

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
October 30, 2014**

The West Orange Zoning Board of Adjustment held a special meeting on October 30, 2014 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Buechler 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 14, 2014 in accordance with the "Open Public Meetings Act."

Chairman Buechler asked everyone to stand for the Pledge of Allegiance.

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

PRESENT: B. Buechler, G. Bullock, D. Gabry, W. Merklinger,
P. Neuer, B. Quentzel, M. Sussman, A. Weiss

ABSENT: W. Steinhart (excused)

ALSO PRESENT: Paul Grygiel, Consulting Planner
Eric Keller, Consulting Engineer
Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary
H. Grossman, Esq., Public Advocate
D. Dillon, Audio-Digital Transcription Service

ANNOUNCEMENTS

Future Meetings: November 17, 2014 (Special Meeting) – 8:00 pm
November 20, 2014 (Regular Meeting) – 8:00 pm
December 18, 2014 (Regular Meeting) – 8:00 pm

SWEARING IN

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

APPLICATION(S)

1. ZB-13-15/Quick Chek

Carried from 9/4/14

Block: 168; Lot: 26; Zone: B-2

555 Northfield Avenue

Seeking multiple "D" and several "C" variances for site plan and subdivision approvals

For developing a Quick Chek food store with fuel sales.

EXHIBITS

Jennifer Porter, Esq., attorney for the applicant, approached the podium and stated that this application was last heard at a special meeting held on September 4, 2014.

Ms. Porter detailed the main components of the application stating that the applicant is seeking permission to operate a 24 hour business in accordance to the Township of West Orange's Chapter IV regarding Police regulations.

Ms. Porter stated that the applicant's Traffic Engineer was responding to questions from the public when the last meeting ended and said that she would like to call their Traffic Engineer to continue.

Charles D. Olivio approached the podium and was sworn under oath. He stated that he submitted supplemental traffic data in a memo dated October 20, 2014 that addressed traffic related questions and comments raised at the last Zoning Board meeting. Mr. Olivio summarized the contents of the traffic data memo stating that the first sub-section addressed the frequency of Quick Chek traffic based on the time of day. He said that the graphic breakdown on page two of the memo shows the weekday hourly percentage of daily Quick Chek traffic and is similar to the breakdown on Exhibit A-30. Mr. Olivio said that page two of the memo also summarizes the daily trip generation rates for Quick Chek and lastly, page three addresses Quick Chek's seasonal traffic. He said that they collected a years' worth of seasonal traffic counts since last September.

Ms. Weiss asked Mr. Olivio if the new playground and walkway that was recently built on the Essex County reservation site was considered in the counts; he replied yes.

Ms. Weiss asked Mr. Olivio when the latest traffic count was taken; he replied in May of this year.

Mr. Merklinger asked Mr. Olivio what Quick Chek stores the projected daily trip generation data was taken from; he said that Quick Chek wishes to keep that information confidential. He said that the data was taken from Quick Chek stores with gasoline pumps that are located on a comparable site to the one they are proposing in West Orange.

Mr. Neuer referred to page two of the memo and asked Mr. Olivio how the number of cars entering the site was determined; he said that it was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Mr. Neuer asked Mr. Olivio to explain how he determined the percentages of the week day hourly Quick Chek traffic; he said that the percentages were based on Quick Chek stores located in the general area of New Jersey and New York. He would not disclose the numbers; he stated that Quick Chek deems them to be proprietary.

Mr. Neuer asked Mr. Olivio what percentage of vehicles go to a Quick Chek store just because it is there; he said that during peak hours, the study shows that 63% during the morning and 66% in the evening. Mr. Olivio said that the majority of trips are from someone who is already on the road and stops in.

Mr. Neuer asked Mr. Olivio if 5.6% of the vehicles go to a Quick Chek store during the night; he replied yes.

Mr. Neuer asked Mr. Olivio how many vehicles would enter the Quick Chek site during the overnight hours; he said from 1:00 am to 6:00 am twenty vehicles per hour would enter the site. Mr. Olivio said that would be a little over one hundred (100) trips.

Mr. Keller asked Mr. Olivio if there are volumes that go along with the weekday hourly percentages of the daily traffic; he said that the volumes are very comparable.

Mr. Keller asked Mr. Olivio if the volumes can be shared; he said that Quick Chek tends to keep them private. Mr. Olivio said that the volumes are comparable to the Institute of Transportation Engineers.

There were no further questions for Mr. Olivio from the Board Members of the Board Professionals.

Chairman Buechler asked if any members of the public had any questions for Mr. Olivio.

Robert Rashkes approached the podium and stated that he lives at 35 Oak Crest Road. Mr. Rashkes asked Mr. Olivio how many tractor trailers will stack up as they enter the site; he said that the site can accommodate one tractor trailer and that all deliveries are coordinated.

Mr. Rashkes asked Mr. Olivio how many charter buses traveling east on Northfield Avenue can stack up at the left turn lane entering into the proposed Quick Chek site; he said two or three possibly.

Mr. Rashkes asked Mr. Olivio if the site can accommodate the buses when they need to fuel up; he said yes.

Mr. Rashkes asked Mr. Olivio how emergency vehicles can get by if vehicles traveling east on Northfield Avenue are stacked up in the left turn lane; he said that emergency vehicles can get by now and there will be no change.

Mr. Rashkes asked Mr. Olivio if he knew how many accidents there have been on Northfield Avenue; he said yes. He said there were twenty accidents in a three year period. Mr. Olivio said that he got that data from State data reports.

Mr. Neuer asked Mr. Olivio if he looked at those accident reports; he replied yes.

Derrick McDaniel approached the podium and stated that he lives at 9 Tenney Court. Mr. McDaniel asked Mr. Olivio if the public has to trust the traffic numbers that Quick Chek is providing because those numbers are proprietary; he replied yes. Mr. Olivio said that after the stores are built, he checks to see if they can accommodate the traffic.

Mr. McDaniel asked Mr. Olivio if anyone else verified the bus counts that were provided by him; he said that all of the counts that are provided to the Board Members are verified by their experts.

Chairman Buechler stated for the record that the Board Members do not perform a traffic count and an independent traffic count is not done by the Township's Engineer either.

Mr. Neuer stated that the Board members analyze the credibility of the applicant's Professionals. He said that that Mr. Olivio could lose his license if he was making up the traffic counts. Mr. Neuer said that anyone that is opposed to this application can have their own experts perform traffic counts and the Board will consider those in arriving at conclusions regarding traffic.

Mr. McDaniel asked Mr. Olivio if numbers have been presented to the Board in regards to how many children will be impacted by this; Ms. Porter objected to this question and stated that this has been answered before at a prior hearing. Mr. Olivio stated that they did take into account the number of children.

Mr. McDaniel asked Mr. Olivio if he would agree that there is a higher volume of children and families in the area during the summer months; he said yes.

Mr. Grossman approached the podium and asked Mr. Olivio if Quick Chek could restrict deliveries to non-peak times; he said that they do that now.

Mr. Grossman asked Mr. Olivio if deliveries can be permitted during midnight and 6 am; he said that they will discuss this with Quick Chek.

Mr. Grossman asked Mr. Olivio what would be the lowest peak time; he said 12 am to 6 am.

Ms. Porter stated that they have already agreed to accept the delivery times conditioned by the Board.

Chairman Buechler stated for the record that certain delivery times may also be inconvenient for the residents.

Adam Goldman approached the podium and stated that he lives at 40 Ferris Drive. Mr. Goldman said that the revised traffic reports were submitted to the Board Secretary ten (10) days before

this meeting and they should have been submitted fifteen (15) days before this meeting; Chairman Buechler stated that this Board only requires submissions ten (10) days before a meeting.

Mr. Goldman asked Mr. Olivio how many vehicles will enter the site within 24 hours; he said that during all of the peak and off peak hours the counts were 204 during the morning hours, 254 during the weekday evening hours and 209 during the midday on a Saturday.

Mr. Goldman asked Mr. Olivio how he determined the projected trip generations; he said that the numbers were based on all of the Quick Chek's that are comparable to this site.

Mr. Goldman asked Mr. Olivio why they did not take traffic counts on a Saturday, Sunday or during the summer months; he said that the Board did not request counts during those times. Mr. Olivio said that if the Board does require traffic counts for those times then they can do it.

Ms. Porter objected to that question and said that this question was also answered at the last meeting.

Mr. Goldman asked Mr. Olivio who they met with in Essex County; he said they met with the Essex County Planner and their Traffic Engineer.

Will Paul approached the podium and stated that he lives at 24 Rutgers Street. Mr. Paul asked Mr. Olivio what the volume of traffic was on peak days.

Ms. Porter objected and stated that this question was just answered by Mr. Olivio.

Mr. Paul asked Mr. Olivio how long it takes for a car to get gas; he said the projected time is four (4) to five (5) minutes.

Mr. Paul asked Mr. Olivio what the traffic impact on Northfield Avenue will be with the projected trip counts; he said there will be no impact. Mr. Olivio said that the majority of traffic on the site will be cars that are already on the road.

Mr. Paul asked Mr. Olivio if he agrees that there will be more accidents because of more volume on the road; he replied no.

Althia Tweiten approached the podium and stated that she lives at 15 Edgar Road. She asked Mr. Olivio where the Quick Chek convenience stores with fuel that are open for 24 hours are located; he said that they are scattered throughout New Jersey and New York.

Mr. Neuer stated that Quick Chek has already provided a list of the Quick Chek stores with fuel that are opened for 24 hours to the Board Members.

Suzanne Robinson approached the podium and stated that she lives at 34 Dogwood Road. Ms. Robinson asked Mr. Olivio if he is aware that there is a summer camp at the zoo and there are four hundred children attending; he said no.

Ms. Robinson asked Mr. Olivio how fast children can cross Northfield Avenue; he said if they were to cross the street it would be at a slower speed.

There were no further questions for Mr. Olivio from the general public.

Chairman Buechler called for a recess at 9:26 pm.

Chairman Buechler resumed the meeting at 9:39 pm.

Ms. Porter called their security expert as her next witness.

Lou Linares approached the podium and was sworn under oath. Mr. Linares stated that he has been with Quick Chek for the past twenty nine (29) years and has held his official title as Corporate Security Manager for the past nineteen (19) years. He said that he oversees the training of security personnel and purchases all of the security equipment for the convenience stores such as cameras, locks and safes.

Ms. Porter asked Mr. Linares if he is personally involved with local Police Departments; he said yes. Mr. Linares said that they have the local police come to the Quick Chek stores to inspect the store and the security equipment.

Mr. Linares said that he is involved in the security camera layout for all of the stores and the crime statistics in the 24 hour stores is very low due to the cameras.

Mr. Linares stated that he trains all of Quick Chek's security personnel and that any employee that is promoted to an assistant manager must go through the four (4) hour training class for security.

Mr. Linares stated that his wife was born and raised in West Orange and that he is very familiar with the town and with the proposed site for the Quick Chek. He said that he met with West Orange Police Chief Abbott and his staff on October 9, 2014 and is familiar with West Orange's requirements for a 24 hour operation. Mr. Linares said that part of the Township's ordinance requires them to have a public pay phone on site and Quick Chek will be happy to install one.

Mr. Linares said that, during the meeting with the Police, they went over the security camera layout with the Police Chief.

Ms. Porter asked Mr. Linares how many employees they will have overnight; he said no less than three (3) employees on site.

Mr. Linares said that they do not necessarily install alarms in the stores but if the Police Chief wants them to install an alarm they will comply.

Mr. Linares said that they also discussed the interior layout of the store with the Police Chief at this meeting and they addressed all of the questions posed by the Police Department representatives.

Ms. Porter asked Mr. Linares if there were any other Quick Check's that are comparable to this one being proposed that are close to a school; he replied yes. Mr. Linares said there are stores near schools in Wayne, Belvidere, Jackson and Sparta New Jersey and all are open 24 hours.

Ms. Porter asked Mr. Linares how many of the Quick Chek's in New Jersey operate 24 hours; he said thirty (30). Mr. Linares said that the convenience store in Whippany is open 24 hours but the fuel pumps are not. He said that the Quick Chek in Eatontown is open 24 hours but it is not on the list that was submitted to the Board Members.

Mr. Merklinger asked Mr. Linares what the procedure is if there is a crime committed; he said that there are different procedures for different crimes. Mr. Linares said that all crimes that are reported, whether internal or external, go through his department and are documented.

Mr. Linares referred to Exhibit A-26 (pre-marked for identification at the September 4, 2014 meeting) of the Crime and Incident Data for 24 hour Quick Chek Convenience Stores in New Jersey and stated that he provided all of the figures for this Exhibit.

Ms. Gabry asked Mr. Linares if they hire outside security for their stores; he replied no. Mr. Linares said that all security personnel are his staff.

Ms. Gabry referred to Exhibit A-26 and asked Mr. Linares why the crime data for the 24 hour Quick Chek's with gas pumps have start dates of November 1st; he said that their fiscal year starts November 1st. Mr. Linares said that he provided seven years of crime data in his report even though five years were requested because they keep their records for seven years.

Ms. Gabry asked Mr. Linares if any of the Quick Chek stores that are comparable to the proposed one are located on roads similar to Northfield Avenue; he replied yes. He said the Quick Chek in Hazlet, New Jersey is located on Route 35 and the Hopatcong and Hillsborough Quick Chek's in New Jersey are also located on roads similar to Northfield Avenue.

Ms. Porter asked Mr. Linares to refer to Exhibit A-26 and go through all of the crime incidents listed in the Exhibit; he detailed the incident data for all 24 hour convenience stores with fuel in New Jersey that was listed in his report.

Ms. Porter asked Mr. Linares how many incidents occurred between 12 am and 6am; he replied three.

Mr. Sussman asked Mr. Linares if the incident data beyond the seven years that was supplied to this Board is similar; he said the incident data beyond the seven years is higher and said that there were no gas stations at that time. Mr. Linares said that there is more crime for the 18 hour stores because the majority of incidents are committed when the stores are closed.

Mr. Bullock asked Mr. Linares if this is the first 24 hour Quick Chek with fuel being proposed in Essex County; he replied yes.

Mr. Bullock asked Mr. Linares if he could provide the crime data for the Quick Check stores without fuel in Essex County in the immediate area; Ms. Porter said that they will provide that information for the non-fuel stores in Essex County.

Ms. Porter asked Mr. Linares what non-violent crimes occur; he said shop lifting. Mr. Linares said that they provided just the serious crime statistics.

Ms. Porter asked Mr. Linares if he visits the Quick Chek stores during the midnight shift; he replied yes.

Ms. Porter asked Mr. Linares who frequents the stores at that time; he said mostly police, fire workers and emergency workers.

Ms. Porter asked Mr. Linares if 24 hour stores with fuel are safe in his opinion; he replied yes.

Mr. Merklinger asked Mr. Linares what his security background is; he said that he started with Korvettes Department Store, Pathmark Supermarket and Sterns Department Store; all located in West Orange, in the security department and has been with Quick Chek for the past twenty nine (29) years.

Ms. Gabry asked Mr. Linares if he has a degree in criminology; he replied no. Mr. Linares said that he got his security experience working in the field.

Mr. Neuer asked Mr. Linares if he is familiar with Chapter IV of the Township's Ordinance for Police Regulations for operating a 24 hour business; he replied yes.

Mr. Neuer asked Mr. Linares if he is aware of what he has to comply with in this Ordinance; he replied yes.

Mr. Neuer asked Mr. Linares if, during his meeting with Police Chief Abbot, they discussed whether the Ordinance requirement is that there should be no less than two (2) employees in each component or two (2) employees on the whole site. Mr. Linares said that he told Chief Abbot there would be no less than two (2) employees working on the inside and two (2) employees working on the outside.

Mr. Neuer asked Mr. Linares if an alarm will be installed in the store that is connected to a central security monitoring system; he replied yes.

Mr. Neuer asked Mr. Linares if a burglar proof drop safe will be inside of the store; he replied yes.

Mr. Neuer asked Mr. Linares if a notice will be placed in the store window indicating that the employee does not have access to the burglar proof safe and does not carry more than one hundred dollars on his person; he replied yes.

Mr. Neuer asked Mr. Linares if they could place the same notice around the gas pumps; he replied yes.

Mr. Neuer asked Mr. Linares if he designs the interior and exterior security cameras; he replied yes and that they are subject to the approval of the Police Department.

Mr. Linares also stated that their lighting plan has been submitted to the Township's consulting Engineer to review.

Mr. Neuer asked Mr. Linares if they will be installing a public telephone on the site; he replied yes.

Mr. Neuer asked Mr. Linares if they will be supplying the employees with uniforms; he replied yes. Mr. Linares said that uniforms will be supplied to employees inside the store and the gas attendants. He said that during the meeting with the Police Chief he was asked about the uniforms and he described the uniforms to them.

Mr. Quentzel asked Mr. Linares how he feels about a silent alarm; he said that he does not personally like them because it may create a hostage situation. Mr. Linares said that he wants the perpetrator in and out of the store as fast as possible.

Mr. Merklinger asked Mr. Linares to explain how the security cameras operate; he said the security camera equipment is kept and viewed in house but it can also be watched in their corporate office if they had to. Mr. Linares said that they keep up to thirty (30) days of film from the cameras.

Mr. Bullock asked if any of the thirty (30) Quick Chek stores with fuel operating 24 hours have a security guard on site; he said none of those stores maintain a security guard on site..

Mr. Grossman stated that the site plan does not provide any fencing in the rear of the store; Mr. Linares said that is correct.

Mr. Grossman asked Mr. Linares if not installing a fence would allow any perpetrators to escape into Stagg Field that is located behind the site; he said that there is an existing fence at that location.

Mr. Grossman asked Mr. Linares if he was aware the fence is in disrepair; he replied no.

Mr. Grossman asked Mr. Linares if he thought replacing the fence would enhance the safety to his site; he replied no.

Mr. Grossman asked Mr. Linares if a perpetrator could escape into the park and the St. Cloud neighborhood; he said yes.

Mr. Grossman asked Mr. Linares if he thought a fence is necessary for security reasons; he said no. Mr. Linares said that he wants the perpetrator off site as fast as possible.

There were no further questions for Mr. Linares from the Board Members or the Board Professionals.

Chairman Buechler asked if any members of the public had any questions for Mr. Linares.

Robin Jacobs approached the podium and stated that she lives at 17 Arverne Road. Ms. Jacobs asked Mr. Linares how the employees are trained to address road rage at the gas pumps; he said that they are to call the police.

Ms. Jacobs asked Mr. Linares if the employees are trained to handle irate people inside of the store; he replied yes.

Chairman Buechler asked Mr. Linares if he is aware of any incidents of road rage at any of the gas pumps in New Jersey; he replied no.

Chairman Buechler asked Mr. Linares if there have been any unruly customers in any of the stores in New Jersey where they had to call the police; he said yes and that the police responded right away.

Ms. Jacobs asked Mr. Linares if he is comfortable with not having a fence along the rear of the property; Ms. Porter approached the podium and said that they will agree to a condition set by the Board to repair the existing fence.

Ms. Jacobs asked Mr. Linares if any of the other towns that have a 24 hour Quick Chek store with fuel have an Ordinance about being too close to a school; he said he did not know.

Chairman Buechler advised Ms. Jacobs that she can look online and find any such ordinances.

Derrick McDaniel approached the podium and stated that he lives at 9 Tenney Court. Mr. McDaniel asked Mr. Linares if he lives or works in West Orange and how familiar he is with the area now; Mr. Linares said that he had dinner at the restaurant McLoons recently and the area has changed and is beautiful. Mr. Linares said that he does not live in West Orange but he will work in the West Orange store if it is approved.

Mr. McDaniel asked Mr. Linares how many times the police have been called to Quick Chek stores; he said that he does not have that information but he said the police come to the store for many reasons other than for crime.

Mr. McDaniel asked Mr. Linares how many times in the past ten (10) years the police have been called to a Quick Chek store for a violent crime. He said that he knows the crime data that was provided goes back seven (7) years but he is asking for the crime data for ten (10) years.

Chairman Buechler stated that if Mr. Linares can answer that by memory he will.

Mr. Linares said that he believes he answered that question in his Exhibit.

Mr. McDaniel asked Mr. Linares how many times the police were called to a Quick Chek store during the day time hours; he replied two times.

Mr. McDaniel asked Mr. Linares what the procedure is if the police are called for a violent crime; he said that the employee is instructed to cooperate.

Ms. Porter stated that there is proprietary information regarding some security procedures that are not released to the public.

Mr. Linares said that once the perpetrator leaves, the store is locked down until the police arrive.

Mr. McDaniel asked Mr. Linares what the procedure is if the perpetrator was to go out of the store and into the neighborhood; he said that a description of the person would be given to the police and it would be in their hands.

Chairman Buechler stated that if the incident happens between 12 am and 6am the school would be closed.

Mario Romo approached the podium and stated that he lives at 346 St. Cloud Avenue. Mr. Romo asked Mr. Linares if the proposed site being located two (2) miles from Route 280 as a potential escape path was discussed with the Police at their meeting; he said Route 280 did not come into play at all.

Mr. Romo asked Mr. Linares if any Quick Chek store has any security of its own on the site; he replied yes one store.

Mr. Romo asked Mr. Linares if that store is located in a high crime area; he replied yes.

Maritza Brown approached the podium and stated that she lives at 5 Linden Court. Ms. Brown asked Mr. Linares if the crime data provided was for Quick Chek's that are comparable to the one being proposed that have a convenience store with fuel; he replied yes.

Ms. Brown asked Mr. Linares how many of those Quick Cheks's sell liquor; he said none in New Jersey or New York.

Ms. Brown asked Mr. Linares if the Quick Chek being proposed will sell liquor; he replied no.

Ms. Brown asked Mr. Linares if there are employees who are responsible for monitoring the security system; he replied yes.

Ms. Brown asked if there have been any fatalities in the past seven (7) years as a result of a burglary; he said no. Mr. Linares said there has been one personal injury.

Ms. Brown asked Mr. Linares if they will be installing a silent alarm as a preventative measure; he said no.

Chairman Buechler stated that there is a Police Ordinance in place and they are the ones that will make that final decision, not the Board Members.

Will Paul approached the podium and stated that he lives at 24 Rutgers Street. Mr. Paul asked Mr. Linares if any of the Quick Chek convenience stores with fuel are located near schools; he said yes. Mr. Linares cited the Quick Chek stores in Jackson, Belvidere and Sparta New Jersey. He said the Quick Chek in Sparta has a school right across the street.

Charlotte Wescott approached the podium and stated that she lives at 346 St. Cloud Avenue. Ms. Wescott asked Mr. Linares who watches the security monitors; he said that the employees in the store watch the monitors in the store.

Ms. Wescott asked Mr. Linares how many hours a day the monitors are watched at the corporate level; he said they are only watched on corporate level when he is doing an investigation.

Ms. Wescott asked Mr. Linares what an employee does if they see a crime; he said they are instructed to call the police.

Ms. Wescott asked Mr. Linares what someone would do if they saw a crime in real time at the corporate office; he said that they would call the West Orange Police because there is nothing else they could do.

Ms. Wescott asked Mr. Linares to describe Quick Chek's policy about loitering; he said that the employees are instructed to ask them to move along.

Ms. Wescott asked Mr. Linares if employees are trained on how to handle loitering; he replied yes.

Adam Goldman approached the podium and stated that he lives at 40 Ferris Drive. Mr. Goldman asked Mr. Linares how many employees there are in the Security Department; he replied three (3).

Mr. Goldman asked Mr. Linares if any of the employees in the Security Department are in law enforcement; he replied no.

Mr. Goldman asked Mr. Linares if protocol was followed when a crime was committed at the Quick Chek in Roseland, New Jersey; he said that this incident is still under investigation. Mr.

Linares said that the Quick Chek in Roseland is an eighteen (18) hour and that incident happened in 2004 after the store was closed at 11:00 pm.

Mr. Goldman asked Mr. Linares if the perpetrator that was involved in the incident at the Quick Chek in Roseland proceeded on to Route 280; he said he does not know.

Mr. Goldman asked Mr. Linares how many windows in the convenience store will have advertisements in them; he replied two (2).

Mr. Goldman asked Mr. Linares what size fire extinguishers will be in on site; he said that does not fall under his department.

Rosary Morelli approached the podium and stated that she lives at 22 Ralph Road. Ms. Morelli asked Mr. Linares if his peers believe that a hostage situation could arise if there is a silent alarm in the store; he replied yes.

Ms. Morelli asked Mr. Linares if she should be worried that her house alarm would result in a hostage situation.

Chairman Buechler stated that a house alarm and a silent alarm cannot be compared to each other.

There were no further questions for Mr. Linares.

Ms. Porter stated that this concluded testimony from their Security Expert.

Chairman Buechler noted for the record that it was 11:02 pm and that Zoning Board meetings end promptly at this time.

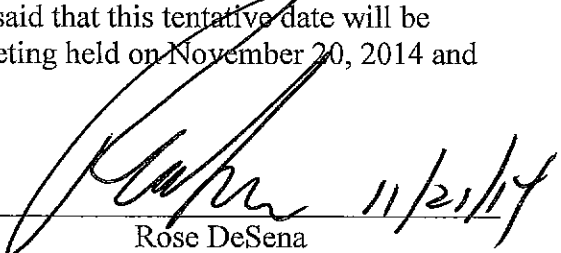
Ms. Porter requested to be carried over to a special Zoning Board meeting.

Chairman Buechler asked the members of the Board to check their schedules to see when they would be available for a special meeting in December.

The majority of the Board members were available for a special meeting on December 4, 2014; The Board Secretary stated that she will check the availability of Council Chambers for that date.

Chairman Buechler stated that this meeting will be carried over to a special Zoning Board meeting that is tentatively set for December 4, 2014. He said that this tentative date will be confirmed at the regular Zoning Board of Adjustment meeting held on November 20, 2014 and no further notice will be required.

Adopted: November 20, 2014


Rose DeSena
Zoning Board Secretary