

**REGULAR MEETING**

The following are the minutes of the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey, which was held in Borough Hall, 1621 Long Beach Blvd., Ship Bottom, New Jersey on December 19, 2018.

**WORKSHOP MEETING**

Chairman Cooper stated the following:

The workshop meeting of the Ship Bottom Land Use Review Board is now open. The time is 7:00 P.M. and the date is December 19, 2018. Upon completion of the Work Shop Meeting the regular meeting will convene. Both meetings meet all the criteria of the Open Public Meetings Act.

On a motion by Mr. Hay, seconded by Ms. Schmidt and all in favor vote, all aye, the workshop meeting was closed.

**REGULAR MEETING**

Chairman Cooper stated the following:

The Meeting of the Ship Bottom Land Use Review Board will come to order. The time is 7:02 P.M. and the date is December 19, 2018. The time, date and location of this meeting is listed in Resolution 2018-A, which was published in the Asbury Park Press, the Press of Atlantic City and Beach Haven Times. This was also posted on the Bulletin Board in the Municipal Building.

The next regular meeting of Ship Bottom Land Use Review Board is scheduled for January 16, 2019.

The conduct of this meeting is being recorded so all testimony can be clearly heard. At the appropriate time, the meeting will open to the public for any questions and comments. Maximum time period allowed to present testimony, witnesses and other proofs are limited to one hour and may be extended only at the discretion of the board. The meeting will adjourn at 10:30 P.M. with no further testimony being taken unless otherwise ordered at the discretion of the Board. All electronic devices and mobile phones should be turned off at this time.

Will the secretary please call the roll.

Roll call of members: Mayor Huelsenbeck, Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore, Mr. Yankowski and Chairman Cooper, present.  
Councilman English and Vice Chairman Tallon absent.

Also in attendance were the Board Attorney, Stuart D. Snyder, Esq., the Board Engineer/Planner, Frank J. Little, Jr., PE, PP, CME of Owen, Little and Associates and the Board Secretary, Sara Gresko.

Mayor Huelsenbeck thanked the board members and the professionals for their services for the year and wished them a Merry Christmas and Happy New Year.

**CORRESPONDENCE:**

The correspondence folder was passed around for all members to review.

**MINUTES:**

The minutes of the November 19, 2018 meeting were presented to the Board. On a motion by Mr. Hay, seconded by Ms. Schmidt, the minutes were approved as submitted.

Roll Call Vote: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore, Mr. Yankowski and Chairman Cooper, all aye.

**NEW BUSINESS:**

- A. DOCKET NO. 18:18  
TIMOTHY DUFFY  
135 E. 20<sup>TH</sup> STREET  
BLOCK 46, LOT 1

Arnold Lakin Esq., representing the applicant, sent a letter requesting to carry the application to February's meeting with waiving all time constraints and will re-notice and republish.

**OLD BUSINESS:**

- A. DOCKET NO. 17:10  
DIANE AMBERG-BORSELLINO  
136 E. 19<sup>TH</sup> STREET  
BLOCK 46 LOT 2

Katharine Shackleton, Esq. representing the applicant, requesting to carry the application until January's meeting, with waiving all time constraints. If application is carried any further applicant must re-notice and republish.

On motion by, seconded by Ms. Schmidt, the board granted the request.

Roll Call Vote: Mr. Bishop, Mr. Hay, Ms. Schmidt, Mr. Fenimore, Mr. Yankowski and Chairman Cooper, all aye. Mayor Huelsenbeck and Mr. Basile abstained. Mr. Dixon recused himself from the application.

Mayor Huelsenbeck excused himself from the meeting at 7:09P.M due to the nature of the application.

Let the record reflect that Mr. Hay has listened to the previous hearing of the Baldwin Residence application and the certification has been filed. James Raban, Esq. had no objections.

- B. DOCKET NO. 18:13  
THE BALDWIN RESIDENCE, LLC  
338-380 W. 8<sup>TH</sup> STREET  
BLOCK 103 LOTS 3 & 6

James Raban, Esq. representing the applicant, requesting to construct a roof tent and the parking of shuttles.

The following were marked into evidence by Mr. Snyder:

A-10 Floor and Heights Plan, prepared by Craig Brearley  
A-11 Structural Evaluation, prepared by Losberger, Tent Manufacturer

Christopher Vernon, applicant, sworn in for testimony.

On a motion made by Mr. Hay, seconded by Ms. Schmidt and all in favor vote, all aye, the public portion was open.

Robert Bennett, 52 S 1<sup>st</sup> St., Surf City, questioned how and where tent will be stored.

Joseph Mayo, 330 West 8<sup>th</sup> St., questions regarding the following:

- Occupancy increase
- Traffic study
- DOT permit

There was discussion between Mr. Mayo and the applicant relocating the Re/max and Dunkin Donuts sign. The applicant agreed to relocating the sign.

Not recognizing anyone else from the public, on a motion made by Mr. Hay, seconded by Mr. Bishop and all in favor vote, all aye, the public portion was closed.

Mr. Raban provided closing statements and discussion ensued amongst the Board.

A motion to approve this application as presented was made by Mr. Hay and seconded by Mr. Basile.

Roll Call Vote: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore and Chairman Cooper, all aye.

**NEW BUSINESS:** NONE

**RESOLUTIONS:**

- A. DOCKET NO. 18:16  
PAUL & RENE HORVATH  
226 W. 7<sup>TH</sup> STREET  
BLOCK 109 LOT 6

A motion to approve this resolution was made by Mr. Bishop and seconded by Ms. Schmidt. It is as follows:

**RESOLUTION OF MEMORIALIZATION OF THE  
LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM  
COUNTY OF OCEAN AND STATE OF NEW JERSEY  
DOCKET NO. 2018:16**

**WHEREAS**, Paul Horvath and Rene Horvath have made application to the Land Use Review Board of the Borough of Ship Bottom for variances to permit the modification and expansion of the rear deck and stairs at the existing single family home at property located at 226 W.7<sup>th</sup> Street, Lot 6 Block 109 in the Borough of Ship Bottom, County of Ocean and State of New Jersey; and

**WHEREAS**, the Land Use Review Board considered this application at a public hearing on December 19, 2018. The applicants were represented by James S. Raban, Esq. The application dated September 26, 2018 was entered into evidence as Exhibit A-1; the plan prepared by Land Line Surveyors titled “Plan to Accompany Application for Variance Situated in Borough of Ship Bottom , Ocean County, New Jersey Block 109 Lot 6” dated September 20, 2018; under signature and seal of John M. Lis, Professional Land Surveyor, was entered into evidence as Exhibit A-2; a photograph of the existing deck and stairs at the rear of applicants property was entered into evidence as Exhibit A-3. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., dated October 30, 2018 was entered into evidence as Exhibit B-1. Testimony was offered by Paul Horvath the applicant. There was not any public comment offered; and

**WHEREAS**, the Land Use Review Board after considering the Application, documentation entered into evidence, testimony of the witnesses and argument of counsel has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The applicants are the owners of the property.
3. The property is located in the R-1 Residential Zone. The property consists of a lot with dimensions of 40’ x 100’ feet improved with a two story single family home.
4. Applicants are requesting variance relief to relocate the stairs to the rear deck to the side of the deck. The stairs currently are constructed within the deck area under the deck structure.
5. The existing lot area is nonconforming at 4,000 square feet; where 6,000 square feet is required; the lot frontage and lot width of 40 feet is nonconforming, sixty (60) feet is required. The front yard setback is 13.7 feet where fifteen (15) feet is required.
6. Applicant proposes to complete the deck at the rear of the house, removing the existing stairs and constructing stairs to the side of the deck. The existing side yard setback of 11 feet will be reduced to 7.5 feet at the stairway; the required minimum side yard setback of 10 feet will be eliminated and replaced with a 7.5 foot setback; and the combined side yard setback requirement of 15 feet will be reduced to 12.5 feet. The building coverage will increase to 35.4% from the existing coverage of 34.3%.

7. The proposed staircase is open, located at the rear of the property and will not have any negative impact to the light air or enjoyment of the neighboring property.
8. The proposal by applicant does not impact the front of the house; or existing front yard setback.
9. The existing staircase is steeper than the proposed staircase, which will provide a safer means of access and egress at the deck.
10. Applicant also testified that the deck will remain open and will not be covered or enclosed in any manner; and

**WHEREAS**, the Land Use Review Board of the Borough of Ship Bottom has determined that the relief requested by the applicants Paul Horvath and Rene Horvath for variances to permit the modification and expansion of the rear deck and stairs at the existing single family home at property located at 226 W.7th Street, Lot 6 Block 109 in the Borough of Ship Bottom, County of Ocean and State of New Jersey can be granted without substantial detriment to the public good and without impairing the intent and purposes of the zone plan and zoning ordinances of the Borough of Ship Bottom, as the location of the new stairs will not have any negative impact upon the adjoining property; the deck will continue to remain uncovered and open; the access and egress will be safer than that which exists; and the deck will be safer with the new configuration.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Borough of Ship Bottom that the application of Paul Horvath and Rene Horvath for variances to permit the modification and expansion of the rear deck and stairs at the existing single family home at property located at 226 W.7th Street, Lot 6 Block 109 in the Borough of Ship Bottom, County of Ocean and State of New Jersey, be and hereby is, conditionally approved.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., and C.M.E., dated October 30, 2018, as entered into evidence as Exhibit B-1.

**BE IT FURTHER RESOLVED** that the deck shall remain uncovered and open; and not be converted to living space.

**BE IT FURTHER RESOLVED** that Applicants shall file a copy of this Resolution in conjunction with a deed setting forth the conditions contained herein and the specific condition that all decking shall remain open and uncovered, and that no additional living space shall be created at the property without further approval from this Board or any successor municipal authority having jurisdiction over this property. Said deed shall be filed with the Ocean County Clerk, with a filed copy being provided to the secretary to the Land Use Review Board.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant obtaining all permits required for the project.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant's payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required.

**BE IT FURTHER RESOLVED** that the Applicant is required to comply with all ordinances of the Borough of Ship Bottom, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Review Board with respect to Borough Ordinances, including the Zoning Ordinances.

**BE IT FURTHER RESOLVED** that this approval is subject to all conditions and representations made by applicants and their witnesses and as placed on the record at the public hearing conducted on November 19, 2018 when this matter was considered.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant complying with all technical revisions and any other requirements as set by the Borough Engineer.

**BE IT FURTHER RESOLVED** that applicant is granted variance relief to permit a side yard setback of 7.5 feet where 10 feet is required; and a combined side yard setback of 12.5 feet where 15 feet is required; and building coverage of 35.4%.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicants' compliance with the Ordinances of the Borough of Ship Bottom, as applicable, with respect to bonding, guarantees, inspection costs and payment of such fees as may be related thereto, including escrow fees as to this application and as may be required by the Board Engineer/Planner and/or Construction Official and/or Secretary to

the Board and/or Clerk of the Borough. Any guarantees shall be subject to the written review and approval of the Board Engineer/Planner, the Borough Attorney’s office and the Mayor and Council.

**BE IT FURTHER RESOLVED** that in the event the conditions set forth herein are not met by January 1, 2020, this Application may be listed by the Board Secretary on the Land Use Review Board Agenda for the meeting of the following month for dismissal, without prejudice, unless the Applicant offers appropriate reasons for the delay, all of which may be considered in the discretion of the Board. Further, it shall be understood that this administrative time limit is not a representation or guarantee by the Board, as existing State law applies and the Board advises that it continues to be Applicants’ obligation to comply with all applicable laws.

Roll Call: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore, and Chairman Cooper, all aye.

- B. DOCKET NO. 18:17  
KAI PROPERTY ONE, LLC  
1518 LONG BEACH BLVD.  
BOCK 67 LOT 14

A motion to approve this resolution was made by Mr. Hay and seconded by Mr. Dixon. It is as follows:

**RESOLUTION OF MEMORIALIZATION OF THE  
LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM  
COUNTY OF OCEAN AND STATE OF NEW JERSEY  
DOCKET NO. 2018-18 SP/V**

**WHEREAS**, Kai Property One, LLC has made application to the Land Use Review Board of the Borough of Ship Bottom for preliminary and final major site plan approval and variances to develop the property located at 1518 Long Beach Boulevard, Lot 14 Block 67 in the Borough of Ship Bottom, County of Ocean and State of New Jersey with a three (3) story office building together with four (4) space parking lot; and

**WHEREAS**, the Land Use Review Board considered this application at a public hearing conducted on November 19, 2019. The applicant was represented by James S. Raban, Esq. The application dated September 26, 2018 was entered into evidence as Exhibit A-1; ; the plan prepared by Horn, Tyson & Yoder, Inc. entitled “Site Plan Lot 14 Block 67 Tax Map Sheet #9 Borough of Ship Bottom, Ocean County, New Jersey” dated June 13, 2018 with a final revision date of August 2, 2018; under signature and seal of James D. Brzozowski, Professional Engineer, Professional Planner and Robert G. deBlois, PLS was entered into evidence as Exhibit A-2; architectural plans prepared by Craig W. Brearley, A.I.A. Architect, LLC, dated July 31, 2018 containing Sheet BD-1 Preliminary Floor Plans and Sheet BD-2 Preliminary Elevations, titled “Kai Property One Lot 14 Block 67 Ship Bottom Boro, Ocean County, New Jersey”, was entered into evidence as Exhibit A-3. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., PE, PP, CME, and dated October 30, 2018 was entered into evidence as Exhibit B-1. Testimony was offered by James D. Brzozowski, the applicant’s engineer and planner; Craig W. Brearley, the applicant’s architects; and William Bartzak, a fifty (50%) percent member of applicant. There was not any public comment offered; and

**WHEREAS**, the Land Use Review Board after considering the Application, documentation entered into evidence, testimony of the witness’ and argument of counsel has made the following factual findings:

11. All jurisdictional requirements have been met.
12. The property is located in the SC- Shore Commercial Zone. The property is located at the northeast corner of 16<sup>th</sup> Street and Long Beach Boulevard. The lot has dimensions of 80’ x 40’ feet; forty (40) feet fronting on Long Beach Boulevard and eighty (80) feet fronting on 16th Street. The lot is nonconforming; the lot area is 3,200 square feet where the minimum permitted lot area is 6,000 square feet; the lot frontage and lot width on Long Beach Boulevard is 40 feet where the minimum permitted lot frontage and lot width is 60 feet. Applicant is requesting variance approval for these existing conditions.

13. The Board finds that there is not any adjoining property available for applicant to acquire to increase the lot area and lot width and lot frontage of the subject property.
14. The site was previously developed with a real estate office, and with a law office. The building has since been demolished; it was an older building in disrepair. Applicant proposes to construct a three story building at the site; the first floor to provide a garage and storage area; an employee lounge and a finished entry area with the stairway and elevator. The second floor, designated as "first floor" on the plan will provide an open office, bathroom, lobby area, storage area, and second office and conference room; the third floor, designated "second floor" will maintain two (2) offices, a conference room, lobby and a bathroom.
15. Applicant proposes to construct the new building on the easterly portion of the property with a ten (10) foot front yard setback from Long Beach Boulevard; a four (4) foot setback from the adjoining lot to the adjoining property to the north, with a two (2) foot setback from the air conditioning platform; and with a setback of 3.3 feet from 16th Street. The parking area is proposed at the westerly portion of the property, where four spaces are proposed, inclusive of a handicap accessible parking space. A trash corral with dimensions of 2.5 x 10 feet is provided in the parking area; and landscaped buffering is provided to the west and north within the boundary of the parking area, as shown on the plan entered into evidence as Exhibit A-2.
16. Applicant is providing five (5) parking spaces inclusive of the handicap accessible parking space and the space provided within the enclosed garage. Six (6) parking spaces are required; variance relief is requested.
17. The building coverage is proposed at 28.2% with lot coverage proposed at 60.9%. Notwithstanding, the development as proposed requires variance relief from the fifteen (15) foot front yard setback requirements on Long Beach Boulevard and 16<sup>th</sup> Street.; five (5) feet is provided to the front deck and ten (10) feet is provided to the building from Long Beach Boulevard; and three and three tenths (3.3) feet is provided from 16<sup>th</sup> Street. A side yard setback variance from the five (5) foot side yard setback requirements is requested as the side yard setback to the air conditioning platform is proposed at two (2) feet and four (4) feet is proposed to the building.
18. Applicant proposes a thirty five (35) foot curb cut on 16<sup>th</sup> Street to the parking area, a waiver/variance is requested as the maximum curb cut permitted is twenty four (24) feet; a second curb cut on 16<sup>th</sup> Street to the driveway/garage is proposed to be located thirty feet from the intersection of 16<sup>th</sup> Street and Long Beach Boulevard, where a distance of thirty five (35) feet is required; a waiver/variance is requested.
19. The plans submitted provide details for concrete wheel stops; the plan will be amended to locate the concrete wheel stops within the parking area.
20. The Board adopts the contents of the October 30, 2018 letter from Frank J. Little, PE, PP entered into evidence as Exhibit B-1 as if set forth herein at length.
21. Applicant will submit revised plans noting that the curbs and sidewalks along Long Beach Boulevard will also be replaced to current standards and as required by the Board Engineer; handicap accessible ramps and warning mats, as required, shall be installed by applicant at the corner.
22. The building will be flood proofed to elevation 9.00 feet. All construction shall meet all fire and safety codes and be FEMA compliant. Applicant has requested a variance to permit the building to be constructed with three (3) stories, as aforementioned; where two and one half (2.5) stories are permitted. Applicant's architect references the building as an elevated two (2) story building; however there is an employee lounge proposed at the grade level together with the entry area and garage and storage areas.
23. The plan revisions will include the site triangle along the property lines; applicant has requested a waiver from compliance with those requirements; subject to its obtaining Ocean County site triangle approval.
24. Applicant will provide for trash disposal at the curb.

25. All signage at the building will conform to Borough ordinances; applicant is not requesting any variance or waiver relief from the sign ordinances; and shall be installed with proper permits.
26. The exterior lighting is proposed to be building mounted and shall conform to Borough Ordinances. The property will be irrigated to accommodate landscaping and buffers.
27. The proposed office space is less than what previously was located upon the property. The building provides an aesthetic improvement to the area and will not have any detrimental impact upon surrounding properties; and

**WHEREAS**, the Land Use Review Board of the Borough of Ship Bottom has determined that the relief requested by the applicant, Kai Property One, LLC for preliminary and final major site plan approval and variances to develop the property located at 1518 Long Beach Boulevard, Lot 14 Block 67 in the Borough of Ship Bottom, County of Ocean and State of New Jersey with a three (3) story office building together with four (4) space parking lot can be granted without substantial detriment to the public good and without impairing the intent and purposes of the zone plan and zoning ordinances of the Borough of Ship Bottom. The property will be aesthetically improved; the use is permitted and being developed to scale; the setback variances will not impact upon adjoining properties; the lot is somewhat constricted for commercial development due to the lot width and lot area; however the building coverage is less than that which is permitted, the parking area and buffering provides a suitable area between the property and adjoining residential uses.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Borough of Ship Bottom that the application of Kai Property One, LLC for preliminary and final major site plan approval and variances to develop the property located at 1518 Long Beach Boulevard, Lot 14 Block 67 in the Borough of Ship Bottom, County of Ocean and State of New Jersey with a three (3) story office building together with four (4) space parking lot, be and hereby is, conditionally approved.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant submitting revised plans conforming with the terms and conditions set forth herein; including, but not limited to, the placement of curb stops within the parking area; a note reflecting that the curbs and sidewalks along Long Beach Boulevard will also be replaced to current standards and as required by the Board Engineer; handicap accessible ramps and warning mats, as required, shall be installed by applicant at the corner; the sight triangle will be properly located; and the Ocean County sight triangle will be shown on the plan; a note will be provided that irrigation will be provided at the site. Said plans shall be approved by the Borough engineer, as a condition precedent to the issuance of a building permit. This approval is also subject to any technical revisions as may be required by the Borough Engineer. All signage shall conform to Borough Ordinances. All lighting shall conform to Borough Ordinances and be subject to approval of the Board Engineer; all lighting shall be shielded from adjoining properties.

**BE IT FURTHER RESOLVED** that all development at the properties will conform to the plans submitted to the Board with revisions as required herein.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant's replacement and of curbs and sidewalks found to be deteriorated or below current standards along Long Beach Boulevard and 16<sup>th</sup> Street; and all curb cuts and aprons being installed in accordance with the plans, Borough Ordinances, except as waived herein, and as directed by the Borough Engineer.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., C.M.E., dated October 30, 2018 entered into evidence as Exhibit B-1.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon all construction at the property conforming to FEMA requirements and all building, fire and safety Codes.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules regulations and statutes and ordinances effecting this development.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development; including but not limited to the Ship Bottom Water and Sewer Department, Ocean County Soil Conservation District and the Ocean County Planning Board, if required.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned

upon Applicant's payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required.

**BE IT FURTHER RESOLVED** that the Applicant is required to comply with all ordinances of the Borough of Ship Bottom, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Review Board with respect to Borough Ordinances, including the Zoning Ordinances.

**BE IT FURTHER RESOLVED** that this approval is subject to all conditions as set forth herein and as placed on the record at the public hearings conducted and all representations as placed on the record at the public hearing conducted on November 19, 2018 when this matter was considered.

**BE IT FURTHER RESOLVED** that this approval is subject to and conditioned upon Applicants' compliance with the Ordinances of the Borough of Ship Bottom, as applicable, with respect to bonding, guarantees, inspection costs and payment of such fees as may be related thereto, including escrow fees as to this application and as may be required by the Board Engineer/Planner and/or Construction Official and/or Secretary to the Board and/or Clerk of the Borough. Any guarantees shall be subject to the written review and approval of the Board Engineer/Planner, the Borough Attorney's office and the Mayor and Council.

**BE IT FURTHER RESOLVED** that applicant is granted variances from lot area, lot frontage and lot width requirements; front yard setback requirements; and side yard setback requirements; to construct a three (3) story building; to provide five (5) parking spaces; to install a curb cut at thirty (30) feet from an intersection; to provide a thirty five (35) foot curb cut; and a waiver from the Borough site triangle requirements; all as set forth on the plan entered into evidence as Exhibit A-2, to be revised as set forth herein.

Roll Call: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore, and Chairman Cooper, all aye.

**BOARD BUSINESS:**

Mr. Snyder discussed next month's Reorganization Meeting with the board.

**ADJOURNMENT:**

On a motion by Mr. Hay seconded by Ms. Schmidt and an all aye vote, Chairman Cooper adjourned the meeting at 8:04 P.M.

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Sara Gresko, Secretary  
Land Use Review Board