

GREEN TOWNSHIP BOARD OF ADJUSTMENT MINUTES

Regular Meeting of November 7, 2013

@ 7:02 PM, Board Chairman, Gene Bambara CALLED THE MEETING TO ORDER, then led members in reciting the PLEDGE OF ALLEGIANCE followed immediately by his reading the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: The Acting Board Secretary – Linda Peralta called the Roll finding Eugene Bambara, Chairman; Louis Tommaso, Vice Chair.; Matthew Fox; William Neilan; Jason Reinbold; Michael Roller and Carmine Torella in attendance. Also present: Board Attorney - Lyn Paul Aaroe; Board Planner, Jessica Caldwell; Board Engineer, John Miller.

MOTION TO EXCUSE ABSENT MEMBERS: Michael Muller and Sharon Mullen.

- Neilan so moved. Fox seconded. **VOICE VOTE**: All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.

MOTION TO APPROVE MINUTES (from October 3, 2013)

Corrections: Torella's first name.

- Neilan moved to approve. Tommaso seconded. **VOICE VOTE**: All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.

ORDINANCES:

A. #2013-10: Land Use Reg's - Sec. 30-5.7 Regarding Land Use Development Application.

DISCUSSION: L. Peralta spoke to the fact that the Township Attorney felt the application should be renumbered to match the adopted Ordinance. Board concurred. **No Action Taken.**

RESOLUTIONS:

A. #BA 1314 (#ZB 304): STENZIANO / BAUDOIN - "c" Variance Request

Board Attorney briefly reviewed / introduced his resolution. Chairman entertained a motion to approve.

- Fox so moved. Reinbold seconded. **ROLL CALL VOTE**: Reinbold - YES; Neilan - YES; Fox - YES; Tommaso - YES; Bambara - YES. No abstentions. No objections. Motion carried.

OLD APPLICATIONS:

#1) BA 1313: DOGGIE CHALET, LLC - "d" Variance Request

DISCUSSION: Chairman explained that application was found marginally complete at October 3rd meeting. He then briefly described how Board procedures would unfold for benefit of Applicant and members of the Public in attendance. The following Exhibits were used in this testimony before the Board:

Exhibit A-1: Property Survey, Applicant has this Exhibit but will be reminded to file with the Board Secretary.

Exhibit A-2: Dog Care Service Agreement

Exhibit A-3: Benner's Best Friend Fence

Exhibit A-4: Photo of Roadway

Exhibit A-5: Photo of Driveway

Exhibit A-6: CloseUp Photo of Driveway

Exhibit A-7: Photo of Roadway other direction

Exhibit A-8: Photo showing house barely visible from roadway

Exhibit A-9: Documents about Noise Reducing Fence Cover

Representing the Applicants, Michael Selvaggi, Esq. presented the application, substantiating use as not abnormal or unusual. He said property is suitable and applicants have gone to great lengths to safe guard animals and be less disruptive to neighbors. **Nicholas Bradley and Adriana Bradley, property owners of 282**

Decker Pond Road, were sworn in. **N. Bradley** testified that their property was bought about 2.5 years ago. When they purchased, kennels were built into garage as well as outside runs. Testimony offered that previous property owner had numerous dogs on the premises. In 2009, the Bradleys had a dog walking business in Belleville. The business grew to include dog sitting. Testimony offered how Doggie Chalet, LLC, was established in 2010 and owner's education and training showing his confidence and skill with dogs. **M. Selvaggi** described how advertising of the business is primarily word of mouth, vehicle signage, and via the internet / website. Dogs accepted on-site only after interview with owner(s). Drop Off and Pick Up by appointment only. Meet and greet must be scheduled. All dogs must be spayed / neutered. **Exhibit A-1: property survey** used by applicant to identify various points in the testimony and **N. Bradley** expanded on handling procedures during meet and greet sessions. Doggie Chalet, LLC, reserves the right to turn away dogs that are not "well adjusted" (fearful, aggressive, or exhibit excessive barking). Mr. Bradley testified that he does pick-up and drop-off dogs. Most of his business is currently in the Glen Ridge / Montclair area. After a short break, Board resumed. Copy shown of the Doggie Chalet, LLC, Customer Agreement. Described a typical day and timing when dogs are let outside. Experienced dogs said to help new dogs acclimate using the "Alpha Male" process of dog sociology. **N. Bradley** showed an approximation of the planned future expansion of fencing. **Board Attorney** questioned the height and appearance of the proposed new fencing. **N. Bradley** responded that it will blend well with the current 6ft. high chain link fence but in fact will be a "Best Friends Fence" made of hard vinyl, not chain link. **N. Bradley** said he would also like to have chain link at head of driveway. Addressed dog waste - Applicant testified that it is collected couple of times per day and taken to the dump on Saturday mornings. Applicant testified that maximum number of dogs is 10, although there may be some overlap. Request for 10 to 15 dogs in addition to three (3) of their own. **Board Attorney** asked if there had been any complaints. Testimony offered that complaint made about 4 years ago about excessive barking but explained that dog(s) couldn't be inside because cleaning lady there. **N. Bradley** said he had spoken to neighbors on 200 ft list and only one neighbor had a problem. **Board Attorney** asked for a description of plans in case dog not behaving properly. Testimony offered that part of the contract / agreement is to have a contingency plan which may involve the larger garage space which now has linoleum flooring as required for kennels. Discussion revisited fenced area and lighting. Testimony offered about flood lights at back of house were there when house purchased. Signage questioned. Testimony offered that sign was placed in driveway by accident. No signage would be preferred, but will place small sign, if required to alleviate existing problem of people confusing several similar adjacent driveways. Testimony offered of two bad incidents. 1) A dog didn't want to go up steps. Wife picked up, wobbled and let loose. Took 2 nights to locate / retrieve dog; and, 2) Client pulled in and let dog out and dog took off. Further testimony offered that owner wants to put split rail fence across driveway with gate which should prevent some of the above situations. No other escapes. @8:32, Board took another short break. Upon resumption, Board revisited number of dogs requested to be allowed on-site. Testimony clarified that it would be 10 plus owner's three (3) dogs. In response to **Board** questions about nighttime release for dogs, testimony offered that it is about 9 PM for short time in back corral area, then back in. No plans to illuminate expanded fence area. Currently expansion area is heavily wooded. Testimony offered that if application approved, garage will be sealed. Charges explained for overnight, as well as day care rates explained as well as hours conducting transport and number of prospective clients. **M. Selvaggi** confirmed State kennel regulations require a quarantine area. County Kennel application will guide progress. Testimony offered that owner(s) will bury fence where possible. Testimony also offered regarding size of facility. **M. Selvaggi** questioned criteria for choosing business site. Testimony offered that they sought property with large yard for dogs but also for family and protection from wildlife. **Joseph Golden, PE, PP, CFM** was introduced and his credentials were accepted to speak for the Applicant on planning and engineering matters. Discussed criteria required for use variance. Testimony offered that property located in Agricultural / Residential zone that is mostly residential in immediate area. The driveway is in compliance with ordinance and has plenty of room for turn around. Reviewed Agricultural uses that could be on property

including horses, etc. Proposed use was said to be in keeping with rural area and Master Plan encourages business. **Board Attorney** questioned that no topography offered. Testimony offered regarding current grade. Discussion continued with review of Board Engineer, John Miller's 12-21-13 report. Board noticed that Engineer's report indicated difficult turn around. **J. Golden** responded that fence can be reconfigured to eliminate problem. Board questioned whether fence would be kept open or closed. Testimony offered that it would be kept open except for scheduled meet and greets. Testimony offered about special reasons for granting use variance. Among them is that use provides needed care facility by trained owners. Further testimony offered that applicants have demonstrated need in area and need for safe and healthy dog facility. Although Montclair and Glen Ridge is core clientele, owners are looking to solicit local clientele. In response to Board Planner's 10-21-13 report and questions, **J. Golden** used various exhibits to show that property is buffered with plenty of shrubbery to shield for sight and sound; additional sound-proofing; site suitability, as well as possible negative criteria as per substantial detriment to surrounding community. He demonstrated various points regarding noise and fencing and number of trips expected to the property each day. Dog bone on mailbox is the only demarcation planned. Pet waste is already bagged and taken off property. In his opinion, the applicant is proposing significant remedies to any detriments. Board suggested future lighting be put on plan. Golden pointed out reflectors on driveway and mailbox. **J. Golden** offered further testimony about how proposed use complies with Master Plan and will maintain rural character of community. **M. Selvaggi** summed up points in favor of granting use variance: 1) only 2 people employed - husband & wife; 2) no retail; 3) 1 client at a time; 4) no signage proposed; and, 5) total 2 hours outside time. Six to seven dogs currently allowed for homeowners. Only condition not met for home-occupation is that business can't be conducted entirely within the building. @10:30, following discussions wherein it was determined that said comments be limited to questions or concerns, meeting was opened for Public Comment on the matter. Public offering comments were:

1. **Stevie Fava, 275 Decker Pond Road** - previous owner was dog handler and had dogs which caused an awful lot of barking and smell. New owner fabulous and very generous. Has used Chalet.
2. **Mr. Fava, 275 Decker Pond Road**. Moved here 29 years ago and the property always had dogs. In support of the business.
3. **Christine Marcantonio, 273 Decker Pond Road**. Met the Bradleys 1 year ago. Position neutral at first. Then adopted a dog and used the service. They rejected second dog for hyperactivity, showing concern for safety first. Facility clean. Never see or hear dogs. Board Attorney & Board Chairman reiterated with some discussion their preference for concerns rather than support which may be expressed later in the sequence of hearings. **M. Selvaggi** suggested the Public comment on only the issues that haven't been addressed in previous testimony. Accepted by the Board.
4. **Gina Miller, 279 Decker Pond Road**. Met Bradleys because of a lost dog causing them to traverse and park on her property several times. Concerned about owners' ability to monitor and control dogs. Noise a significant concern. Not sure how they will ensure that another dog does not escape.
5. **Randy Miller, 290 Decker Pond Road**. His property overlooks Bradleys' and concerned about proposed additional clearing and view from his deck.
6. **Jeff Wilson, 288 Decker Pond Road**. Concerned if precedence is to be set how will enforcement and compliance be handled. Significant noise concern.
7. **Jerry Jenson, 278 Decker Pond Road**. Has lived there 22 years and is concerned about kennel operation negatively impacting resale of his property, compounded with busy street. Previous kennel operation caused some problems.

Chairman announced that next meeting will be December 5th. Jessica Caldwell and John Miller are both to be invited to the meeting. No further notice would be necessary.

OTHER BOARD BUSINESS:

Chairman's Report: Wanted a motion approving himself and Matt Fox to serve on a subcommittee regarding RFP's for Board Engineer as a new matter of policy regarding best practices adopted by the Township committee.

- **Tommaso so moved. Neilan seconded. Reinbold abstained. VOICE VOTE: All members present voted "aye" in the affirmative. No objections. Motion carried.**

Briefly discussed Planning Board's recent approvals.

MOTION TO ADJOURN: @11:10 PM.

- **Fox so moved. Neilan seconded. All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.**

Minutes respectfully submitted by:



Desiree L. Dunn, Secretary
Planning Board & Board of Adjustment

✓ Approved December 5, 2013

**GREEN TOWNSHIP ZONING BOARD OF ADJUSTMENT
RESOLUTION MEMORIALIZING THE APPROVAL OF AMENDED APPLICATION
BA 1314 WITH RESPECT TO FRONT YARD SETBACK
AND SIDE YARD SETBACK
PURSUANT TO N.J.S.A. 40:55D-70(c)(1)
(PREVIOUSLY APPLICATION NO. 304)
VINCENT STENZIANO AND ELEANOR BAUDOIN**

WHEREAS, application having originally been made on September 17, 2005, by Vincent Stenziano and Eleanor Baudoin, who reside at 190 Pequest Road, Andover (Green Township), New Jersey, 07821, to the Green Township Zoning Board of Adjustment seeking the grant of certain *bulk* variances with respect to front yard setback and side yard setback, in order to: extend front porch and doorway from its presently recessed position; establish a room above the existing garage to enlarge the existing master bedroom; and construct a new room and screened porch on the existing residence owned and occupied by the applicants located on property known and designated as Block 20, Lot 6, on the Green Township Tax Map, said property being commonly known as 190 Pequest Road, Andover (Green Township), New Jersey, 07821, said property having frontage upon, existing driveway access to and being located on the southerly side of Pequest Road; and,

WHEREAS, a hearing was held upon the original application at the regular meeting of the Board convened on November 3, 2005, at which applicants, Vincent Stenziano and Eleanor Baudoin, appeared, *pro se*, to present their application, the plats submitted in support thereof and their testimony with respect thereto; and,

WHEREAS, in support of the original application for the grant of the *bulk* variances with respect to front yard setback and side yard setback, as aforesaid, the applicants having submitted a certain plat entitled: *Variance Map, Block 20, Lot 6, Township of Green, Sussex County, New Jersey*, said plat prepared by Judith A. Keith, L.L.S. of Pittenger & Keith, Inc., said plat being dated August 15, 2005, being constituted of one (1) sheet and bearing no revision dates thereon and the applicants having additionally submitted photographs of various views of the existing dwelling house, together with an aerial view of the subject property and architectural elevations and a floor plan of the existing dwelling house and the improvements proposed to be added thereto; and,

WHEREAS, as a result of the original application made to it and the hearing held thereon at the regular meeting of the Board convened on November 3, 2005, the Green Township Zoning Board of Adjustment previously made the following basic **FINDINGS OF FACT**:

1. The property which is the subject of the application and which is owned by applicants, Vincent Stenziano and Eleanor Baudoin, who reside at 190 Pequest Road, Andover (Green Township), New Jersey, 07821, is known and designated as Block 20, Lot 6, on the Green Township Tax Map.

2. The subject property is commonly known as 190 Pequest Road, Andover (Green Township), New Jersey, 07821.
3. The subject property is a generally rectangular-shaped parcel which has frontage upon, existing driveway access to and is located on the southerly side of Pequest Road.
4. The subject property has a width, measured along the edge of the right-of-way of Pequest Road, of 326 feet; has a width, measured at the building setback line, of 315 feet, more or less; has an easterly sideline length of 292.12 feet; has a westerly sideline length of 248.52 feet; has a rear lot line width of 300.56 feet and contains a total area of 1.92 acres.
5. There is presently located upon the subject property, a bi-level frame dwelling house which has front yard setbacks of 60.6 feet (easterly corner) and 61.2 feet (westerly corner); has an easterly side yard setback (measured from its closest point to the easterly property sideline) of 16.4 feet; and has a westerly side yard setback and a rear yard setback well in excess of the minimum required 35 feet (for side yard setback) and 100 feet (for rear yard setback).
6. The improvements proposed to be made to the applicants' existing dwelling house and which necessitate the grant of the *bulk* variances sought with respect to front yard setback and side yard setback are described by the applicant in one of the submittals entitled: *Proposal* as follows:
 - Phase 1 – Extend front porch from its current recessed position to a position 2 feet closer to the road than the front wall of the building yet even with the drip line. Extend cement porch to accommodate.
 - Phase 2 – Remove roof over attached garage and build up the roof line of the rest of the building, adding additional square footage to the master bedroom.
 - Phase 3 – Add foundation and build a room and screened porch on the right side of the building.
7. Particularly, the new front porch proposed to be established will have a width of 9 feet, a depth of 4 feet and will extend 2 feet closer to Pequest Road than does the existing front wall of the building although no further than the existing roof line, projected down to the ground.
8. The existing deck located on the westerly side of the dwelling house will be removed and an addition, having overall dimensions of 14 feet in width by 26 feet in depth will be constructed, which will be constituted of a screened porch, having

dimensions of 14 feet in width and 12 feet in depth and a dining room, having dimensions of 14 feet by 14 feet.

9. Finally, a second story will be constructed over the existing garage, which will be constituted of an attic (storage, only) area, having a width of 12½ feet and a depth of 14 feet and an extension to the existing master bedroom, which will have a width of 12½ feet and a depth of 14 feet.
10. In that the existing dwelling house proposed for expansion as set forth hereinabove, is already in violation of the minimum required (100 foot) front yard setback, same having a setback of 60.6 feet, at its closest point and further in that the existing dwelling house has an easterly side yard setback of 16.4 feet, from its closest point, the minimum required side yard setback being 35 feet, *bulk* variances with respect to front yard setback and side yard setback are required and have been sought.
11. The existing dwelling house contains four (4) bedrooms and will, after construction the additions, including the expansion of the master bedroom, remain as a four (4) bedroom dwelling house. Consequently, no issue is created as to the continuing adequacy of the existing septic system to serve the proposed new construction.
12. The addition on the right (westerly) side of the dwelling house we attended by a full basement. The enlargement of the front entryway will include a *mud room*.
13. The subject property is located within the AR-5/2 Agricultural Residential Zone District, wherein the minimum area and other *bulk* requirements apply: a minimum lot area of 2 acres; a maximum density of one (1) dwelling unit per five (5) acres; a minimum lot width, measured at the street line, of 130 feet; a minimum lot width, measured at the building setback line, of 200 feet; **a minimum front yard setback of 100 feet**; a minimum rear yard setback of 100 feet; **a minimum side yard setback of 35 feet**; and a maximum building coverage of 15% (of the total lot area).
14. It is for *bulk* variance relief with respect to front yard setback and side yard setback that this application has been submitted.
15. No objectors or other parties interested in the granting of the application appeared before the Board, nor were any communications by or on behalf of any such objectors or interested parties received by the Board.

WHEREAS, as a result of the previously made foregoing basic **FINDINGS OF FACT**, the Green Township Zoning Board of Adjustment previously made the following ultimate **CONCLUSIONS BASED THEREON**:

- a. This application is based upon the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-70(c.)(1) which provides, in pertinent part as follows:

*Where (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific property **or the structures lawfully existing thereon**, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.*

- b. The foregoing are the so-called *positive criteria* which must be satisfied prior to the granting of such a variance. Additionally, the so-called *negative criteria* which also must be satisfied are:

No variance or other relief may be granted ... without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

- c. Here, in this particular case, the Board is satisfied and herewith concludes that *an extraordinary and exceptional situation uniquely affecting* (the subject property) ... *would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon* the applicants in constructing the proposed (14 foot by 28 foot) westerly addition; the (9 foot by 4 foot) front porch enlargement; and the second story over the existing garage.
- d. Particularly, the applicants' existing one-story dwelling house is a *structure lawfully existing* on the subject property, which dwelling house is already in violation of the minimum required front yard setback and side

yard setback provisions applicable to conforming lots in the AR-5/2 Agricultural Residential Zone District.

- e. Consequently, it is not possible to construct any additions, whatsoever, to the existing dwelling house, absent the granting of the *bulk* variances sought with respect to front yard setback and side yard setback.
- f. The Board has determined that the proposed additions are reasonably necessary and suited to accommodate the applicants' present and future residential needs and that the style and architecture of same will be compatible with that of the existing dwelling house and, consequently, will not be out of character with that dwelling house or the neighborhood in which same is located. As such, the granting of the variances to enable construction of the additions as proposed will not deteriorate or detract from the value of surrounding properties.

WHEREAS, at the regular meeting of the Board of Adjustment convened on November 3, 2005, the Board determined, by a vote of seven (7) in favor, none opposed and no abstentions, to grant *bulk* variance relief with respect to front yard setback and side yard setback to the application of Vincent Stenziano and Eleanor Baudoin, said application having been previously designated Application No. 304 so as to enable construction of the 14 foot by 28 foot (a 26 foot dimension is recited on the *Overhead View* floor plans submitted, whereas the addition on the westerly end of the house is recited on the Pittenger & Keith survey plats as having dimensions of 12 feet by 28 feet, it appearing that the correct overall dimensions are 12 feet by 28 feet, being the overall depth of the existing dwelling house), together with the proposed (9 foot by 4 foot) front porch enlargement, together with the second-story addition to be constructed over the attached residential garage located on the westerly end of the dwelling house, all on property owned and occupied by the applicants, said property known and designated as Block 20, Lot 6, on the Green Township Tax Map, said property being commonly known as 190 Pequest Road; and,

WHEREAS, the Board's taking of the Official Action as set forth hereinabove was memorialized by Resolution dated and adopted December 1, 2005, subject to certain revisions which occurred on December 23, 2005; and,

WHEREAS, subsequent application having been made to the Board on September 4, 2014 by Vincent Stenziano and Eleanor Baudoin, who reside at 190 Pequest Road, Andover (Green Township), NJ 07821, proposing and amendment to the development plan (plan of construction of improvements) originally proposed by the applicants, submitted to, reviewed and approved by the Board, in favor of the following:

- Construct a closet along the east side of the dwelling, having dimensions of 28 inches in depth and 13 feet in width and containing a total area of 30 sq. ft. in order to add closet space to the bedrooms on the easterly side of the house.

- The new construction (30 sq. ft. closet) will be supported by the garage and will extend through the garage roof and terminate with its own *hip* roof just below and at the same roof pitch as the main roof.
- The current project sought to be approved is a *downsized* version of the previous development proposal approved by the Board which originally proposed to add both finished and unfinished space over the same garage and would have added an additional 336 sq. ft. to the habitable floor area of the dwelling house.
- The (30 sq. ft.) closet will have no water, heat (other than that already provided in the dwelling house) or electrical fixtures, components or wiring.

WHEREAS, a hearing was held upon the amended application at the regular meeting of the Board of Adjustment convened on October 3, 2013, at which applicants Vincent Stenziano and Eleanor Baudoin appeared, *pro se*, and at which no objectors or other parties interested in the application appeared, nor were any communications by or on behalf of any such objectors or interested parties received by the Board;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Green that, as a result of the amended application submitted to it which was the subject of a noticed (in compliance with the Municipal Land Use Law, particularly N.J.S.A. 40:55D-12) public hearing held at the regular meeting of the Board of Adjustment convened on October 3, 2013, the following **OFFICIAL ACTION** is taken with respect thereto:

1. The Board of Adjustment does herewith endorse, reiterate and find entirely applicable to the present amended application the previous *Findings of Fact* and *Conclusions Based Thereon* made and as memorialized in its Resolution dated and adopted December 1, 2005, subject to revisions which occurred on December 23, 2005.
2. The Board does herewith **GRANT AMENDED BULK VARIANCE APPROVALS** to **APPLICATION BA 1314**, being the application of **VINCENT STENZIANO** and **ELEANOR BAUDOIN** seeking the grant of **FRONT YARD SETBACK** and **SIDE YARD SETBACK** variance relief so as to enable construction of a closet along the east side of the dwelling, having dimensions of 28 inches in depth and 13 feet in width and containing a total area of 30 sq. ft. in order to add closet space to the bedrooms on the easterly side of the house.

3. The foregoing Official Action is taken, subject to full compliance by the applicants with the following terms and conditions:
 - a. The applicants shall reimburse the Township of Green for all expenses incurred in the administration of the application submitted, including the cost of preparation of this memorializing Resolution.
 - b. The applicants shall provide proof of the payment of all real estate taxes and assessments due on the subject property through the fourth quarter of 2013.
 - c. The applicants shall construct the proposed closet in precise compliance with the plats submitted to, reviewed and approved by the Board, **any deviations therefrom** requiring resubmission to, re-review and reapproval by the Board.

**GREEN TOWNSHIP ZONING BOARD
OF ADJUSTMENT**

EUGENE BAMBARA, CHAIRMAN

DESIREE L. DUNN, SECRETARY

I hereby certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Zoning Board of Adjustment at its regular meeting held on October 3, 2013, by a motion and vote as follows:

**MOTION TO GRANT APPROVAL TO AMENDED APPLICATION NO. BA 1314 –
VINCENT STENZIANO AND ELEANOR BAUDOIN (BLOCK 20, LOT 6) GRANTING
RELIEF WITH RESPECT TO FRONT YARD SETBACK AND SIDE YARD
SETBACK:**

IN FAVOR: Chairman Bambara, Mr. Fox, Mr. Neilan, Mrs. Mullen, Mr. Roller,
Mr. Reinbold, Mr. Torella.

OPPOSED: None.

ABSTAIN: None.

ATTEST:

DESIREE L. DUNN, SECRETARY

Dated: November 7, 2013

GZBA:StenzianoBaudoinGrantBulkGrantAmendedFront&SideYardSetbacks.Reso.