

Minutes of a regular meeting of the Board of Adjustment of the City of Clifton, New Jersey, held on Wednesday, February 17, 2021. 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 GEORGE SILVA, SCOTT SOCHON, MICHAEL MOLNER, LOUIS DE STEFANO, AND CHRMN MARK ZECCHINO.

ABSENT: COMRS ZALMAN GURKOV, DANIEL TRENK, GEORGE FOUKAS, AND VICE-CHRMN GERARD SCORZIELLO.

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 Scott Sochon, seconded by Comr Louis DeStefano, the Minutes of the February 3, 2021, regular meeting were adopted with the unanimous approval of the entire Board.

CONTINUED HEARINGS

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| 1.
Use
Variance;
Variances | <p>LEXINGTON PARTNERS, LLC,
340 Lexington Avenue, Block 8.22,
Lots 37 and 39 – RB3 – Applicant
requests the following:</p> <ul style="list-style-type: none">1) A D.6 (Height Use Variance 3 stories and 35’ Permitted, 4 stories and 48’ Proposed) is required.2) Bulk variance for minimum lot area per dwelling unit (2178 square feet required, <u>558</u>’ proposed).3) Minimum lot width (100’ required, 69.97’ proposed).4) Minimum front yard setback (25’ required, 1.34’ proposed).5) Minimum rear yard setback (48.5’ required, 5.01’ proposed).6) Minimum side yard setback (10’ required, 5.56’ proposed).7) Minimum side yard setback for both side yards (22’ required, 11.12’ proposed).8) Minimum street side yard setback (15’ required, 5.56’ proposed).9) Lot coverage (25% permitted, 82.86% proposed).10) Parking spaces (<u>56</u> spaces required, <u>42</u> spaces proposed). |
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11) Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10’ of a rear lot line permitted but encroachments into each of said setbacks is proposed, high pressure sodium site lighting fixtures required but no longer manufactured. Therefore, the Applicant proposes fluorescent fixtures similar in size, shape and lighting quality to that which is required and all off street parking areas having 10,000 or more square feet of paved area shall provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space with a minimum landscape dimension of 5’x5’ which the applicant does not provide and for which it seeks a variance.
NOTE: AMENDED NOTICE-CHANGES UNDERLINED.

This matter was continued until the April 7, 2021, meeting at the request of the attorney for the applicant.

2.
Use
Variance;
Variance

MICHAEL PONCE, 347 Piaget Avenue, Block 18.02, Lot 6 – RB2 – Applicant proposes raze the existing house and construct a 4 unit residential building. A use variance is required for multi-family within an RB-2 zone. The driveway is proposed within the required right side yard setback. Such other relief as may be required by the Board.

This matter was previously continued by the Board until the March 3, 2021, meeting of the Board.

3.
Use
Variance;
Variances

QUICKS REALTY LLC, 802 Van Houten Avenue, Block 36.10, Lot 16 – B-C – Application to demolish the existing former gas station (last used as an automobile part store) and existing one-family house and replace them with a new building housing a delicatessen and parking on the first floor and yard and a total of eight (8) apartments on the second and third floors requiring the following variances and approvals:
1. Site Plan approval is required.
2. Use Variances required to permit two (2) principal uses on the same lot and to permit residential uses on the lot.
3. Bulk variances required as follows:
a. Maximum building height (30’ and 2 stories permitted; 3 stories, 36.2” proposed).

- b. Side yards each one half the height of the building (18’1” required; proposed right side 5’.
 - c. Maximum lot coverage 60% permitted; 94.7% proposed.
 - d. Off street parking or loading spaces or maneuvering areas shall not be located within 10’ of any corner side lot line or within 5’ of any other lot line required; 7.7’ parking spaces proposed for side lot line and 2.5’ set back proposed for rear parking and maneuvering.
 - e. Number of parking spaces required 27 spaces; 20 spaces proposed.
 - f. Insufficient parking lot landscaping proposed.
- (NOTE: PLANS ARE REVISED)**

At the request of the attorney for the applicant, this matter was continued by the Board to the March 17, 2021, meeting of the Board.

4.
Use
Variance;
Variances

JOHN PILKIN, MOHAMMAD TAMMOUS, AND SOPHIA DALIA, 203 & 207 Lakeview Ave., Block 2.12, Lots 48 and 49 – B-C – Use variance to remedy the significant encroachment of the improvement on 207 Lakeview Avenue onto 203 Lakeview Avenue. In addition, the following bulk variances are required:

Requirement	Existing (Lot 48)	Existing (Lot 49)	Proposed (Lot 48.01)	Proposed (Lot 49.01)
Lot Width 50	39.21**	65.10	26.19**	78.12
Min.Frt Yard 5	5.10	0.47**	5.10	0.47*
Side yard (1) 7.5	2.60**	0.00**	1.04*	2.01*
Side yard (both) 15	2.60**	27.80	3.64*	29.81

**Pre-Existing
 *Variance
[Minor Subdivision]

This matter was continued to the March 3, 2021, meeting of the Board at the request of the attorney for the applicant.

NEW HEARINGS

1.
Use
Variance

BEN AND SARAH COHEN, 150 South Parkway, Block 60.04, Lot 2 – RA3 – Applicant proposes to build a rear entrance to the basement. There is an existing, permitted two fixture “powder room” in the basement. A use variance is required for a basement “powder room” with a direct access to the exterior.

This matter was continued by the Board until the March 17, 2021, meeting of the Board at the request of the attorney for the applicant.

2. **VINCENT SARACENO**, 1131 Main Avenue,
Variances Block 12.11, Lot 10 – B-C – Applicant proposes
to build a two-story addition to the rear of
the building for office use. The following
variances are requested:
1) Rear yard proposed at 0.3' where 10' is
required.
2) Lot coverage proposed 99.85% where a
maximum of 60% is permitted.
3) An additional 9 parking spaces are
required for the addition and none provided.
4) Such other relief that may be deemed
necessary by the Board.

A. William Sala, Jr., Esq., with offices at 140 Hepburn Road, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn was Vincent Saraceno, of 1131 Main Avenue, Clifton, New Jersey. There were no objectors.

Mr. Sala stated that the applicant proposes to build a two-story addition to the rear of the building located at the subject premises for office use and storage; that the applicant requests approval for a rear yard setback variance where 10 feet is required and 0.3 feet is proposed; for lot coverage where 60 percent is permitted, and the applicant is seeking 99.85 percent; for nine parking spaces that are required and none are provided; that a use variance was granted by the Board for medical offices and one dwelling unit on January 2, 2013; that the purpose is for office use and storage; that the size of the addition will be 40- by 25-feet.

Vincent Saraceno testified that he maintains a medical office after converting the site from a beauty salon; that a portion of the lot adjoins the municipal parking lot and is unimproved; that the purpose is to develop for office and storage; that all adjoining lots are fully developed; that the property adjoins the municipal parking lot.

After a review of the testimony, Comr Scott Sochon moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval of the application subject to the applicant paying the sum of \$7,500.00 to the Main Avenue Parking Trust and further subject to Passaic County Planning Board approval. The motion was seconded by Comrs George Silva. Voting in the affirmative were Comrs George Silva, Scott Sochon, Michael Molner, Louis DeStefano, and Chrmn Mark Zecchino. By a five to zero vote, the motion carried, and the application was approved 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. **JAI SAI BABA, LLC**, 1025 Main Avenue,
Use Block 12.26, Lot 19 – B-C – Preliminary
Variance; and final site plan approval and a use variance
Variances pursuant to N.J.S.A. 40:55D-70(d) to permit
the construction of a new mixed-use building
consisting of a liquor store on the ground
floor and three residential units on the second
floor. Applicant also seeks variance relief
pursuant to N.J.S.A. 40:55D-70(c) as to
minimum front yard, minimum side yards,
and maximum lot coverage. The Applicant
is also seeking such additional or other
variances, exceptions, approvals, permits,
waivers or relief from or pursuant to the
Ordinance, including waivers of design
standards and/or submission requirements,
as may be determined to be necessary to
develop the premises in the manner indicated
in the application, plans and materials.

Bianca P. Pereiras, Esq., with offices at 1116 Summit Avenue, Union City, New Jersey, appeared on behalf of the applicant. Present and sworn were Manuel J. Pereiras, AIA, an architect, with offices at 1116 Summit Avenue, Union City, New Jersey; and David Spatz, PP, AICP, of 60 Friend Terrace, Harrington Park, New Jersey. There were no objectors.

Ms. Pereiras stated that the applicant is seeking preliminary and final site plan approval and a D-1 use variance to permit construction of a new mixed use building consisting of a liquor store on the ground floor and three residential units on the second floor; that a D-1 use variance is required for a mixed use structure; that the applicant is seeking C variances for minimum front yard setback where 5 feet is required and 0 feet is proposed, minimum side yard where 14.7 feet is required on one side and 5 feet is proposed, and lot coverage where 60 percent is permitted and 88.2 percent is proposed.

Manuel Pereiras testified as an architect and stated that he prepared the plans for the mixed use building; that the lot area presently at the site is 4,397 square feet and there is a two-story frame and stucco building on the site; that the applicant proposes to raze all existing structures and construct a new two-story mixed-use building consisting of a first floor retail store and a second floor with 3 two-bedroom apartments.

David Spatz testified as a planner and stated that the proposal satisfies the positive and negative criteria required for the grant of a use variance; that the use is compatible with the area; that the use will not violate the intent and purpose of the zone plan; that there will be no detriment to the public good; that the proposal does provide housing in the area; that the benefits of the application outweigh the detriments, if any.

The Board is in receipt of a report from Neglia Engineering dated January 18, 2021.

The applicant, Jaysukh Patel, was present and sworn and explained the operation of the retail use and the housing element.

After a review of the testimony, Comr Louis DeStefano moved to approve the application and instructed the Counsel Secretary to prepare the proper Resolution with the stipulation that the applicant pay to the Main Avenue Parking Trust the sum of \$18,000.00; further subject to Passaic County Planning Board approval. The motion was seconded by Comr George Silva. Voting in the affirmative were Comrs George Silva, Scott Sochon, Michael Molner, Louis DeStefano, and Chrmn Mark Zecchino. By a five 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.

RESOLUTIONS

Chrmn Zecchino stated that the Board would act upon the Resolutions set forth on the Agenda:

1. Upon motion made by Comr Louis DeStefano, seconded by Comr Scott Sochon, and affirmed by Comrs Scott Sochon, Michael Molner, Louis DeStefano, and Chrmn Mark Zecchino, the Resolution GRANTING the application of 20 SOMERSET PLACE, LLC for use variance, conditional use variance, bulk variances, and preliminary and final major site plan approval to permit the development of the subject property as a flex industrial building with office, warehouse, light manufacturing, machinery, indoor storage, indoor parking, and outdoor storage and parking of vehicles for contractors, machinists, and trades of various types at 20 Somerset Place, Block 49.11, Lot 68, was adopted. M-2

2. Upon motion made by Comr Scott Sochon, seconded by Comr Louis DeStefano, and affirmed by Comrs Scott Sochon, Michael Molner, Louis DeStefano, and Chrmn Mark Zecchino, the Resolution GRANTING the application of PB NUTCLIF MASTER, LLC for use variance, preliminary and final major site plan approval to permit construction of private roadways and variance to permit LED street lights at 340 Kingsland Street, Block 80.02, Lot 1.01, 3, and 4.04, was adopted. M-3

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

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY

MEETING OF FEBRUARY 17, 2021.

**RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.,
that the application of: VINCENT SARACENO
for premises known as: 1131 Main Avenue, Block 12.11, Lot 10
be and the same is hereby: GRANTED use variance for expansion of a two-story
addition to the rear of the building for office use and storage.**

Testimony concerning the aforesaid application was taken by the Board at its meeting on February 17, 2021. Said testimony along with the application and plans and exhibits on file are incorporated herein by reference and made a part hereof.

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

WHEREAS, the applicant requests use variance and bulk variance approval to build a two-story addition to the rear of the building at premises located at 1131 Main Avenue, Block 12.11, Lot 10, which premises are located in a B-C zone; and

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

- a. The premises in question presently consists of one dwelling unit and a doctor's office;
- b. The applicant did receive approval from the Board for the present use on January 2, 2013;
- c. The applicant now requests approval to expand the rear of the building for office and storage use;
- d. The rear yard setback requirement is 10 feet, and the applicant is proposing 0.3 feet;
- e. The lot coverage permitted is 60 percent, and the applicant is proposing 99.85 percent;
- f. Nine additional parking spaces are required and none are provided, and the applicant has agreed to pay the sum of Seven Thousand Five Hundred (\$7,500.00) Dollars to the Main Avenue Parking Trust;
- g. The applicant has satisfied the positive and negative criteria for the expansion requested;
- h. The applicant has shown sufficient hardship to justify the grant of the bulk variances requested;
- i. The benefits of the application outweigh the detriments, if any;

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 the proposal will not be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to build a two-story addition to the rear of the existing building at premises located at 1131 Main Avenue, Block 12.11, Lot 10, be and the same is hereby approved and the use variance and bulk variances for rear yard setback, lot coverage, and parking be and the same are hereby granted subject to such further governmental approvals as may be required by law **SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL; AND FURTHER SUBJECT TO THE APPLICANT PAYING TO THE MAIN AVENUE PARKING TRUST THE SUM OF SEVEN THOUSAND FIVE HUNDRED (\$7,500.00) DOLLARS;** and further subject to the following:

1. Compliance with the terms of Neglia Engineering Associates report for the above-referenced project.
2. Submission to Neglia Engineering Associates of all necessary easements and/or cross-access agreements for review and approval by the Board Attorney and the City Engineer prior to filing of same.
3. Entering into a Developer's Agreement with the City of Clifton and payment of a site performance bond to the City of Clifton.
4. Submission of a site inspection escrow deposit for engineering inspection fees and safety and stabilization bond/guarantee in amounts to be determined by the Board Engineer.
5. Payment of all water and sewer connection fees to the Passaic Valley Water Commission and/or the Passaic Valley Sewer Commission, if necessary.
6. Issuance of a road opening permit from the County of Passaic or the Clifton City Engineer, if required.
7. Compliance with the terms of Gregory Associates, LLC report for the above project.
8. Shall maintain adequate escrow funds for all anticipated post-approval reviews.
9. Payment of any other fees due to the City of Clifton related to development or use of this project.
10. Payment of any outstanding taxes due and any outstanding fees to the City of Clifton.
11. Passaic County Planning Board approval or waiver.
12. Hudson Essex Passaic Soil Conservation District approval or waiver.
13. Submittal of approval or waiver of same from any additional agency having jurisdiction, including all applicable City, County, State, and Federal Laws, Ordinances, Regulations, and Directives, including without limitations the requirements of the City Engineering Department, City Fire Official, City Police Department, City Construction Code Official, City Board of Health, City Zoning Officer, and any other governmental authority.
14. Submission of engineering site plan to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of hearing.
15. Submission of architectural plans to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of the hearing.
16. All sewerage, utilities, and other site improvements to be installed and maintained by the applicant at its sole expense.
17. All utilities to be constructed underground.
18. All temporary encroachments into the public right-of-way shall require City Council approval.
19. All construction staging shall be done on-site, unless an encroachment for same into the public right-of-way shall be approved by City Council.
20. Replacement of damaged streets, curbs, and sidewalks as per the direction of the City Engineer and/or Board Engineer.
21. All oral representations made to the Board by applicant, counsel for applicant or applicant's witnesses, not specifically contained herein, but incorporated by consent of applicant.
22. Shall, upon final determination of the building and building footprint, submit to the City Tax Assessor, floor plans, elevations and estimated construction costs of the building. These materials will be utilized to determine the applicable COAH residential or non-residential fee. Fee certification forms shall be completed by the applicant or its assignees and the Tax Assessor prior to submitting for a building permit.
23. Building permit applications shall only be submitted upon receipt of all required approvals/waivers. All building permit applications shall be accompanied by the Board Resolution of approval and with documentation that all conditions of approval have been satisfied. 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.
24. This Resolution, if not acted upon (obtain building permit) within one (1) year of the date of adoption of this Resolution, shall become null and void; except where such variance or conditional use approval is granted in connection with site plan or subdivision approval, in which case the time limit shall be three (3) years from the date the resolution approving the variance or conditional use is adopted.

Resolution moved by: Comr SCOTT SOCHON.
Seconded by: Comr GEORGE SILVA.
Affirmed by: Comrs George Silva, Scott Sochon, Michael Molner,
Louis DeStefano, and Chrmn Mark Zecchino.

MEETING OF FEBRUARY 17, 2021.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: JAI SAI BABA, LLC for premises known as: 1025 Main Avenue, Block 12.26, Lot 19 be and the same is hereby: GRANTED use variance, bulk variance, preliminary and final site plan approval to construct a new mixed-use building consisting of a liquor store on the ground floor and three residential units on the second floor.

Testimony concerning the aforesaid application was taken by the Board at its meeting on February 17, 2021. Said testimony along with the application and 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 construct a new mixed-use building at premises located at 1025 Main Avenue, Block 12.26, Lot 19, which premises are located in a B-C zone; and

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

- a. The applicant proposes to construct a new mixed-use building consisting of a liquor store on the ground floor and three residential units on the second floor;
- b. A D-1 use variance is required for the proposed mixed-use structure;
- c. The applicant is seeking bulk variances for a minimum front yard setback where 5 feet is required and 0 feet is proposed; minimum side yard setback where 14.7 feet is required and 5 feet is proposed; and lot coverage where 60 percent is permitted, and the applicant is proposing 88.2 percent;
- d. Based upon the testimony of the applicant’s planner, the applicant has satisfied the positive and negative criteria required for the grant of a use variance;
- e. The applicant has shown sufficient hardship to justify the grant of the bulk variances requested;
- f. The benefits of the application outweigh the detriments, if any, since the use is compatible with the uses in the area; 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 construct a new mixed-use building consisting of a liquor store on the first floor and three residential units on the second floor at premises located at 1025 Main Avenue, Block 12.26, Lot 19, be and the same is hereby approved and the preliminary and final site plan approval, use variance, bulk variances for minimum front yard, minimum side yard, and maximum lot coverage be and the same are hereby granted subject to such further governmental approvals as may be required by law **SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL; THE APPLICANT PAYING THE SUM OF EIGHTEEN THOUSAND (\$18,000.00) DOLLARS TO THE MAIN AVENUE PARKING TRUST** and further subject to the following:

1. Compliance with the terms of Neglia Engineering Associates report for the above-referenced project.
2. Submission to Neglia Engineering Associates of all necessary easements and/or cross-access agreements for review and approval by the Board Attorney and the City Engineer prior to filing of same.
3. Entering into a Developer's Agreement with the City of Clifton and payment of a site performance bond to the City of Clifton.
4. Submission of a site inspection escrow deposit for engineering inspection fees and safety and stabilization bond/guarantee in amounts to be determined by the Board Engineer.
5. Payment of all water and sewer connection fees to the Passaic Valley Water Commission and/or the Passaic Valley Sewer Commission, if necessary.
6. Issuance of a road opening permit from the County of Passaic or the Clifton City Engineer, if required.
7. Compliance with the terms of Gregory Associates, LLC report for the above project.
8. Shall maintain adequate escrow funds for all anticipated post-approval reviews.
9. Payment of any other fees due to the City of Clifton related to development or use of this project.
10. Payment of any outstanding taxes due and any outstanding fees to the City of Clifton.
11. Passaic County Planning Board approval or waiver.
12. Hudson Essex Passaic Soil Conservation District approval or waiver.
13. Submittal of approval or waiver of same from any additional agency having jurisdiction, including all applicable City, County, State, and Federal Laws, Ordinances, Regulations, and Directives, including without limitations the requirements of the City Engineering Department, City Fire Official, City Police Department, City Construction Code Official, City Board of Health, City Zoning Officer, and any other governmental authority.
14. Submission of engineering site plan to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of hearing.
15. Submission of architectural plans to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of the hearing.
16. All sewerage, utilities, and other site improvements to be installed and maintained by the applicant at its sole expense.
17. All utilities to be constructed underground.
18. All temporary encroachments into the public right-of-way shall require City Council approval.
19. All construction staging shall be done on-site, unless an encroachment for same into the public right-of-way shall be approved by City Council.
20. Replacement of damaged streets, curbs, and sidewalks as per the direction of the City Engineer and/or Board Engineer.
21. All oral representations made to the Board by applicant, counsel for applicant or applicant's witnesses, not specifically contained herein, but incorporated by consent of applicant.
22. Shall, upon final determination of the building and building footprint, submit to the City Tax Assessor, floor plans, elevations and estimated construction costs of the building. These materials will be utilized to determine the applicable COAH residential or non-residential fee. Fee certification forms shall be completed by the applicant or its assignees and the Tax Assessor prior to submitting for a building permit.
23. Building permit applications shall only be submitted upon receipt of all required approvals/waivers. All building permit applications shall be accompanied by the Board Resolution of approval and with documentation that all conditions of approval have been satisfied. 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.
24. This Resolution, if not acted upon (obtain building permit) within one (1) year of the date of adoption of this Resolution, shall become null and void; except where such variance or conditional use approval is granted in connection with site plan or subdivision approval, in which case the time limit shall be three (3) years from the date the resolution approving the variance or conditional use is adopted.

Resolution moved by: Comr LOUIS DE STEFANO.
Seconded by: Comr GEORGE SILVA.
Affirmed by: Comrs George Silva, Scott Sochon, Michael Molner,
 Louis DeStefano, and Chrmn Mark Zecchino.