

**BOROUGH OF FAIR LAWN
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Of March 23, 2015**

Following are the Fair Lawn Zoning Board of Adjustment's Regular Meeting Minutes from the Zoning Board Special meeting held on March 23, 2015

Chairman Todd Newman called the Special meeting to order at 7:10 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present: Mr. Seibel, Mr. Blecher, Ms. Perchuk, Mr. Lowenstein, Mr. Puzio,
Mr. Racenstein, Mr. Pohlman, Mr. Naveh, Mr. Zharnest & Mr. Newman

Absent: Mr. Sacchinelli

Also in attendance were Bruce Rosenberg, Board Attorney; Candice Galaraza, Court Reporter; Ann Peck, Assistant Zoning Officer. (Cathy Bozza, Zoning Secretary: Absent)

Board Professionals in Attendance: Board Engineer: Paul Azzolina,
Board Traffic Engineer: Mark Kataryniak
Board Planner: Chas Holloway

Mr. Newman (Chairman) announces the regrettable resignation of Mr. Gary Sacchinelli (Board Member) Reads Resignation Letter...

Mr. Seibel (Board Member) asks for a moment of silence for 7 Marines killed during a Training exercise including a N.J. resident, Captain Stafford Shaw of Basking Ridge, N.J. who was among them on March 10, 2015. (Moment of Silence)

Pledge of Allegiance is cited.

Mr. Newman announces the carrying of the following Commercial Applications:

1. Application #2015-05, PSE&G. Property Owner is Interior Renovations Services, LLC.
4-24 Banta Place, Block 3411, Lot 1.
2. Application #2015-04, PSE&G,
17-01 Nevins Road, Block 4901, Lot 1.

No Testimony to be heard. New Meeting date to be announced.

Mr. Glen Keins (Attorney on behalf of PSE&G) steps forward to discuss with the Board possible Hearing dates.

Discussion....

Applications carried to April 27, 2015 announcing a Special Meeting date or a Regular Meeting date. No Further notice is required.

Mr. Newman also announces the carrying of Application #2014-15. Varvara Property LLC/ Oceanos Bar & Sea Grill, 2-27 Saddle River Road, Block 1301, Lot 13-15, Zone R-1-2.

Ms. Peck (Assistant Zoning Officer) received letter granting an Extension to the Board to carry the application to April 27, 2015 for the purpose of announcing a Special Meeting date...

Application #2015-15 is carried to April 27, 2015. No further notice is required.

Residential New Business:

1. Application #2015-06, Leonid & Melinda Ritenban, 3-11 Hartley Place, Block 31&37, Zone R-1-3
Proposed addition of a Family apartment would create a two family in the R-1-3 Zone where only one family dwellings are permitted as per Section 125-17. D-1 use variance required as per Section 125-57.D.(1)(d)[1] FAR of 39% where 37% is permitted as per Section 125-12 Schedule of area yard and building requirements. Would require a D-4 FAR variance as per Section 125-57.D. (1)(d)[1]

Fees have been paid and there is Proof of Service.

Mr. Andrew Kohut (Attorney) of Wells, Jaworski, Liebman, of Paramus, N.J. here on behalf of the Applicants, Leonid & Melinda Ritenban...

Mr. Kohut explains the application is for a small first floor addition to the rear of the property and to renovate the ground floor into an accessory apartment for Mrs. Ritenban's mother who is currently living with them.

Mr. Kohut refers to accessory apartments and references Multi-Generational Housing...

Discussion...Mr. Kohut notes the first part of this application is; what constitutes a two family and what doesn't....they are looking for an interpretation of the Ordinance...the apartment will not be used for 3rd parties or non-family members...

Mother-Daughter homes are considered one family structures, not two family...the 1st question before the Board will be to interpret their definition of two family and whether a Mother/Daughter or Multi-generational housing is a two family or a single family dwelling....

Mr. Kohut reads the definition of a two family from the Ordinance...hands out copies to the Board.

Exhibit A-1: Section of Ordinance 125-8/definition of two family.

Mr. Kohut states once the Board makes a determination on this interpretation, the next step would be to present his 3 witnesses...Mrs. Ritenban, his Licensed Architect and their Licensed Planner who will describe the proposed use of the property at which point the Board will make a determination on whether this is a single family or a two family structure. If the Board finds this to be a single family dwelling, Ms. Phillips will give justification for the D-4 portion of the application which is for the FAR. If determined as a two family, Ms. Phillips will do both. (D-1 & D-4 justification)

Mr. Newman swears in: Liza Phillips (Licensed Professional Planner)
19 Blackfoot Trail
Oakland, N.J.

Mr. Newman certifies Ms. Phillips as an Expert in the Field of Planning with no objections from the Board.

Mr. Kohut begins direct cross of Ms. Phillips.

Ms. Phillips is asked to go through with the Board her findings regarding the definition of a two family.....

Testimony begins.....findings clearly define a two family as a building on a single lot containing two dwellings units, each of which are separated by the other by a unpierced wall extending from ground to roof similar to a duplex, etc.....details....

Explains here there are no unpierced walls...it is clearly a one family. There is a lot of demographic change going back to Multi Generation housing. References the latest 2015 Complete Illustrative Book of Development definition which now includes this latest planning trend....defined as housing designed to accommodate separate households consisting of two or more generations of related family members, such as elderly parents, recently married offspring, recent graduates, etc.....in a separate, attached connected dwelling unit. This is something new occurring in planning.

This book is used by most Planners in N.J. and throughout the United States to define development terms that are not in their Ordinance....

Testimony continues.....accessory dwelling units, etc....she feels this is a Single family being used as a Mother/Daughter...

Mr. Newman asks Ms. Phillips if she had reviewed the Borough's Master Plan and if she found anything in the Master Plan to support her argument.

Ms. Phillips states she found one of the goals of the Master Plan relating to the application is and reads: to preserve the existing single family residential character of the Borough and maintain the scale and streetscapes of residential neighborhoods while also providing for a greater mix of housing types to meet the needs of a variety of housing types, incomes and lifestyles....she believes a Mother/Daughter is a single family dwelling...

Discussion.....

Mr. Rosenberg clarifies what Ms. Phillips is referring to when she refers to the Goals of the Master Plan...this would be the Counsel/Borough's adopted Master Plan of June 23, 2014-Pg. 2/Goal #1.

Ms. Ann Peck is sworn in. (Assistant Zoning Officer) to give testimony as to why they are here for an interpretation....she was thrown off and wasn't aware they were seeking an interpretation...

Discussion & clarification on Ms. Phillips testimony referring to the description of what a Multi family unit consists of....

Ms. Phillips refers back to her testimony...the American Planning Association has what they call Planning, Advisory Service documents for Planners to use....explains there is a new definition called; Accessory Dwelling Units....explains...

Mr. Newman interjects to speak to Applicant's Attorney Mr. Kohut to note the Board Planner is not here this evening & should have been made aware of the interpretation he is seeking this evening. The Zoning Officer was not aware you were seeking an interpretation...they have their Planner who is testifying to a great degree about a very broad concept and asking the Board to make a determination and they(the Board)do not have the luxury of the Board Planner giving an opinion....

Discussion.

Mr. Kohut apologizes and states it was not his intent to throw everyone off. He suggests the hearing be pushed back in order for the Board Planner to review the application. He understands and has no issue with this.

Application will be carried to the next meeting of April 27, 2015. No further notice required.

2. Application #2015-07, Bhupinder Singh,
0-85 26th Street, Block 3214.01, Lot 22, Zone R-1-3
Proposed addition would increase the building coverage from 16.5% to 26.5% where 25% is permitted. Would increase the impervious coverage to 35.4% where 35% is permitted. Would reduce the existing front yard setback of 24.64' to 22.85' Where 25% is required. Would maintain the existing side yard setback of 9.68' where

10' is required as per Section 125-12 Schedule of area yard and building requirements.

Fees have been paid and there is Proof of Service.

Mr. Newman swears in: Bhupinder Singh, (Applicant)
0-85 26th Street
Fair Lawn, N.J.

Mr. Singh explains he and his wife have lived in Fair Lawn for 20 years and the family is growing so they would like to expand their home to accommodate their needs.

Mr. Newman swears in: Tsampicos Perides (Architect)
48 Cooper Place
Harrington Park, N.J.

Mr. Newman certifies Mr. Perides as an Expert in the Field of Architecture with no objection from the Board.

Mr. Singh continues with his testimony explaining the proposal....defers testimony to his Architect, Mr. Perides.

Mr. Perides begins his testimony explaining his client is asking for 3 variances...front yard setback, explains they will extend this by adding a two car garage...explains.

Discussion on front platform being pulled back from 5ft. to 4ft. to get to the 50sf.#...if it needs to be.. Speaks to the next variance, impervious coverage...because of the size of the driveway and adding the deck in the back with the shed brings it to 35.4% and lastly the building coverage. They wanted a home with a lot of curb appeal and explains why they were over from 25% to 26.5% in building coverage because of the design. They will maintain the existing non-conforming side yard...the general idea is to expand the house for a growing family.

Mr. Blecher (Board Member) questions the inclusion of the deck in the impervious coverage calculations....

Mr. Perides clarifies his testimony. He did not mean to include this in the calculation of the 35.4%-it was separate...

Mr. Perides reviews how it will fit into the character of the neighborhood...reviews with the Board the proposal and description of the home.

Discussion on earlier testimony regarding reducing the front yard setback, shrinking the stairs and bringing it back to keep within the requirement.

Discussion....

No further questions from Board Members.
No Questions from Residents living within 200ft. of the Applicant.
No questions from the General Public.

Mr. Newman asks for a motion.
Mr. Seibel makes a motion to approve the application.
Mr. Puzio seconds the motion.

VOTE: Mr. Seibel, Mr. Blecher, Ms. Perchuk, Mr. Lowenstein, Mr. Puzio, Mr. Racenstein,
& Mr. Newman, **YES.**

Motion Carries.
Application Approved.

Mr. Newman calls for a recess:
Mr. Newman calls meeting back to Order.

ROLL CALL: Mr. Seibel, Ms. Perchuk, Mr. Lowenstein, Mr. Puzio, Mr. Racenstein,
Mr. Pohlman, Mr. Naveh, Mr. Zharnest & Mr. Newman.

Mr. Blecher is not eligible to vote so he has left for the evening.

Commercial Business Carried from February 26, 2015:

1. Application#2014-10, Barrister Land Development Corp.,
41-25 and 41-29 Dunkerhook Road, Block 1702, Lots 5 & 6
D-1 use variance as a Health Care Facility is not a permitted use in the R-12
Single family zone.
D-6 Height variance as 30' is permitted and 38' is proposed.
D-6 Density as per Section 125-57.d. (1) (d)
Major site plan required as per Section 125-65.A
Impervious coverage of 52.2% where 35% is permitted.
Three story facility where only 2 ½ stories are permitted as per Section 125-12
Schedule of area yard and building requirements.
Sign variance as per Section 125-41 & any other variances and/or waivers that
may be required for this application.

Mr. Newman reviews discussion from last hearing: They will continue this evening where they left off with Public Comment. Hopefully conclude Public comment, then adjourn this application for the evening and ask the Board to review the extensive testimony and comments, prepare comments for discussion for a subsequent meeting at which time the Board will deliberate and vote on the application.

Mr. Newman defers to Mr. Rosenberg (Board Attorney) who concurs. Notes an application of this magnitude in terms of the number of hearings that have occurred... The Board has the memo

he prepared with respect to seeking a balance and inherently beneficial, the Board is duty bound to look at all the materials that have been provided, analyze all the testimony that has occurred over the year, deliberate in open as is required by the MLUL...

Discussion continues....

Board Members clarification on Mr. Rosenberg's direction proceeding...

Mr. Newman defers to Applicant's Attorney, Russel Huntington who also concurs with both Mr. Newman and Mr. Rosenberg.

Mr. Newman swears in all Board Professionals: Paul Azzolina, Board Engineer
Mark Kataryniak, Board Traffic Engineer
Chas Holloway, Board Planner

Mr. Newman swears in: Mr. Robert Milanese (Applicant)
406 Highland Ave
Wyckoff, N.J.

Mr. Newman opens to General Public:

Mr. Newman swears in: Elliot Melnick
15-22 Landzettel Way
Fair Lawn, N.J.

Mr. Melnick is against application. There is already an Assisted Living Facility on Century Road which is not at full occupancy and another will be built across the street which safely concludes another is not needed in this area. It can contribute to the Town's revenue but also contribute to the loss of property values to the neighbors due to a large building taking away from the nature of the town. Increased Traffic...etc.

Mr. Newman swears in: Larry Koplik
6 Reading Terrace
Fair Lawn, N.J.

Mr. Koplik is against application. Speaks to the Vanderbeck House and the Historical Preservation of this important historic resource. Refers to the MLUL which supports the preservation of historical preservation in the town of Fair Lawn. He is a Licensed Architect who works on the restorations of Historical Homes...

Mr. Newman interjects to ask if he is testifying as an Architect or as a Private Citizen...

Discussion....

Mr. Newman begins the certification of Mr. Koplik...education, experience, etc.

Mr. Huntington (Applicant's Attorney) objects. Explains....

Mr. Newman asks the Board to vote to accept Mr. Koplik as an Expert in the Field of Architecture.

VOTE: Mr. Seibel, Mr. Lowenstein, Mr. Puzio, Mr. Racenstein, Mr. Pohlman, Mr. Naveh, Mr. Zharnest, **YES.**

Mr. Koplik is accepted as an Expert in the Field of Architecture.

Mr. Koplik continues his testimony referring to the Vanderbeck house...he is familiar with the historic element of the Master Plan which firmly reaffirms the goals stated...preserve and enhance historic places, building and districts and promote the Borough's cultural resources through preservation...this issue is a key issue in the evaluation of this application.

Mr. Koplik continues his testimony regarding the historic preservation...moving the house to another location as proposed would seriously compromise the historic integrity and fabric of the Resource. It will result in the loss of the National & State Registrar designation...speaks to the detriment to the area...summarizes his testimony.

Mr. Huntington has no questions for Mr. Koplik.

Mr. Newman swears in: Kimmy Wei
13-05 B. Sperber Road
Fair Lawn, N.J.

Mr. Wei is against the application. Speaks of her two sons who she raised in Fair Lawn and how her older son commuted by bicycle to Bergen Community College. She lives not very far from the proposed development and has concerns with the heavy traffic & flooding issues that already exists. Putting a large structure of this nature on this piece of land will affect the permeability of the land...speaks to pollution, etc...algae and difficulties that affect our lives in many ways... The Board should take into consideration these effects, traffic, water, permeability. The quality of life, etc...to have open space, not traffic congestion, etc...

Mr. Newman swears in: Marc Colyer
39-08 Van Duran Avenue
Fair Lawn, N.J.

Mr. Colyer is against application. Refers to a letter from Jane Diepeveen (Borough Historian) and would like to read it aloud...begins to read.

Mr. Huntington (Applicant's Attorney) objects to the reading of this letter from someone else's work product & testimony into the record. This would be hearsay...

Discussion...

Mr. Rosenberg (Board Attorney) notes the strict rules of evidence do not apply to these hearings...

Explains...Mr. Huntington objections will be noted into the record. His recommendation would be to allow it with the understanding Ms. Diepeveen is not present to be cross examined by Mr. Huntington.

Mr. Newman asks Mr. Colyer for the letter so that he may read it aloud.

Marked as Exhibit O-5- All Typed letter. Typed signature by Jane Lyle Diepeveen, Municipal Historian and who has been present at hearings for this application before but is not present this evening.

Mr. Newman reads aloud the letter. The suggestions she offered regarding the moving of the Vanderbeck house did not mean she was endorsing the construction of the Assisted Living Facility on the site, quite the contrary...explains. Speaks to the MLUL and the Master Plan regarding the preservation of Historical sites. If necessary to be cross-examined, she can be reached at ***_***_***.

Mr. Colyer begins his testimony on his own behalf. Thanks the Board and everyone who is involved in the application for their time and patience. He begins by expanding on the history of the site beginning with the Indians...The Lenape Tribe...the history of the Vanderbecks, George Washington's visits and travels, etc... talks extensively to the history of the area and upon summary of his testimony asks the Board to protect the future of our past.

Mr. Newman swears in: Wendy Dabney
13-05 Ivy Lane
Fair Lawn, N.J.

Ms. Dabney is against application. This site is on the Historic Registry and part of the Master Plan of Fair Lawn in terms of preservation...speaks to the Environmental portion. She has concerns with the gross excess of impervious coverage guidelines of the town. This building at 38ft. on the embankment will forever alter the view from this area of the park...speaks to the Environmental impact that cannot be dismissed...she feels it is very important the type of decisions we make with sites like this...

Mr. Newman swears in: Walter Wegman
18 Ramsey Terrace
Fair Lawn, N.J.

Mr. Wegman is against the application. How can they shoehorn this kind of development? Think about the beauty of the area, the neighborhood. The park which will be forever altered...he cannot believe this shoehorn can succeed in winning Zoning Board approval...

Mr. Newman swears in: Amy Hummerstone
14 Brearly Crescent
Fair Lawn, N.J.

Ms. Hummerstone notes she is on the Historic Preservation Committee but is speaking as a Private Citizen. If they should approve this application, she asks there be Escrow Funds put aside to protect against potential damage to the Naugle House since the easement road goes so close to it during construction...it would be something to consider.

Mr. Newman swears in: Ruth Weisman
39-34 Knott Terrace
Fair Lawn, N.J.

Ms. Weisman is against application. Speaks to the next generation and how we should vote for Preservation & Green Acres...It would be a bad example to show the Local Government ignoring this...she also wanted to state contrary to testimony from a Consultant for the Developer who stated the view from the park will not be affected. The current historical building sits on a hill and when you walk into the park in the winter, you see the house, with this proposal you will see a loading dock and trees will be removed...the view will be affected.

Mr. Newman swears in: Jorge Ivan-Gomez-Wei
13-08 B. Sperber Road
Fair Lawn, N.J.

Mr. Wei is against the application. As his mother pointed out, he has biked to and fro from his house to Bergen Community College 5 years through rain, hail, etc...it's a pleasant ride...seeing families, friends from surrounding areas. Having this building and trees proposed to be cut down Adding to traffic...refers to bikers and walkers in the park and how trucks onsite will now affect them...has seen an increase in bikers over the years and the view will drastically change if this development is approved.

Mr. Newman swears in: Benjamin Lang
42-00 Cosgrove Court
Fair Lawn, N.J.

Mr. Lang is against application. He has two pieces of evidence he would like to submit in reference to the last hearing where there was a question as to whether there was another facility opening less than 2/10's of a mile from this site on Paramus road...this would be Care One, and it did receive approval from Paramus...

Mr. Newman asks what document he is looking to submit.

Discussion...

Mr. Newman notes he does not know if something which is undefinable could be submitted into evidence...something that was printed off the webpage, not knowing the source...

Mr. Newman defers to Board Attorney, Mr. Rosenberg who would agree with Mr. Newman.

Mr. Lang continues with his testimony regarding the approval of Care One. He refers to pictures he took of traffic and the traffic situations....

Marked as Exhibit O6- Two photographs taken by Mr. Lang on October 21, 2014. Approximate time: 4:45-4:48pm.to show the traffic from the traffic light goes all the way back to Paramus Road.

Mr. Huntington (Applicant's Attorney) has no objections to this submittal.

Mr. Lang asks the Board to review the Pros & Cons...explains. Speaks to Environmental issues, Historical preservation....etc. Reasons for moving to Fair Lawn...believes this site is a square peg being squeezed into a round hole...should profit be the only motive? They want to break 5 rules of the Zoning Laws...when do we say; enough is enough...we have Zoning laws to maintain the integrity of our neighborhoods.

Mr. Newman asks for a recess:
Mr. Newman re-opens meeting.

ROLL CALL: Mr. Seibel, Ms. Perchuk, Mr. Lowenstein, Mr. Puzio, Mr. Racenstein,
Mr. Pohlman, Mr. Naveh, Mr. Zharnest & Mr. Newman. **Present.**

Mr. Newman notes for the record, as discussed they will proceed without a Court Stenographer due to technical difficulties.

Mr. Newman swears in: Matthew Corso
39 Duke Drive
Paramus, N.J.

Mr. Corso is against application. He runs the Paramus Historic Commission. Speaks to the razing of almost all the historic homes along their side of the Saddle River along Dunkerhook...refers to the Naugle House & the Vanderbeck home which sits on the Fair Lawn side of the Saddle River. He would like to encourage the Board to consider the negatives of losing these Historical sites...speaks to the Zebrinski Tenant house demolition...it was not good for their Community. It was a call to action for local Preservationists, including himself...speaks to the Vanderbeck house, which was built from hand tools...razing this home would be razing American Culture. This house was built before the Revolution and to raze it for the purpose of an Assisted Living Facility when there are two already within a ¼ mile of this site does not make sense...do they want to be the Board who preserved American History for the next generation or the ones who approved its destruction?

Mr. Newman swears in: Mr. Robert Moss
17 New Street
Bloomfield, N.J.

Mr. Moss is here on behalf of the Sierra Club. Refers to his testimony at the last hearing in which the NJ Chapter in response to this, passed a Resolution which he mailed in and now told this was

not the appropriate method. He thought everyone would get a copy. He would like to hand copies to everyone & one to the Applicant's Attorney to review.

Mr. Newman (Chairman) for clarification asks if this Document is a Resolution memorializing Mr. Moss's testimony from the February 26th meeting.

Mr. Moss states it goes over the nature of the application, the nature of the area of historic homes and so on....testimony should be sought on the retaining wall, whether it is inherently beneficial, before voting, etc....

Discussion.....

The Board & Mr. Huntington (Applicant's Attorney) review the document....

Mr. Huntington states he would allow this into evidence as proof the Sierra Club objects to the application but not to all of the findings and facts that are contained thereafter.

Marked into evidence as Exhibit O-7.

Mr. Newman swears in: Steve Tichner
368 Saddle River Road
Saddle Brook, N.J.

Mr. Tichner is against application. He is here tonight to speak to the Historic Site. He speaks to the accuracy of history. He is a Revolutionary War & Civil War Reenactor and this house does not need to be moved or knocked down. It is where it needs to be. They always look for places to do reenactments and to teach people & kids about history and to have these in historical locations is very important. Speaks to the Old Stone House in Ramsey which sits on a little piece of property and doesn't fit anymore with the surrounding property....explains. Speaks to other historical sites...how we encroach on these areas.

Audio Problems....Heavy Static.

The following residents have been sworn in by Mr. Newman (Chairman) but testimony in regards to reasons against application cannot be noted due to Recording/Audio issues.

1. Brenda Kaplan
15-27 Landzettel Way
Fair Lawn, N.J.

Ms. Kaplan is against application.

2. Maurice Gomez-Wei
13-08 B. Sperber Way
Fair Lawn, N.J.

Mr. Gomez-Wei is against application.

3. Craig Miller
5 Ramapo Terrace
Fair Lawn, N.J.

Mr. Miller is against application.

Mr. Newman asks if there is anyone else from the General Public to speak. Seeing none, Mr. Newman closes this portion.

Mr. Newman discusses with the Board & Mr. Huntington (Applicant's Attorney) how they will proceed with the next meeting...

Start with Attorney Summation...also Mr. Newman requests an Architect rendering of the site with a view from Park & River.

Mr. Newman requests prior to next meeting, the Borough Planner, Chas Holloway submit a detailed report of the inherently beneficial aspect of this application and for the Borough Engineer, Paul Azzolina & the Traffic Engineer, Mark Kataryniak to also submit a report if they have any further comments regarding this application prior to the next hearing...

Also, the Board Members to be ready to discuss and identify the Sica Balancing Act and to ask for any additional information if needed in order to vote...

Application Carried to the meeting of April 27, 2015. No further notice required.

Order of Business:

Resolutions Memorialized:

1. Application #2015-01, Frank Angotti, 24-05 Rosalie Street, Block 3320, Lot 25, Proposed Driveway widening and new walkways-Approved.

Mr. Puzio makes a motion to approve this resolution and Mr. Racenstein seconds the motion.

All Present: AYE

2. Application #2015-02, Alex Lorenzo, 0-122 Tunbridge Road, Block 1210, Lot 17, Addition and Renovations- Approved.

Mr. Puzio makes a motion to approve this resolution and Mr. Racenstein seconds the motion.

All Present: AYE

3. Application#2014-27, F.L. Development, LLC. 2-09 28th Street, Block 3308, Lot 27-31. Subdivision-New One Family Dwelling.-Approved.

Mr. Seibel makes a motion to approve this resolution and Mr. Racenstein seconds the motion.

All Present: AYE

4. Application#2015-03, 12-04 Properties, LLC/Racko Medical, 12-04 Saddle River Road, Block 1609, Lot 2-Proposal to expand and use the existing Attic space as General Office Use.-Approved

Mr. Puzio makes a motion to approve this resolution and Mr. Racenstein seconds the motion.

All Present: AYE

Minutes:

Mr. Racenstein makes a motion to approve the minutes of October 27, 2014 and Ms. Perchuk seconds the motion.

All Present: AYE

Mr. Racenstein makes a motion to approve the minutes of December 11, 2014 and Ms. Perchuk seconds the motion.

All Present: AYE

Vouchers:

1. Winnie Banta Hetherington Basralian &Kahn in the amount of \$816.66 for Professional Services rendered March 23, 2015

Mr. Puzio makes a motion to accept this voucher and Mr. Lowenstein seconds the motion.

All Present: AYE

2. Winnie Banta Hetherington Basralian & Kahn in the amount of \$450.00 for Professional Services in the application of Oceanos.

Mr. Puzio makes a motion to accept this voucher and Mr. Lowenstein seconds the motion.

All Present: AYE

3. Winnie Banta Hetherington Basralian & Kahn in the amount of \$430.50 for Professional Services rendered for the F.L. Development, LLC. application.

Mr. Puzio makes a motion to approve this voucher and Mr. Lowenstein seconds the motion.

All Present: AYE

4. Winnie Banta Hetherington Basralian & Kahn in the amount of \$427.50 for Professional Services rendered for 12-04 Properties, LLC. Racko Medical.

Mr. Puzio makes a motion to approve this voucher and Mr. Lowenstein seconds the motion.

All Present: AYE

5. Winnine Banta Hetherington Basralian & Kahn in the amount of \$999.00 for Professional Services rendered for the Barrister Application.

Mr. Puzio makes a motion to approve this voucher and Mr. Lowenstein seconds the motion.

All Present: AYE

Discussion on Annual Report amongst Board Members. Prefer to wait for the monthly meeting of April 27, 2015 to review and approve...

Adjourn:

Mr. Pohlman makes a motion to adjourn and Mr. Naveh seconds the motion.

All Present: AYE

Time: 10:05PM

Respectfully Submitted,

Cathy F. Bozza