application;

-Parking Lot Landscaping – applicant cannot meet the Code requirement of 20 square feet of interior parking lot landscaping for each parking space.

(a/k/a CAPSTONE REALTY GROUP)

NOTE: 06/07/17 REVISED PLAN.

This matter was previously continued by the Board to the August 16, 2017, meeting of the Board.

3. KASANG THING, 36 Standish Drive,
Variance Block 39.09, Lot 17 – RA2 – Applicant
proposes to build a rear deck and
wheelchair ramp on the rear of the home.
Variance required for rear yard setback
proposed at 21' where 35' is required.

This is a continued matter from the meeting of May 17, 2017. The matter was called at the June 7, 2017, meeting, and the applicant did not appear. Chrmn Zecchino called the matter, and the applicant did not appear.

After a review of the testimony, Comr Louis DeStefano moved to dismiss the matter without prejudice and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr George Foukas. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was dismissed without prejudice in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete
testimony presented to the Board and

upon which this decision is based.

4.

CLIFTON CHICKEN LLC d/b/a POPEYE'S
- Use

LOUISIANA KITCHEN, 6 Main Avenue,
- Variance;

Block 82.06, Lot 15 – P-MU – Use variance
- Variances; relief pursuant to N.J.S.A. 40:55D-70d,
- Site Plan

bulk variance relief pursuant to N.J.S.A.
40:55D-70c and site plan approval.

The property is presently developed with a one-story commercial structure (currently unoccupied, previously utilized as a bank with drive-thru lanes) and accessory paved/parking areas. Per Chapter 461 of the City of Clifton Zoning Ordinance, restaurants with drive-through facilities or counter service is not a permitted use in the zone.

The Applicant proposes to improve the property and utilize the existing structure as a dine-in and drive-thru restaurant. Accessory improvements (inclusive of façade improvements, site lighting, installation of exterior business signage, shrubs/planted areas, fencing repair, and parking area striping) are also proposed.

The applicant seeks the following variance relief from the Board:
use variance relief for the proposed restaurant and its associated drive-thru use,

business signage/memo boards (use not permitted in zone); and bulk variance relief for the proposed front yard setback along Main Avenue (29.1' proposed, 35' required); improved lot coverage (77% proposed, 75% permitted); open space (23% proposed, 25% minimum required); parking setback in corner/side yard (1' proposed, 10' required); and parking setback in rear (2.4' proposed, 5' required). The applicant will also seek any additional variances, waivers, interpretation or relief that may be required by the Board at the time of the public hearing.

Lawrence A. Calli, Esq., with offices at 3 Briarcliff Terrace, Kinnelon, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Mourad Elayan, Operations Manager, 736 Slocum Avenue, Ridgefield, New Jersey; Marc G. Walker, P.E., of Dykstra Walker Design Group, P.A., Civil Engineer, with offices at 21 Bowling Green Parkway, Lake Hopatcong, New Jersey; Charles D. Olivo, P.E., of Stonefield Engineering and Design, LLC, Traffic Engineer, with offices at 92 Park Avenue, Rutherford, New Jersey; and Frank D. Mileto, architect and planner, 14 Beaver Brook Road, Long Valley, New Jersey. Present were the following objectors, some of whom were sworn to give testimony: Frank Fusco, 15 Princeton St.; Alice Grochola, 16 Princeton St.; Richard Leonardis, 10 Main Ave., Tatyana Poliakova, Sunflower Spa owner, 684 Passaic Ave., Nutley; Pam Leonardis, 10 Main Avenue; Michelle Amador, Visual Elegance Hair Salon, 684 Pass. Ave., Nutley; Robin Wheeler and Darrel Wheeler, 67 Princeton St.; Ralph Savastano, 1 Main Ave.; Fulesve Antvs, 17 Ruth Ave.; Kara Suttora, 20 Ruth Ave.; Steven Kattwinkel and Alex Kattwinkel, 3 Essex St.; Barbara & Steve Rozett, 11 Paterson Ave.; Brian LoPinto, 9 Paterson Ave.; Colleen and Bruce Dolan, 27 Paterson Ave.; Phyllis Sibello, 80 Paterson Ave.; Gladys Shefchik, 38 Hall St.; Henry Wu, 81 Hollywood Ave.; Robin Speer, 19 Princeton St.; Jeffrey Vallo, 43 Princeton St.; Mary Giamanti and Chris Giamanti, 11 Clay St.; Scott Burgess and Judith A. Burgess, 9 Clay St.; Russell Burgess, 9 Clay

St.; Laura Varvaro, 44 Hall St.; Eileen Vernaleken, 40 Hall St.; George Metzger, 54 Hall St.; Michael Ciallella, 58 Ruth Ave.; Arlene Ciallella, Ruth Ave.; Roseann Luipersbeck and Ed Luipersbeck, 46 Ruth Ave.; Olga Regal, Day Care, 18 Roberts Street; and Nadine Fusco, 15 Princeton St., all of the City of Clifton except where indicated. All objectors names appear typed as hand-written from list.

This is a continued hearing from the meeting of May 17, 2017.

Comr George Foukas excused himself from participating in the matter.

Mr. Elayan continued to testify on the operation of the facility; he explained that this is not a Wendy's fast food chain and that the premises would be sharing the existing pool of traffic volume on Main Avenue; that the applicant would be flexible with deliveries and, most importantly, the plan was amended to remove the drive-thru; Hours will continue to be from 10:30 A.M. to 10:30 P.M.; four employees would be excluded from the shift without the drive-thru; peak hours are between 5 to 7 P.M.; and would be expecting 230-240 customers per day; with 20-25 fixed employees.

The objectors voiced their concerns regarding hours of operation, traffic, parking, and employee parking.

Mr. Walker testified to the amended plan dated July 6, 2017; and offered into evidence as "Exhibit A-2" is the site layout without drive-thru; amended plans reflect the aerial site without the drive-thru; and the solid fence between the premises and the day care. He further explained that there was elimination of ingress and egress from Robert Street, making that an egress coming out from Robert Street; that plans eliminated five parallel parking spaces and added six angled parking spaces to make it easier to gain access; the total number of spaces in the parking lot would be 17 which eliminates the need for the impervious coverage variance and open space variance which, he believes, were all positive improvements to the application.

The objectors voiced general concerns over hours of operation, traffic, parking, employee parking, ingress and egress in and out of the proposed site, and the fact that the premises is right next to a day care facility, and other general concerns.

Mr. Olivo continued his testimony and addressed the impacts on traffic which would be minimized without the drive-thru. He also discussed traffic circulation and further explained that there would be no demolition of the building; that they would be adaptively using the same building and that the proposal becomes a one-way site, one can come in via Main Avenue, continue around the rear of the building, and then out on Main Avenue via left- or right-turn; the reduction in business as a result of the removal of the drive-thru will result in less transactions and traffic in the area; that at peak time 12 cars would be parked in the lot; and gave testimony concerning the maneuverability into and out of the driveways being proposed as well as the ability of a tractor trailer to come onto the site, and all of those vehicles will be able to do so safely and effectively.

The objectors voiced general concerns over hours of operation, traffic, parking, employee parking, ingress and egress in and out of the proposed site, and the fact that the premises is right next to a day care facility, and other general concerns.

At this point in the hearing, the matter was continued to the September 20, 2017, meeting of the Board.

5.	TFJ KINGSLAND LLC, 1 Blanjen Terrace,
Use	Block 82.06, Lot 62, Clifton, NJ and
Variance;	10 Kingsland Road, Nutley, NJ – M-1 –
Variances	Use variance required for a self-storage warehouse facility. Bulk variances required for left side setback (half the height of the building, but not less than 15 feet required; 0 feet proposed); height variance (2 stories permitted, 3 stories proposed) and site plan approval.

This matter was previously continued to the August 16, 2017, meeting of the Board.

NEW HEARINGS

1. **JOHN TRAIER/MARK PETERSON, 15 East**
Variances Parkway, Block 58.05, Lot 8 – RA1 – Variances
 required for a fence/pool barrier:
 - 1) Left side fence proposed at 6’ high where a
4’ high, 50% open fence is permitted;
 - 2) Right side fence proposed at 6’ high where a
5’ high fence is permitted.

The applicants, residing at 15 East Parkway, Clifton, New Jersey, were present and sworn. There were no objectors.

Chrmn Mark Zecchino recused himself from this matter.

The applicants testified that they want to replace a current 6-foot-high solid fence at the premises which is in disrepair; that a variance is required to erect a 6-foot-high solid fence on the left side where a 4-foot-high, 50% open fence is permitted; that a variance is required to erect a 6-foot-high solid fence on the right side where a 5-foot-high fence is permitted; that they have an in-ground pool; that the fences are for safety and privacy; that the fences are over 30 feet off the road and would improve the aesthetics of the area.

After a review of the testimony, Comr Roy Noonburg moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Louis DeStefano. Voting in the affirmative were Comrs Michael Molner, Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, and Vice-Chrmn Gerard Scorziello. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

2. **MARIA TERESA DiZENZO**, 83 Rolling Hills Road, Block 75.04, Lot 1 – RA1 – Variance required to install a 5’ high solid fence along the Lester Place side of the property where a 4’ high, 50% open fence is permitted.

The applicant, residing at 83 Rolling Hills Road, Clifton, New Jersey, was present and sworn. There were no objectors.

The applicant stated that she requests variance approval to install a 5-foot-high solid fence along the Lester Place side of the property where a 4-foot-high, 50% open fence is permitted; that she lives on a corner property and requires the fence for safety and privacy for her young family.

Present and sworn was Alex Ortiz of 93 Rolling Hills Road, Clifton, New Jersey, who stated that he was in support of the application.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application with the stipulation that the fence be erected a minimum of 3 feet from the sidewalk along Lester Place and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Stephen Christopher. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

3. **OLGA MORO**, 73 Larkspur Lane, Block 40.05,
Variance Lot 54 – RA3 – Proposed rear yard deck
requires a 30’ rear yard setback and a 23’
rear yard setback is proposed.

The applicant, residing at 73 Larkspur Lane, Clifton, New Jersey, was present and sworn. There were no objectors.

The applicant stated that she requests rear yard setback variance approval to erect a 28- by 14-foot rear yard deck 3 feet high with railing; that the deck will encroach into the rear yard setback 7 feet; that the rear yard setback will be 23 feet where 30 feet is required.

After a review of the testimony, Comr Louis DeStefano moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval. The motion was seconded by Comr Daniel Trenk. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete
testimony presented to the Board and
upon which this decision is based.

4. **KALMAN FRIEDMAN**, 462 South Parkway,
Variance Block 58.01, Lot 7 – RA1 – Variance required
for a rear deck: 1) Rear yard deck proposed
8.5’ from the existing pool where 10’ is required.

The applicant, residing at 462 South Parkway, Clifton, New Jersey, was present and affirmed. There were no objectors.

The applicant stated that he requests variance approval for distance between deck and pool; that he proposes to erect a rear yard deck 17.5 feet long from the

house up to the stone retaining wall in his back yard, leaving 8.5 feet to the in-ground pool; that the deck will not compromise pool safety and will be aesthetically pleasing; that if he met the requirements of the ordinance, there would be a 1 ½ foot gap between the deck and the retaining wall which would pose a safety concern; that the deck will be 8.5 feet from the existing pool where 10 feet is required.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval. The motion was seconded by Comr Stephen Christopher. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

5. **DANIEL & GILA GEWIRTZ, 207 Edgewood**
Variances Avenue, Block 57.08, Lot 1 – RA3 – Variances
required to widen driveway:
- 1) Driveway proposed at 22' wide where a maximum of 20' is permitted;
 - 2) Driveway proposed at 2' from left side lot line where 5' is required.

The applicants, residing at 207 Edgewood Avenue, Clifton, New Jersey, were present and affirmed. There were no objectors.

The applicants testified that they request variance approval to widen their driveway; that their property is a corner property and parking is difficult in the neighborhood; that the driveway widening would allow them to park their vehicles off the street; that the driveway width is proposed at 22 feet wide where a

maximum of 20 feet is permitted; that the driveway is proposed 2 feet from the left side lot line where 5 feet is required.

After a review of the testimony, Comr Roy Noonburg moved to deny the application. The motion was seconded by Comr George Foukas. Voting for denial were Comrs George Foukas and Roy Noonburg. Voting against denial were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. There were two affirmative votes and five negative votes. The motion failed. Chrmn Zecchino called for another motion.

Vice-Chrmn Gerard Scorziello moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Stephen Christopher. Voting for approval were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. Voting against approval were Comrs George Foukas and Roy Noonburg. By a five to two vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete
testimony presented to the Board and
upon which this decision is based.

RESOLUTIONS

Chrmn Zecchino announced that the next order of business is the adoption of the Resolutions set forth on the Agenda.

1. Upon motion made by Comr Louis DeStefano, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of ZALMAN GURKOV for a rear yard setback variance for a two-story rear addition at 124 Edgewood Avenue, Block 57.07, Lot 23, was adopted.

2. Upon motion made by Comr George Foukas, seconded by Comr Roy Noonburg, and affirmed by Comrs Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of GEORGE A. TUZZOLINO for lot coverage variance for a rear addition at 57 Chelsea Road, Block 67.04, Lot 5, was adopted.

There being no further business before the Board, Comr Stephen Christopher moved to adjourn. The motion was seconded by Comr Louis DeStefano with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: TRUCARE ADULT MEDICAL DAY CARE LLC for premises known as: 1111 Paulison Avenue, Block 19.03, Lot 1 be and the same is hereby: DENIED use variance for an adult medical day care center and bulk variances for parking.

Testimony concerning the aforesaid application was taken by the Board at its meetings on June 21, 2017, and July 19, 2017, with the matter being listed for Inspection and Decision on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, a motion was made to grant the application, which motion was duly seconded. There were four affirmative votes and three negative votes. This application was for a use variance and five affirmative votes were required to approve; that pursuant to N.J.S.A. 40:55D-9(a), the failure of a motion to receive the number of votes required to approve the application for development shall be deemed an action denying the application as follows:

WHEREAS, the applicant requests use variance approval to permit an adult medical day care center and bulk variances for parking at premises located at 1111 Paulison Avenue, Block 19.03, Lot 1, which premises are located in a M-1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, its consultant, planning expert, and doctor, has made the following factual findings:

- a. The testimony presented by the applicant was insufficient in that it was fragmented, unclear, and ambiguous, and the testimony did not satisfactorily address the impact of traffic at the site and the surrounding neighborhood;
- b. The applicant failed to sustain the burden of proof to justify the grant of the parking variance;
- c. The proposed use of the site is not particularly suitable or accommodating to this particular site due to the location and lack of parking where 80 spaces are provided

and 150 spaces are required as per the report of the Board's planning consultant;

d. The report of the Clifton Fire Department evidenced 30 requests for an ambulance at a nearby adult medical day care facility during a 10-month period, and the applicant did not provide testimony concerning the resources to handle same and impact on traffic and safety;

e. The applicant failed to sustain the burden of proof to satisfy the positive and negative criteria required for the grant of a use variance;

f. The applicant has shown no hardship to justify the grant of the parking variance requested;

g. The detriments of the application outweigh the benefits, if any;

h. The proposal represents a gross overuse of the premises due to the substantial lack of parking where the applicant is deficient 70 additional spaces;

WHEREAS, the Board finds from the testimony presented that the proposal will not be in accord with the intent and purpose of the master plan and the zone ordinance; and

(CONTINUED)

(CONTINUED)

WHEREAS, the Board further finds the proposed adult day care will be detrimental to the health, safety, and general welfare of the neighborhood since the use where this particular site is located is on a heavily trafficked roadway near the Route 46 ramp, and the adult day care with its proposed bus schedule and possible ambulance

requests will intensify the traffic and compromise safety;

NOW THEREFORE, BE IT RESOLVED that the application to permit an adult medical day care center at premises located at 1111 Paulison Avenue, Block 19.03, Lot 1, be and the same is hereby disapproved and the use variance and bulk variances be and the same are hereby denied by operation of law.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr GEORGE FOUKAS.

Affirmed by: Comrs Louis DeStefano, George Foukas, and Vice-Chrmn Gerard Scorziello.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: KASANG THING
for premises known as: 36 Standish Drive, Block 39.09, Lot 17
be and the same is hereby: DISMISSED WITHOUT PREJUDICE to build a rear deck and wheelchair ramp on the rear of the home.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Louis DeStefano moved to dismiss the matter without prejudice the basis of the following Resolution:

WHEREAS, the applicant requests rear yard setback variance approval to erect a rear deck and wheelchair ramp at premises located at 36 Standish Drive, Block 39.09, Lot 17, which premises are located in a RA2 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant and the objectors, has made the following factual findings:

- a. The applicant requested variance approval to build a rear yard deck and wheelchair ramp on the rear of the home.
- b. The objectors who appeared stated that the deck was too large for the property and requested the applicant to revise his plans;
- c. The applicant agreed to revise his plans to make the deck smaller;
- d. The applicant never appeared at two subsequent meetings of the Zoning Board of Adjustment to address the changes;

NOW THEREFORE, BE IT RESOLVED that the application to build a rear deck and wheelchair ramp at premises located at 36 Standish Drive, Block 39.09, Lot 17, be and the same is hereby dismissed without prejudice for failure to appear.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr GEORGE FOUKAS.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: JOHN TRAIER/MARK PETERSON
for premises known as: 15 East Parkway, Block 58.05, Lot 8
be and the same is hereby: GRANTED to erect 6-foot-high left side solid fence and 6-foot-high right side solid fence.

Testimony concerning the aforesaid application was taken by the Board at its meeting on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Roy Noonburg moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to erect a 6-foot-high left side fence and a 6-foot-high right side fence at premises located at 15 East Parkway, Block 58.05, Lot 8, which premises are located in a RA1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The proposed fences replace existing fences at the site which are in disrepair;
- b. The applicant proposes to erect a 6-foot-high solid fence on the left side where a 4-foot-high 50% open fence is permitted;
- c. The applicant proposes to erect a 6-foot-high solid fence on the right side where a 5-foot-high fence is permitted;
- d. The applicant has an in-ground pool, and the fences will provide safety and privacy;
- e. The applicant has shown sufficient hardship to justify the grant of the variances requested;
- f. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a 6-foot-high solid fence on the left side and a 6-foot-high solid fence on the right side at premises located at 15 East Parkway, Block 58.05, Lot 8, be and the same is hereby approved and the variances be and the same are hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr LOUIS DE STEFANO.

Affirmed by: Comrs Michael Molner, Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, and Vice-Chrmn Gerard Scorziello.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: MARIA TERESA DiZENZO
for premises known as: 83 Rolling Hills Road, Block 75.04, Lot 1
be and the same is hereby: GRANTED variance approval for a 5-foot-high solid fence along the Lester Place side of the property.

Testimony concerning the aforesaid application was taken by the Board at its meeting on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to erect a 5-foot-high solid fence along the Lester Place side of the property at premises located at 83 Rolling Hills Road, Block 75.04, Lot 1, which premises are located in a RA1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant requests variance approval to erect a 5-foot-high solid fence along the Lester Place side the property where a 4-foot-high, 50% open fence is permitted;
- b. The applicant lives on a corner property, and the purpose of the fence is for safety and privacy for her young family;
- c. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- d. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a 5-foot-high

solid fence at premises located at 83 Rolling Hills Road, Block 75.04, Lot 1, be and the same is hereby approved and the fence variance be and the same is hereby granted subject to such further governmental approvals as may be required by law and further subject to the stipulation that the fence be erected a minimum of 3 feet from the sidewalk along Lester Place.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr STEPHEN CHRISTOPHER.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: OLGA MORO
for premises known as: 73 Larkspur Lane, Block 40.05, Lot 54
be and the same is hereby: GRANTED rear yard setback variance for a rear yard deck.

Testimony concerning the aforesaid application was taken by the Board at its meeting on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Louis DeStefano moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to erect a rear yard deck at premises located at 73 Larkspur Lane, Block 40.05, Lot 54, which premises are located in a RA3 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant requests variance approval to erect a rear yard deck;
- b. The deck will encroach into the rear yard setback 7 feet;
- c. The rear yard setback requirement is 30 feet, and the applicant proposes 23 feet;
- d. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of

the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a rear yard deck at premises located at 73 Larkspur Lane, Block 40.05, Lot 54, be and the same is hereby approved and the rear yard setback variance be and the same is hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr DANIEL TRENK.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: KALMAN FRIEDMAN
for premises known as: 462 South Parkway, Block 58.01, Lot 7
be and the same is hereby: GRANTED rear yard setback to erect a rear deck.

Testimony concerning the aforesaid application was taken by the Board at its meeting on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to erect a rear yard deck at premises located at 462 South Parkway, Block 58.01, Lot 7, which premises are located in a RA1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant requests variance approval for distance from deck to existing in-ground pool where 10 feet is required and the applicant is proposing 8.5 feet;
- b. The deck will extend up to a stone retaining wall presently in the back yard;
- c. If the deck were to meet the requirements of the ordinance, there would be a 1 ½ foot gap between the gap and the retaining wall which will constitute a safety concern;
- d. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a rear yard deck at premises located at 462 South Parkway, Block 58.01, Lot 7, be and the same is hereby approved and the rear yard setback variance be and the same is hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr STEPHEN CHRISTOPHER.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF JULY 19, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: DANIEL & GILA GEWIRTZ
for premises known as: 207 Edgewood Avenue, Block 57.08, Lot 1
be and the same is hereby: GRANTED variances to widen the driveway.

Testimony concerning the aforesaid application was taken by the Board at its meeting on July 19, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to widen the driveway to 22 feet wide and into left side lot line setback at premises located at 207 Edgewood Avenue, Block 57.08, Lot 1, which premises are located in a RA3 zone;
and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant proposes to widen the driveway to 22 feet wide where the maximum driveway width permitted is 20 feet;
- b. The driveway will encroach into the left side lot line where 5 feet is required and the applicant is proposing 2 feet;
- c. The property is situated on a corner, and parking is a problem in the area;
- d. The applicant has shown sufficient hardship to justify the grant of the variances requested;
- e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to

show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to widen the driveway at premises located at 207 Edgewood Avenue, Block 57.08, Lot 1, be and the same is hereby approved and the variances for width of driveway and side lot line setback be and the same are hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr STEPHEN CHRISTOPHER.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.