

**TOWNSHIP OF MOUNT OLIVE
PLANNING BOARD**

Public Meeting
Thursday, February 18, 2021 at 7:00pm
Remote/Virtual Meeting

In accordance with Township Ordinance # 26-09 the Mount Olive Planning Board is authorized pursuant to N.J.S.A. 40:55D-25(c)(2) to hear all variance applications including the six variance categories set forth in N.J.S.A. 40:55D-70d.

MINUTES

Public Meeting / Remote Virtual Meeting of the Mount Olive Planning Board of February 18, 2021, commenced at 7:00 pm.

The Pledge of Allegiance was recited.

Open Public Meetings Act Statement was read into the record by Ms. Strain, PB Secretary

Roll Call

Present: Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania,
Mr. Ottavina, Mr. Batsch, Mr. Ouimet, Mr. Weiss
Excused: Mr. Nelsen

Board Professionals in attendance were:

Present: Chuck McGroarty, PP/AICP, Board Planner
Susan Crawford, Esq., Board Attorney
Edward Buzak, Esq., Board Attorney (arrived at 7:15 pm)
Mary Strain, Board Secretary
Excused: Mike Vreeland, PE, Board Engineer

Audio and video technology and platform.

Committee Reports

Mr. Weiss: Does anybody have anything to report for their committee reports?

Ms. Mott: I just have some for Open Space. What they are going to do is...you know how they do Adopt-A-Spot on the roadways? It's very, very, very beginning stage of...Adopt-A-Spot of a trail. So, they are working with the Park Commission, they are going to have to work with, obviously, Mount Olive too but they are just kind of putting their project plan together to present to the town. So, that's beginning phases, this way we get some help cleaning up the trails, when we do get out of this weather. So, they are in the beginning stages where I was working with Health and Recreation and Colleen. So, when we get that together we will present it to the Council.

Mr. Weiss: Perfect. Then I guess there will be some kind of promotional plan to get the word out?

Ms. Mott: Correct.

Mr. Weiss: I think those things are always very nice. Nice idea. All right, thanks Kim. Anything Catherine, from Environmental?

Ms. Natafalusy: Inaudible.

Mr. Weiss: Okay. Brian, Board of Ed?

Mr. Schaechter: Good.

Mr. Weiss: John, anything Ordinance?

Mr. Batsch: Nothing.

Mr. Weiss: John Mania, nothing from Council?

Mr. Mania: Nothing Howie.

Mr. Weiss: All right. Ken, anything from the Mayor?

Mr. Forlenza: Nothing Howie.

Mr. Weiss: Okay and we have nothing else.

Meeting Minutes

Mr. Weiss: Let's move into our first item on the agenda, which is the meeting minutes. The first meeting minutes that we need to approve. Those minutes from September 10, 2020 public meeting. We have a copy of that so if someone would please move these minutes?

Mr. Mania: So, moved, Mr. Chairman.

Mr. Weiss: Thank you, John. Somebody second?

Mr. Schaechter: Second.

Mr. Weiss: Thank you, Brian. Any conversation? Comments? Omissions? Errors? Seeing none, Mary roll call please.

Roll Call	David Scapicchio	Yes
	Brian Schaechter	Yes
	Catherine Natafalusy	Yes
	John Mania	Yes
	Paul Ottavinia	Yes
	John Batsch	Yes
	Joseph Ouimet	Yes
	Howie Weiss	Yes

Mr. Weiss: Thank you everybody. The next one is September 17, 2020 public meeting. Same thing. Would like somebody to move this. Catherine, do you have a question?

Ms. Natafalusy: Yes, I just went through it quickly, today and I was...inaudible...the September 17th meeting. The first sentence says it refers to the August 20th Meeting. So that's going to have to be corrected.

Ms. Strain: Okay.

Ms. Natafalusy: And then anything that referred to Stevens State Park is spelled incorrectly. It's spelled with a v instead of ph.

Ms. Strain: Do you want me to make those corrections and put it on the for the next meeting in March?

Mr. Weiss: I think we can approve it. It's not the content it's just some spelling mistakes.

Ms. Natafalusy: It's not the minutes...right.

Ms. Weiss: First you know what we do, Catherine, you jumped the gun a little bit.

Ms. Natafalusy: Sorry.

Mr. Weiss: That's okay. Looking for a motion to move these minutes.

Mr. Mania: I'll make that motion with the corrections.

Mr. Weiss: Thank you, John.

Ms. Mott: Second. I'll second it, Howie.

Mr. Weiss: Thank you, Kim. We had the conversation, John, approve the corrections. Any other conversation? Roll call please.

Roll Call	David Scapicchio	Yes
	Brian Schaechter	Yes
	Ken Forlenza	Yes
	Kim Mott	Yes
	Catherine Natafalusy	Yes
	John Mania	Yes
	Paul Ottavinia	Yes
	John Batsch	Yes
	Joseph Ouimet	Yes

Mr. Weiss: Okay, thank you everybody.

Resolutions

Mr. Weiss: So, we have a Resolution on our agenda this evening. If you recall this was a Resolution that Chuck needed a little confirmation from Mr. and Mrs. Collins. We communicated during the week, the Resolution as presented was correct, thought we didn't need to make any change, Chuck? Correct? There was nothing wrong with the way it was presented?

Mr. McGroarty: Correct.

Mr. Weiss: A little due diligence showed it was correct the way it was written?

Mr. McGroarty: Correct.

Mr. Weiss: The question last week was about fencing but the Collins cleared it up and the Resolution is accurate. So, Resolution is PB 20-19, Shelly and Shawn Collins, on their property 18 Rolling Hills Drive, which is Block 4111, Lot 11. So, if someone would please move this Resolution?

Ms. Mott: I'll make a motion to move PB 20-19.

Mr. Weiss: Thank you...

Mr. Mania: I'll second it.

Mr. Weiss: Thank you, John. Any conversations or questions or comments? I see none.
Mary, roll call.

Roll Call:	David Scapicchio	Yes
	Brian Schaechter	Yes
	Ken Forlenza	Yes
	Kim Mott	Yes
	John Mania	Yes
	Paul Ottavinia	Yes
	John Batsch	Yes
	Joseph Ouimet	Yes
	Howie Weiss	Yes

Development Applications

PB 20-17, Bober, Tomas, 74 Kevin Drive, Block 7501, Lot 8

Mr. Weiss: Brings us to our first developmental matter for the evening which is PB 20-17, for Tomas Bober, here for a variance for their detached garage, on their property located at 74 Kevin Drive, Block 7501, Lot 8. I see that there is somebody there with the last name B... is that our applicant?

Inaudible

Mr. Weiss: What we're going to do Mr. Bober, is that correct? Bober?

Mr. Bober: Yes Sir.

Mr. Weiss: We're going to swear you in. We're going to have our attorney swear you in, so you'll take some direction from Ms. Crawford.

Mr. Bober was sworn in for the Record.

Ms. Crawford: If you could state your name for the record, spelling your first and last name please.

Mr. Bober: My name is Tomas Bober. T O M A S last name Bober, B O B E R.

Ms. Crawford: Thank you, Sir.

Mr. Weiss: Okay Tomas and your address is 74 Kevin Drive, right?

Mr. Bober: That is correct, Sir.

Mr. Weiss: Okay, so we have the report as prepared by Mr. McGroarty. We have an idea of why you are here today. So, why don't you explain to the Planning Board the situation as it's occurring at your home. Tell us a little about existing conditions and everything that's led up to bring you to this point tonight and then we'll keep it moving.

Mr. Bober: So, I'm attempting to build a detached garage to house vehicles and equipment. The current garage is really...does not meet my needs. It barely fits my wife's car and we cannot get another car in there if you tried, even though it's a "two car garage". I put my wife's car...so my wife's car is a 2009 Toyota, so it's nothing extravagant it's just if put the car in that garage you can't open the door next to the vehicle because it's narrow. So, I'm trying to build a secondary place to house the vehicle and any extra accessories that will allow me to use my garage. I put the plans together and submitted them to your office and I found out that I can't meet the side yard setback. The structure I'm proposing is 16 1/2 feet tall and the requirement is 24.75 feet. The best I can do is 6.8 feet which is the corner of...which is the distance between the corner of my driveway and the property boundary. I can't move the garage into any other location on the property because if I did, I'd have to apply for a variance for some other rule I would be breaking. If, for example, if I moved the property to the right...sorry the building to the right, I would have to apply for a variance to excuse the main building setback and if I were to reduce the size of the garage so it meets the side yard setback as well as the main building setback, the building could only be about two feet wide. Which would be useless. I can't move the garage on any other location of the property due to leech fields and septic tanks. So, I guess the end of the story is that out of all of the different options that I've considered, the plans that I've submitted are the best ones I can think of and unfortunately they still require for you to excuse the side yard setback.

Mr. Weiss: I'm looking at your survey Mr. Bober, the current garage as I'm looking at the survey, is the garage access to the left?

Mr. Bober: I'm not sure what that means, access to the left?

Mr. McGroarty: Yes. It is.

Mr. Weiss: Where is the garage on your house?

Mr. Bober: If you are looking up the driveway, it's on the right hand side.

Mr. McGroarty: You're right Mr. Chairman. It's a side entry from the driveway. It's on the left, yes.

Mr. Bober: Right. You drive up the driveway and make a right into the garage.

Mr. Westdyk: Mr. Chairman, would you like me to pull up that plan and share it on the screen? Would that make it easier?

Mr. Weiss: Let's make sure...Yes, I mean I'm looking at it. Let's make sure everyone else has it. Thanks Dane. Mr. Buzak, welcome this evening.

Mr. Buzak: Thank you.

Mr. Weiss: You'd be proud of the effort that Susan had given us so far.

Inaudible

Mr. Weiss: So, this is the survey that Mr. Bober has presented to us. Currently the garage...let's make sure everyone understands where the garage is currently. Dane if you could scroll the mouse right over...right about there...is that correct Tomas?

Mr. Bober: That is correct.

Mr. Weiss: Okay. The driveway, I know that we had an easement but that is not on your property. The paved driveway is how wide?

Mr. Bober: About 15 feet.

Mr. Weiss: Okay. And does it end on that line right there where the curser is hanging over?

Mr. Bober: That is correct.

Mr. Weiss: Move it to the left a little bit, Dane. The next line. Is that the end of the driveway?

Mr. Bober: Yes.

Mr. Weiss: Okay.

Mr. Bober: Yes. That's the left side boundary.

Mr. Weiss: So, and the reason I'm asking that question is your proposed garage would be kind of right in line with the end of the driveway, correct?

Mr. Bober: That is correct.

Mr. Weiss: Okay. So, I just have a couple quick questions. You said, you need this garage to store vehicles...

Mr. Bober: Yes.

Mr. Weiss: Specifically what kind of vehicles? Is it something more than your car?

Mr. Bober: No. So, I have three cars. I can't fit any of them into the current garage. So, they are nothing extravagant. It's 2009 Toyota, 2009 Subaru Forester and another Forester. So, they are not large cars.

Mr. Weiss: They are personal vehicles? They are not work vehicles? They are not construction vehicles? They are your personal cars that you plan to store or park in the garage, correct?

Mr. Bober: That is correct.

Mr. Weiss: Okay. Then I have another question as...Does anybody have any questions? Because then we can pull this plan down? I can't see so if anybody does, just let me know.

Mr. Schaechter: Yes, I do.

Mr. Weiss: Go ahead, Brian.

Mr. Schaechter: Knowing Kevin Drive the way I know it, most of those houses have a two-car garage. What's in the current two car garage now?

Mr. Bober: The two-car garage can only house a 1999 Honda Civic, at best. If you put two cars in it, we've tried. I put two cars in there and you can't open the doors and exit the vehicles because the current garage is too narrow. If I put my 2008 Toyota into the garage the bumper is about three inches from the stairs leading into the house. The current garage is just too small to house modern vehicles.

Mr. Schaechter: Is your house any different than any of the other houses built on Kevin Drive?

Mr. Bober: So, there is a variety of garages that people have in the neighborhood. Some, there are three car garages, and some are extended two car garages. For example, the house, one of

the houses we looked at before we moved in was on 11 Bennington Drive. That was a two-car garage but it had enough space that you could open a door fully on your vehicle and get out and exit. We don't have that luxury at our current residence.

Mr. Schaechter: What would have been nice, in this application, was to show us what that condition looks like, outside of just the sketch here.

Mr. Bober: Well, I can take the I-pad into the garage and show you what it looks like. I don't know if that would be helpful?

Inaudible

Mr. Weiss: Most of us are familiar with the neighborhood and Kevin Drive and Bennington. Dane, can you pull this screen down? Thanks. I just want to see if anybody else has any questions. I just have another question for Tomas. With my question, Dane, I'm going ask you to put up the file that's called Bober Dimensions. We all received this. My question pertains to the very first picture where you're giving us the height and the width of 10 feet by 20 feet, which is what you said you are going to do. Then it's got a peak roof height of 16.5 inches.

Mr. Bober: It's 20 by 30, sorry.

Mr. Weiss: I'm sorry, you're right. I meant 20 by 30. Locate ten feet to the bottom of the roof ridge. It's the height of this shed that's causing the excessive encumbrance into the side yard setback causing the variance as it is. Have you looked at other designs for a shed that perhaps, do a roof that's not quite 16.5 or can you tell me why 16.5 is the number that you've selected?

Mr. Bober: It had to do with snow loads and storage in the attic. So, the pitch angle of the roof allows access to the attic and it helps the...it prevents snow from building up excessively and causing excessive weight to be placed on the roof. So, Chuck told me that the requirement is one point five times the maximum height of the structure so even if it had a flat roof and it was ten feet I would still need to be 15 feet away from the side yard.

Mr. Weiss: Okay. I just wanted to make sure that we explored the options and that's good input that even if it was a more of a flat roof you'd still be needing a variance.

Mr. Bober: That is correct.

Mr. Weiss: I'm looking at your survey and it does show that there is a septic field back there. I know my question might sound a bit obvious. Have you considered other places on the property to put the shed...the garage?

Mr. Bober: Yes, we have. Architecturally speaking, if we attach it to the house, it's going to deplete the aesthetics of the neighborhood. I'll say it that way.

Mr. Weiss: Okay. Let me make it a little bit easier of a question then. A garage is probably...is it true that a garage's best accessed through a paved driveway?

Mr. Bober: Right. Of course.

Mr. Weiss: If we were to find a spot for this garage say in the rear corner, as I'm looking at your survey, the...up in the right it seems to be away from the septic. Would you say that works for you?

Mr. Bober: I would say it doesn't. Otherwise, I'd have to extend my driveway to the garage which would be burdensome.

Mr. Weiss: Causing other problems.

Mr. Bober: Correct.

Mr. Weiss: Okay. I don't really have to many other questions as far as the testimony. If anybody does, please speak up. Otherwise, we'll pull the....

Ms. Mott: I just have a quick...I have a quick question. So, I would think the family room is right off the back, right? That's the fireplace? And its two single doors not one big double, right? I think that's what makes it difficult in that model.

Mr. Bober: That is correct. Its two single doors.

Ms. Mott: And then your family room is right there because of the fireplace, right?

Mr. Bober: That is correct.

Ms. Mott: Okay. Thank you.

Mr. Weiss: Okay. If anybody else...I'm not seeing anybody. Otherwise, I'm going to have Dane take this down. Thanks Dane. Okay does anybody else have any questions for Tomas based on this testimony so far? All right. So, seeing none, as we try to move this along as an applicant coming in for a variance, either the obligation is on you to talk about positive criteria, negative criteria. Maybe we'll start with the negative criteria in this application because it might be a bit easier. It seems like they've always been easier, negative criteria. Negative criteria just to help you understand, is that we want to make sure that your application and your eventual plan doesn't have any substantial detriment to the public good and does not substantially impair the intent of the zone plan. Would you say that a garage, if approved, would hurt, would damage the zone plan?

Mr. Bober: I would say that it would not.

Mr. Weiss: And would you say that because a garage is something that you would normally see in a residential zone?

Mr. Bober: Right. It is nothing extravagant and this is not the first of these type of applications that you guys went through. My neighbor at 74 Kevin Drive has a similar structure so this is nothing unique or strange.

Mr. Weiss: I thought you were...inaudible.

Mr. Bober: Seventy-two. It's two doors down.

Mr. Weiss: You are 72?

Mr. Bober: That is correct.

Mr. McGroarty: We have you as 74.

Mr. Bober: Oh! I am 74. I don't know. I'm sorry, gentlemen. I am 74. I've only been living here a year. I apologize.

Mr. Weiss: So, you're next door neighbor is what you were referring to.

Mr. Bober: Right, right.

Inaudible

Mr. Weiss: That's okay. Really, I wouldn't want to hear about their application anyway. Your testimony is basically that a garage, similar to this, used for residential type uses, which means you don't have any...I'm asking you a question...do you have any plans to run a repair shop or I think you testified that this garage is going to be used for your personal vehicles, for essentially parking?

Mr. Bober: Right. It's for personal use only. I do not have...So, I'm a government employee, I do not have a personal business. There is no intent to use it for any means of making profit.

Mr. Weiss: Okay. So, you understand a commercial garage would not be part of a residential neighborhood. So, the fact that you are coming and asking for a garage for your personal vehicles, it sounds like you said to me that that would not create any negative impact on the zone plan.

Mr. Bober: That is correct.

Mr. Weiss: Okay. And I would tend to agree with that. If anybody has any issues, regarding negative criteria, certainly sounds like Tomas just proved the negative criteria that he's qualified for that. Let's talk about the positive. I know you probably have read Mr. McGroarty's report. Tell us about how we can apply the positive criteria to your application?

Mr. Bober: So, in Mr...In Chuck's report, I believe it was listed as I can have an option to select c1, c2 or c3? Is that correct?

Mr. Weiss: Well it's not like a menu, but I think one of those would apply. You're not...inaudible...but kind of those are the examples and I...Just talk to us a little bit about where your variance request fits in. Give us a little testimony to hang our hat on and I don't mind assisting you with my loaded questions.

Mr. Bober: Okay. I appreciate that. So, in terms of positive criteria, it would allow me to clean up my driveway, clean up the yard, put all that neat and tidy appearance of the neighborhood. Is that what you were looking for?

Mr. Weiss: Yes. I think you are leaning towards, Chuck, tell me if I'm wrong a c1 and a c...paragraph?

Mr. McGroarty: The c1-c? Yes. I would think the same thing.

Mr. Weiss: Okay. Thank you, Chuck. So, Tomas, sounds like due to the fact, although it's not an irregular shaped property, the way the house is built and the way that the driveway comes, you don't really have many options.

Mr. Bober: I do not.

Mr. Weiss: It sounds to me like you tried...you've at least explored other heights of the roof and they don't present a qualified garage for your needs. I tend to agree with you that if you were to find a place that would conform, not that we can find one, but it would completely disregard the need for a garage which is best suited off of a paved driveway. And if you were to conform because you can't because of this exceptional situation of the narrowness and everything I've said. This garage might end up in your family room if it was to conform. Would you say that's accurate?

Mr. Bober: That is correct. It would either end up in my family room or be a size that you can't house a car.

Mr. Weiss: Do you think there is anything wrong with putting a garage in the family room?

Mr. Bober: That would be a problem. Yes, sir.

Mr. Weiss: There you go. Does anybody have any questions for Mr. Bober?
Chuck...inaudible.

Mr. Ottavina: Mr. Chairman, can I ask a question?

Mr. Weiss: Sure, go ahead, Paul.

Mr. Ottavina: Just looking at the plan, it seems like there is an area in the back yard that would be inside the setbacks. I think you said he doesn't want to do that because it makes the driveway longer, correct.

Mr. Bober: That is correct.

Mr. Ottavina: How much longer would the driveway be?

Mr. Bober: At least 20 feet, 20, 30 feet. It would...I would have a driveway pretty much snaking through my leech field, around my septic tank and all...inaudible...my backyard. Which

would then...I couldn't go back there and play soccer with my kids. So, that would be a huge detriment to the way that the property is used.

Mr. Ottavina: Understood.

Mr. Weiss: I wonder too, Paul. I was thinking the same when I was reviewing the plan that this...I think...my opinion, this is just my opinion, that a garage closer to the house where garages normally are, would be less of an eye sore, I think. And that might not be the right word versus putting a garage in the middle of the yard and turning over all that green to pave a driveway, just to conform to the zone when it sounds like there is enough here that Mr. Bober is making sense to put it where he is. That was just my opinion. Anybody else want to chime in on that?

Mr. Schaechter: I'll agree with you.

Ms. Mott: I agree with you too.

Mr. Weiss: Chuck, do you think testimony is clear on the positive criteria on the c1-c?

Mr. McGroarty: Yes. Just also the Board would take note, this is an unusual lot in this development. It's not the only one of its kind but it is unusual that it has the pedestrian easement on the side, where the garage is going to be located. So, typically the standards are, we want to...the ordinance requires this kind of a setback so it would respect, air, light, open space to the adjoining lot. In this case, we've already got a 20 foot, essentially a buffer, built in. So, if...in my opinion, if you were going to put a garage anywhere on the property, this is a good spot because it doesn't have an adverse impact on the adjacent neighbor since they do have that walkway between. There is a photo of it in my report if anyone has that. So, I think for that reason and also the applicant is required to maintain a 15 foot setback from the house for the structure. I think this is a reasonable location.

Mr. Weiss: Okay. Thank you, Chuck. I don't disagree. Does anybody on the Planning Board have anything? Ken, are you raising your hand?

Mr. Forlenza: Yes, I was, Mr. Chairman. Quick question for Mr. Bober. Have you considered moving the garage closer to the house? I see you have an 18 foot space between the house and the proposed building. If you moved it a little closer, then that 6.8 feet wouldn't be so close. Any reason why you couldn't move it over?

Mr. Bober: I'm required to have a 15 foot offset from the house. So, the furthest I can move it to the right would be three feet.

Mr. Forlenza: Would that be a problem? Or wouldn't it line up with the edges of the driveway?

Mr. Bober: It wouldn't line up with the edge of the driveway. It would just create a lot of awkward space.

Mr. Weiss: I think that would cause problems for us, Ken because now the garage would be too close to the house. Is that correct, Chuck?

Mr. Forlenza: Well, as long as it meets the 15 foot setback from the house. So, move it over three feet.

Mr. McGroarty: I mean I suppose it's possible. As I said I think this lot has the unusual benefit of a built-in buffer, essentially, on the side, on that side.

Mr. Weiss: So, it's not really encroaching on any home particularly.

Mr. McGroarty: Right. And there are trees along the pedestrian access. So, not that you want to hide it because aesthetically I'm sure it will fit in...I trust that it will fit in with the design of the house, but it will be shielded by the trees that are along the pedestrian easement.

Mr. Bober: So, Chuck, based on what you just said, would it be seen as beneficial if I do plant trees on that side lot? On the space between the space between the garage and the easement...the walkway?

Mr. McGroarty: Well, I never want to discourage planting trees, but my point was, there are trees there and when I visited you at the site you said there was really only one tree that needed some trimming. Otherwise, all the trees along the easement will remain in place.

Mr. Bober: That is correct.

Mr. McGroarty: Yes.

Mr. Weiss: I think that is satisfactory to the Planning Board. Anybody else? Tomas just one question from me. When I'm looking at Page 5 of your photographs, I know you are superimposing where this garage is going to be. I just, for the record, you're not cutting down the trees to put it there at all, right?

Mr. Bober: I do not...I will not. I might have to trim a branch or two closer to the ground but that's about it.

Mr. Weiss: But if you could see what I'm talking about on that Page 5. The bottom right picture shows the garage and I just want to make sure...and I can see you are above the other...upper left picture clearly shows it but I just want to make sure for the record that you are not cutting down the tree to make this work.

Mr. Bober: That is correct.

Mr. Weiss: All right. I don't have anything else. If anybody else does...I'm not seeing anything. Let's open it to the public. See if anybody from the public is here with any kind of questions or comments? I don't see anybody from the public having any questions. Going once...going twice...let me close it to the public. Tomas, anything else that you would like say to the Planning Board? It doesn't look like you have anything else to add to the conversation.

Mr. Bober: I do not. Thank you.

Mr. Weiss: Thank you for that. At that point, let me turn to the Planning Board if you'd like to make a motion. I'd like someone to make a motion on this application PB 20-17.

Mr. Mania: I'll make a motion to approve PB 20-17.

Mr. Weiss: Thank you, John Mania.

Mr. Batsch: I second.

Mr. Weiss: Thank you, John Batsch. Any comments? Any other conversation? Questions? Comments? Seeing none, let's do roll call.

Roll Call:	David Scapicchio	Yes
	Brian Schaechter	Yes
	Ken Forlenza	Yes
	Kim Mott	Yes
	Catherine Natafalusy	Yes
	John Mania	Yes
	Paul Ottavinia	Yes
	John Batsch	Yes
	Howie Weiss	Yes

Mr. Weiss: Okay. So, Mr. Bober, it looks like your request is approved. What's going to happen is, give us about a month. The Resolution will be confirmed. Through the Resolution, that will be signed and somewhere around the third week of March, you can pick it up and you can move forward with your plan.

Mr. Bober: Thank you I appreciate it.

Mr. Weiss: My pleasure. So have a good night. Good luck with your project, Tomas.

Mr. Bober: Thank you, Sir and take care everyone. I appreciate the time.

Executive Session

Mr. Weiss: We are going to move into Executive Session. Everybody has the plan. Once we make the motion and approve it, everyone got the e-mail, just to review, Dane, you'll keep this open. You'll put up a note that says, Planning Board is in Executive Session. Once we agree to it, everyone has the phone dial in number. The code, if you are going to sit in front of your computer, which I don't suggest you do but if you do make sure you are muted. Once we are done with our Executive Session, we are going to close that Executive Session. We'll come back into our public session. There will be no further business when we return. We'll simply come back into public session and move to adjourn that meeting. So, if there is any other instructions, I think that was pretty clear. If anybody does not have the instructions, on our Executive Session please let me know now.

Inaudible

Mr. Weiss: So, let's do this. Let me make a motion. If someone would please move us to Executive Session?

Mr. Schaechter: I'll make a motion to move us to Executive Session.

Mr. Weiss: And a second?

Mr. Mania: Second.

Mr. Weiss: Thank you, John Mania. Okay. We are going to move to Executive Session. I do want...the first thing I want to do is mute.

Mr. McGroarty: I'm going to mute everybody, Mr. Chairman. Not you.

Mr. Weiss: Start dialing in. You have the numbers.

Executive Session commenced at 7:38pm.

Executive Session ended at 8:24pm

Mr. Weiss: We're back in Public Session. I would entertain a motion to adjourn the meeting.

Ms. Mott: I'll make a motion to adjourn the meeting.

Mr. Mania: So, moved.

Mr. Weiss: Thank you, Kim. Second?

Mr. Mania: I'll second.

Mr. Weiss: Thank you, John. All in Favor?

All: Aye.

Mr. Weiss: Good night, everybody.

Meeting Adjourned at 8:25pm.

Transcribed By: Karen Grill

Signature



Planning Board Meeting date approved 1/13/2022

January 13, 2022