

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
NOVEMBER 8, 2012**

The West Orange Zoning Board of Adjustment held a special meeting on November 8, 2012 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on October 15, 2012 in accordance with the "Open Public Meetings Act."

Chairman Neuer asked everyone to stand for the Pledge of Allegiance

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: B. Buechler, D. Gabry, W. Merklinger, P. Neuer,
B. Quentzel, W. Steinhart, M. Sussman

ABSENT: G. Bullock (excused absence)
L. Zaolino (excused absence)
A. Weiss (excused absence)

ALSO PRESENT: P. Grygiel, Consulting Planner/Acting Planning Director
E. Keller, Consulting Engineer
Board Attorney, Alice Beirne, Esq.
Board Secretary, Rose DeSena
Harvey Grossman, Public Advocate

ANNOUNCEMENTS

Future Meetings: November 15, 2012 (Regular Meeting) - 8:00 PM
December 6, 2012 (Special Meeting) – 8:00 PM
December 20, 2012 (Regular Meeting) – 8:00 PM
January 17, 2012 (Regular Meeting) - 8:00 PM

SWEARING IN

Consulting Engineer, Eric Keller and Consulting Planner for the Township, Paul Grygiel were sworn under oath.

Chairman Neuer introduced William Merklinger and announced that he was appointed by Mayor Parisi as an Alternate Member of the Zoning Board of Adjustment.

Mr. Merklinger was administered the oath as an Alternate Member of the West Orange Zoning Board of Adjustment.

APPLICATION

1. **ZB-12-20/First Hartford Realty Corp., Designated Agent for CVS**
Block: 153.16; Lot: 1-6 & 24-27;
265 Prospect Avenue
“D” Use variance & “C” variances for building a

EXHIBITS

- A-1 – Survey/existing conditions dated 1/5/12
- A-2 – Proposed Layout and Materials (drawing C-3R) dated 10/25/12
- A-3 – Delivery Vehicle & Maneuvering Plan (drawing VM-1) dated 8/13/12
- A-4 – Emergency Vehicle Maneuvering Plan (drawing VM-2) dated 8/13/12
- A-5 – Grading & Drainage Plan (drawing C-4) dated 8/13/12
- A-6 – Section View (drawing SV-1) dated 11/6/12
- A-7 – Utility Plan (drawing C-5) dated 8/13/12
- A-8 – Lighting Plan (drawing LT-1) dated 8/13/12
- A-9 – Landscape Plan (sheet R-01) dated 7/23/12
- A-10 – Outline First Floor Plan (sheet 0-1) dated 8/13/12
- A-11 – Mezzanine Plan (colored sheet 0-2)
- A-12 – Exterior Elevations (black & white sheet A-4.1C)
- A-13 – Exterior Elevations (sheet A-4.1)
- A-14 – Exterior Lighting Plan (sheet EL-1)
- A-15 – Zoning Summary Chart

DISCUSSION

Robert Williams, Esq., attorney for the applicant approached the podium and began detailing the application. He stated that the Pal’s Cabin Restaurant, currently located on this site, will be demolished and developed into a CVS Pharmacy. Mr. Williams stated that the applicant is here requesting site plan approval and a use variance. He said that the Pharmacy is a permitted use in this zone but there is no mention in the West Orange Ordinance of a drive thru window for this use, so therefore it is not permitted.

Mr. Buechler asked Mr. Williams if, assuming this Board approves this application, will the CVS Pharmacy located on Eagle Rock Avenue be closed. Mr. Williams stated that there is no plan to simultaneously close that store but there will be testimony regarding this.

Mr. Buechler stated that 24 hour operations are permitted in the Township with conditions. Mr. Williams stated that the Township does permit 24 hour operations but it is a separate police regulation and does not fall within the purview of the Zoning Ordinance.

Mr. Williams stated that there are a number of exhibits on boards that they will be presenting. He said that he has prepared reduced versions each of the exhibits; he then distributed those reduced copies to every Board member.

Chairman Neuer asked Mr. Williams if the exhibits were pre-marked; Mr. Williams said yes.

Chairman Neuer asked Mr. Williams if what was distributed and placed in front of the Board Members is a full package of what all of the exhibits to be presented by his witnesses; Mr. Williams said yes.

Chairman Neuer asked Mr. Williams what will happen with the Pal's Cabin Restaurant operation; Mr. Williams stated that the owners are considering many options. Chairman Neuer advised Mr. Williams if they decide to relocate to Mayfair Farms that would require another application.

Chairman Neuer stated that there were two Schedule A's attached to the application. He said one lists sixteen (16) variances and one lists twelve (12) variances. Mr. Williams said that the original application that they submitted had sixteen variances but it was reduced, by way of amendment, to twelve variances which was part of a second submission.

Mr. Buechler stated that the Township's Planner's report says that fifteen (15) variances are required. He asked which variance was missing from the list. Mr. Williams stated that they will provide testimony that the parking variance should be eliminated and that the Board will determine that.

Chairman Neuer asked Mr. Williams if he noticed properly. Mr. Williams stated that the steep slopes may need a variance, the size of the sign was reduced and the parking variance was eliminated. He said that he noticed for twelve (12) variances and is confident that the notice was sufficient. Mr. Buechler said as the hearing goes on, they will check with Mr. Grygiel to see why his variance list is different.

Mr. Williams called his first witness.

Sharon Burke approached the podium and was sworn under oath. Ms. Burke detailed her educational background and stated that she is a Civil Engineer licensed in the State of New Jersey since 1999. She said that she has testified before numerous Boards in this State regarding similar applications. Chairman Neuer asked Ms. Burke if she worked on projects of similar size and scope; she replied yes. Chairman Neuer accepted Ms. Burke's credentials as an expert in Civil Engineering.

Ms. Burke presented the survey of the property and the existing conditions. Chairman Neuer asked Ms. Burke if she prepared these drawings herself; Ms. Burke replied no. Chairman Neuer

stated that the survey and existing conditions dated 1/5/12, being presented, has been pre-marked as Exhibit A-1 for identification but is not being admitted into evidence.

Ms. Burke began detailing the site stating that it is located at the intersection of Eagle Rock Avenue and Prospect Avenue. She said that it currently contains the Pal's Cabin Restaurant and is in a B-2 Zone which is a general business district.

Ms. Burke stated that the Pharmacy is a permitted use in this district but the proposed drive thru requires a "D" use variance. She continued by detailing the ingresses and egresses being proposed.

Ms. Burke presented drawing C-3R of the proposed layout and materials plan, with the revision date of 10/25/12. Chairman Neuer stated that this drawing was pre-marked as Exhibit A-2 for identification. Ms. Burke began detailing the layout stating that the applicant is proposing a CVS Pharmacy. She detailed the retail and service area, the receiving area and the upper mezzanine. Ms. Burke also detailed the interior dimensions.

Mr. Buechler asked Ms. Burke what the mezzanine will be used for; Ms. Burke said it will be used for storage. Mr. Buechler asked is there is an elevator in the building; Mr. Williams said no, there will be a lift.

Ms. Burke referred to the zoning chart and said that the effective lot area was revised. Chairman Neuer asked Ms. Burke where the zoning chart was that she is referring to; Ms. Burke said it was on the front page of the plans. Chairman Neuer asked if the zoning chart was pre-marked; Mr. Williams stated that it was pre-marked as Exhibit A-15 for identification. Ms. Burke stated that they revised the zoning chart because of item #1 in Mr. Keller's technical review regarding the effective lot area.

Ms. Burke detailed the parking lot including the size, configuration and the number of parking spaces. She said that, according to the ordinance, 69 parking spaces are required and they will be providing 80. Ms. Burke noted that the Township Ordinance has revised the dimensions of the parking spaces and that they changed the plans to reflect that.

Ms. Burke stated that the main entrance to the store will face the intersection of Eagle Rock and Prospect Avenues. She said there is a maximum of three (3) cars per queue per lane for a total of six (6) cars for both lanes. Chairman Neuer questioned there only being three (3) cars per queue; he said that the lane looks much longer.

Ms. Burke stated that the average transaction time for one customer in the drive thru is 2-3 minutes with a maximum of five minutes. Chairman Neuer asked Ms. Burke approximately how many cars is that per day; she said 30-50 cars per day.

Mr. Buechler asked Ms. Burke what she based her times on; Ms. Burke said this is the information she received from the applicant. Mr. Buechler asked if there was an independent study done; Ms. Burke replied no.

Mr. Buechler said that he does not understand why they need two drive-thru lanes instead of one.

Chairman Neuer asked Ms. Burke what the dimension was from the entrance to the drive-thru lane; Ms. Burke said approximately 55-60 feet. Chairman Neuer stated that, based on the length of a car, her testimony regarding three cars in a queue is "pushing it" with the dimensions that she just gave him. Ms. Burke said that she can get more data for that.

Mr. Buechler stated that there was a prior application that came before this Board and the Fire Department had a concern about emergency vehicles not being able to pass through. Ms. Burke said that they will schedule a meeting with the Fire Marshall. Mr. Buechler said that before they can vote on this application the Board will need to see a report from the Fire Department. Ms. Burke said that she will try to set up this meeting tomorrow.

Ms. Burke presented drawing VM-1 of the Delivery Vehicle & Maneuvering Plan dated 8/13/12. Chairman Neuer stated that this drawing was pre-marked as Exhibit A-3 for identification. Ms. Burke detailed how the delivery vehicles will enter from Prospect Avenue coming from Route 280. Mr. Buechler asked if they will make a left into the driveway; Ms. Burke said yes. Chairman Neuer asked Ms. Burke if the delivery truck could enter if cars are parked in that area; Ms. Burke stated that delivery time is between 7:30-8:00 am and they do not anticipate any cars being parked there during that time of day. Mr. Buechler disagreed saying that he thinks that time of day is the most used time. He said that during the morning rush hour, cars will be pulling in and out of the spots in front of the store at the same time a tractor trailer pulls up to make a weekly delivery. Mr. Buechler said that other deliveries will also be made more than once a week. Chairman Neuer asked Mr. Williams to find out if some of those parking spaces can be designated as no parking during certain hours of the day. Ms. Burke stated that the delivery truck will not be in the parking spaces; it is in an aisle. Mr. Buechler said that the truck will have a hard time maneuvering at that time of day if cars are pulling in and out. Mr. Williams said that they will take a look at that.

Mr. Merklinger stated that the plans were not clear on how the delivery trucks will enter the property and unload. Mr. Keller said that he would like to see a diagram of a truck entering the property and exiting the property; Mr. Williams stated that they will provide that.

Mr. Buechler questioned the parking spaces shown on the plans stating that it was confusing. Mr. Grygiel stated that it is confusing because the present lines from the Pals Cabin parking spaces are on the plans along with the proposed parking spaces. Ms. Burke stated that she will remove the existing parking spaces and show just the spaces being proposed. She said that the only parking spaces being proposed are in front of the store and not in the rear of the store.

Mr. Merklinger asked Ms. Burke if the refuse company will follow the same pattern as the delivery trucks. Ms. Burke said that they will make a separate diagram for every vehicle entering and exiting the property.

Ms. Burke began detailing access to the site. She said that there will be no access from Eagle Rock Avenue; the driveway on Woodhull Avenue will be right in and right out only; the first driveway on Prospect Avenue will be right in and right out and the second driveway on Prospect

Avenue will be full access. Mr. Buechler asked if a left hand turn is allowed on Prospect Avenue currently; Mr. Merklinger said there are currently no restrictions.

Ms. Burke presented drawing C-4 of the Grading and Drainage Plan dated 8/13/12. Chairman Neuer stated that page C-4 of the Grading and Drainage Plan, dated 8/13/12, has been pre-marked as Exhibit A-5 for identification. Ms. Burke said that they have retained the existing drainage flow pattern in their design. She said that they also tried to minimize the parking and the driveway slopes and said that they had to use a retaining wall to do this.

Ms. Burke presented drawing SV-1 of the Section View plan dated 11/6/12. Chairman Neuer stated that page SV-1 of the Section View plan, dated 11/6/12, has been pre-marked as Exhibit A-6 for identification. Ms. Burke described the retaining wall stating that it is 160 ft. in length and will run along Woodhull Avenue and that it will be 10-12 ft. in height. Chairman Neuer said that the application states the wall is 12' high and the fence they are proposing to place on top of the wall was reduced to 4' high.

Ms. Burke detailed where the residences are and where the Pharmacy will be located. Mr. Buechler asked Ms. Burke if there would be access to the site from Woodhull Avenue; Ms. Burke said that the residents would have to walk down the end of the street to the entrance.

Mr. Buechler asked Ms. Burke if the drainage would go into Woodhull Avenue. Ms. Burke referred to the drainage plan and stated that there are inlets in the northwest corner of the retaining wall that will pick up the surface run off. She said that she will review this with Mr. Keller.

Chairman Neuer asked Ms. Burke what materials they will be using for the retaining wall; she replied that it will be a modular block retaining wall designed by a Structural Engineer.

There was discussion about the grade change from where the parking lot ends and Woodhull Avenue; Ms. Burke stated that they will be raising the grade of the parking lot significantly. Mr. Steinhart asked Ms. Burke if they will be cutting and filling; Ms. Burke said it will be mostly filling.

Chairman Neuer asked Ms. Burke if the retaining wall is lower than the existing Pals Cabin Restaurant; she replied yes.

Ms. Burke stated that presently the impervious coverage is at 88% and will be going down to 60% thereby improving an existing non-conforming condition.

Ms. Burke presented drawing C-5 of the Utility Plan dated 8/13/12. Chairman Neuer stated that drawing C-5 of the Utility Plan, dated 8/13/12, has been pre-marked as Exhibit A-7 for identification. Ms. Burke detailed the Utility Plan.

Ms. Burke presented drawing LT-1 of the Lighting Plan dated 8/13/12. Chairman Neuer stated that drawing LT-1 of the Lighting Plan, dated 8/13/12, has been pre-marked as Exhibit A-8 for

identification. Ms. Burke stated that there will be four (4) 25' high light poles in the parking area and detailed where the poles will be placed.

Mr. Buechler asked Ms. Burke if the pharmacy and the drive thru would be opened 24/7; she replied yes.

Mr. Buechler asked Ms. Burke if that was all of the lights that they were installing in the parking area; Ms. Burke stated that there will be lights mounted on the building besides the poles.

Chairman Neuer stated that Mr. Buechler is concerned if there is enough light for safety reasons, not whether there is too much light.

Mr. Buechler asked Ms. Burke if there is anything to shield the light from the neighbors. Chairman Neuer stated that there is nothing on the plans to show that there is spillage. Ms. Burke stated that all the light poles are located on Prospect Avenue and not on Woodhull Avenue. Mr. Williams stated that they will review this with Mr. Keller and address it. Mr. Keller stated that he thinks there is too much light from certain portions of the lot. Chairman Neuer stated that he is concerned about the pole heights going over 16 ft.

Chairman Neuer called for a recess at 9:27 pm.

Chairman Neuer resumed the meeting at 9:38 pm.

Ms. Gabry asked Ms. Burke to show her where the residential houses on Woodhull Avenue begin; Ms. Burke referred to Exhibit A-2 of the proposed layout plans and pointed to the zone line where the houses are located.

Chairman Neuer asked Ms. Burke how far the houses are set back from the site; Ms. Burke referred to Exhibit A-2 of the proposed layout plans and stated that they are set back approximately 85 feet from the site. Chairman Neuer asked how many feet is the retaining wall from the new building; Ms. Burke said approximately 45 feet. Chairman Neuer stated that the houses are approximately 130 ft. from the proposed building.

Mr. Grygiel stated that he was concerned about the amount of activity near the residents and asked if they could push the building back farther. Ms. Burke said that she would have to look at his suggestions in the report. Mr. Buechler stated that it would mean moving the building closer to Prospect Avenue rather than Woodhull Avenue. Mr. Steinhart said that they would have to raise the grade and it would be higher than it is now if they were to move it closer to Prospect Avenue.

Mr. Grygiel said he has concerns, from a planning point of view, that there is no landscape in front of the wall that faces the houses. He said the landscaping plan does not match the site plans; Chairman Neuer requested Mr. Grygiel to address that when applicant testifies to that issue.

Chairman Neuer opened the questioning to the professional staff and the Public Advocate.

Harvey Grossman, Esq., Public Advocate, referred to Exhibit A-2, the proposed layout plan, regarding the ingress and egress on Woodhull Avenue. He asked Ms. Burke what the distance of the curb cut is from the site out onto Woodhull Avenue; Ms. Burke said 35 ft. Mr. Grossman asked what the distance of the curb cut is from Prospect Avenue to Eagle Rock Ave.; Ms. Burke said less than 50 ft.

Mr. Grossman asked what the distance between the traffic light on Woodhull Avenue and Eagle Rock Avenue and the traffic light at the intersection of Prospect Avenue and Eagle Rock Avenue is; Ms. Burke said 350 ft.

Mr. Grossman asked Ms. Burke about signage placement on the building; Ms. Burke explained where the signage would be on the building.

Chairman Neuer asked if any members of the public had any questions for Ms. Burke; seeing none Mr. Williams was instructed to call his next witness.

Robert Gehr approached the podium and was sworn under oath. Mr. Gehr detailed his educational and professional background stating that he is a licensed Architect in the State of New Jersey. He said that he has testified before many Boards in the State of New Jersey and for 350 CVS stores. Chairman Neuer accepted Mr. Gehr as an expert in the field of architecture.

Mr. Gehr presented architectural plans, Sheet 0-1 of the First Floor Plan, dated 8/13/12. Chairman Neuer stated that these plans were pre-marked as Exhibit A-10 for identification. Mr. Geher detailed the entire first floor layout and noted the one staircase, on the plans, that leads to the second floor storage area. Mr. Buechler asked Mr. Gehr if one staircase is sufficient; Mr. Gehr said yes because there is not much traffic on the second floor.

Mr. Gehr stated that the drive-thru will be located in the rear. He then noted the location of the trash compactor describing it as a separate structure sitting on a concrete pad with an 8' high chain link fence enclosure. Mr. Steinhart asked Mr. Gehr what type of structure the compactor is; Mr. Gehr said it is a steel structure that sits on a concrete floor pad.

Mr. Buechler asked Mr. Gehr if the garbage truck will enter from Woodhull Avenue and back in; Mr. Gehr stated that the Engineer can answer that question.

Mr. Gehr presented colored sheets 0-2 of the Mezzanine Plan. Chairman Neuer stated that these plans have been pre-marked as Exhibit A-11 for identification. Mr. Gehr detailed the location of mezzanine, on the plans, stating that it is only a storage area and is not visible from the ground floor.

Mr. Gehr presented the exterior elevations plan; sheet A-4.1C in black and white. Chairman Neuer stated that the exterior elevations plan has been pre-marked as Exhibit A-12 for identification. Mr. Gehr detailed where each facade of the structure faced, stating the front of the building faces Eagle Rock Avenue, the left side of the building faces Prospect Avenue, the third side of the building faces Woodhull Avenue and the last side of the building faces the residences.

Mr. Gehr stated that the highest part of the building is 28' and the maximum building height will be 31'. He detailed the building materials noting that the water table on the façade will be made of brick and the rest of the building, above the water table, will be stucco. Mr. Gehr stated that the windows, on the front elevation, are 5' tall and will be 17' above grade.

Chairman Neuer asked Mr. Williams why they did not request a variance for the 8' fence that enclosed the trash compactor. Mr. Williams stated that it did not require a variance because it is part of the structure. Chairman Neuer stated that Mr. Gehr testified that it is a screening fence and is not part of the structure. Mr. Williams asked to amend the application requesting a variance for the 8' screening fence that enclosed the trash compactor area.

Mr. Buechler referred to the exterior drawings and asked Mr. Gehr what the stars were on the walls; Mr. Gehr stated that it was a marker on the drawing and will not be on the building.

Mr. Gehr presented sheet EL-1 of the exterior lighting plan. Chairman Neuer stated that the exterior lighting plan was pre-marked as Exhibit A-14 for identification. Mr. Gehr detailed the exterior lighting plan noting that there are no lights on the face of the walls except the bottom wall. He said that the bottom wall has two vertical lights used as security lighting for the trash compactor. Mr. Gehr stated that the drive thru canopy has three (3) 2x4 recessed light fixtures and each fixture has two (2) 32 watt lights in them. He said that they are not visible unless you are directly underneath them. Mr. Gehr stated that there will be cornice lights that run along the building which will project away from the building. He said that you cannot see the fixture unless you are under them. Mr. Gehr said that the purpose was not to push a lot of light out.

Mr. Keller asked Mr. Gehr if there will only be one light on the right side of the building; Mr. Gehr said yes. Mr. Keller asked Mr. Gehr if this light was only for an effect on the building and not intended for lighting up the driveway; Mr. Gehr replied yes.

Mr. Keller asked Mr. Gehr if they would consider lowering the height of the lights around the trash compactor; Mr. Gehr said that they could be lowered to 14' along the south elevation.

Chairman Neuer stated that the plans label the façade materials as EIFS and asked Mr. Gehr why he called the façade materials light colored stucco. Mr. Gehr stated that the term stucco seems to be a little more understood. He then presented to the Board a sample of the CVS red brick material and a sample of the EIFS being used.

Mr. Keller asked Mr. Gehr if there were containers in the dumpster enclosure for other recyclables such as glass, cans etc; Mr. Gehr said that he does not know but he can find out. Mr. Keller asked Mr. Gehr if there is room in that enclosure to accommodate those containers; Mr. Gehr replied yes.

Mr. Grygiel asked Mr. Gehr if they would consider adding more of a local flavor to the design of the building to acknowledge that it is in a residential area. Mr. Gehr stated that CVS wants to portray a certain image and that they do have some flexibility, but he said that the area has a variety of structures and it will be in harmony with these buildings.

Mr. Steinhart asked Mr. Gehr if the CVS design builds prototypes or will they do a design more customized to local architecture. Mr. Gehr said that they have done buildings other than their prototype. He said that customer recognition is very important and that they strive to get their "look" on the building but they do work with the communities.

Chairman Neuer opened the floor for questions by members of the public. There were no more questions for Mr. Gehr.

Mr. Williams called his next witness.

Jeremiah J. McPeek approached the podium and was sworn under oath. Mr. McPeek detailed his professional and educational stating that he is a Landscape Architect licensed in the State of New Jersey. Chairman Neuer recognized Mr. McPeek as an expert in Landscape Architecture.

Mr. McPeek presented sheet R-01 of the Landscape Plan, dated 7/23/12. Chairman Neuer stated that sheet R-01 of the Landscape Plan was pre-marked for identification. Mr. McPeek began detailing the proposed landscaping along Prospect Avenue and Eagle Rock Avenue. Chairman Neuer asked Mr. McPeek how far back the landscaping will be from the property line; Mr. McPeek stated that it will be right on the property line.

Mr. Buechler asked Mr. McPeek if an irrigation design is being proposed; Mr. McPeek stated that it is not on this plan. Mr. Williams stated that they are not planning on putting in an irrigation design because it is not a mandatory requirement.

Mr. Williams asked Mr. McPeek to address #37 in Mr. Keller's memo regarding visibility due to the size of the trees and their location at the driveway; Mr. McPeek stated that they will replace those trees with a new variety.

Mr. Williams asked Mr. McPeek to address #38 in Mr. Keller's memo regarding placement of the free standing sign which needed clarification; Mr. McPeek stated that the sign will be placed on the grassy area on Prospect Avenue.

Mr. Williams stated that #39 in Mr. Keller's memo expressed concerns regarding planting along the southerly part of the retaining wall. He said that Mr. Keller was concerned that there was not enough space there for planting and asked Mr. McPeek to address that. Mr. McPeek stated that 2' is an acceptable amount of space to plant a tree and that the trees will be in the right of way.

Mr. Buechler asked Mr. McPeek if they provide a warranty for the plants in case they die; Mr. McPeek stated that they guarantee the plants for two years.

Ms. Gabry stated that sheet R-01 of the Landscape Plan shows a possible irrigation sleeve and asked Mr. McPeek why it was there if there is no irrigation plan. Mr. McPeek said that it is there for flexibility in case they want to do it.

Mr. Keller asked Mr. McPeck if additional shrubs can be planted around the existing trees; Mr. McPeck said that he will take a look at that. Mr. McPeck stated that a tree protection fence will also be placed around the tree roots.

Chairman Neuer noted that the time was 11:00 pm and stated that this Board recesses at this time. He announced that this meeting will be carried over to January 10, 2013 as a special meeting and that no further notice will be necessary.

ADJOURNMENT

The meeting was adjourned by Chairman Neuer at 11:01 pm

December 6, 2012

 12/7/12

Rose DeSena
Zoning Board Secretary