

**TOWNSHIP OF WALL
ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
HELD IN THE LOWER LEVEL COMMUNITY ROOM
JANUARY 21, 2004**

The Regular Meeting of the Wall Township Board of Adjustment was called to order by Chairman Clayton at 7:55 P.M. Members present were Chairman Clayton, Vice Chairperson Mary DeSarno, Dominick Cinelli, Wilma Morrissey, Jim Gray, first alternate Wayne Palmer, second alternate Ray Slocum, Attorney Hirsch, Planning Coordinator Roberta Lang, Recording Secretary Betty Schinestuhl, Engineer Gerken, Special Planner Maczuga and Reporter Amone.

SALUTE TO THE FLAG

Attorney Hirsch announced that all requirements under the Open Public Meetings Act had been complied with for this meeting and read the purposes of the Board of Adjustment.

CARRIED APPLICATIONS

CASE #BA31-2003 – Date application complete: September 6, 2003. Carried from September 17, 2003, October 15, 2003, December 17, 2003 and January 14, 2004.

APPLICANT: SPEEDWAY PROPERTIES, L.L.C.

PROPERTY: 1803 Route 34, Block 922, Lot 3, OR-10 zone

RELIEF REQUESTED: Use/Site

Mark Aikins, Esq. appeared for the applicant.

Attorney Hirsch said this is a continued hearing.

Attorney Aikins said he would like to continue where we left off last week. We will start off with Mr. Archer.

Mr. Archer was previously sworn.

Mr. Cinelli said at the last meeting he asked if the Speedway did any analysis of how many patrons go to a movie theater that shows ten movies per night. Mr. Archer said the facility will hold 600 vehicles maximum. Mr. Cinelli asked if Mr. Archer knows what the Brick Plaza holds on the weekend or Monmouth Mall. Mr. Archer said no.

Mr. Gray asked what type of vehicles will park at the end of the parking lot. Mr. Archer said RV types of vehicles. The parking attendants will direct them.

Mr. Gray said Mr. Archer said there would be spot checks for alcohol. Mr. Archer said that is correct. Mr. Gray asked who will be doing those checks. Mr. Archer said the attendants.

Mr. Gray said people will start arriving two hours before the movie. Mr. Archer said the plan is for the site to be open 1½ - 2 hours prior. They would go to the concession stand and get something to eat and get a good spot.

Mr. Gray asked if Mr. Archer thought they would have enough people in the month of April. Mr. Archer said yes.

Mr. Slocum asked if Mr. Archer was going to run the movies or is he going to use a professional. Mr. Archer said the projector will be run by professionals.

Mr. Cinelli said at the last meeting there was testimony stating there was an existing ticket booth in the center. What if the public creates a third lane so they do not have to wait on line? Mr. Archer said we are going to have two ticket agents and two alternate agents. As the traffic flows in the two alternate attendants will not bother with tickets. They will direct cars. If we see the stacking backing up the two alternates will then collect the admission fees and hand out tickets. They will mark on the window PAID. They will then go right pass the two permanent attendants.

Mr. Palmer asked if there will be any type of vehicle that will be prohibited from viewing the movie. Mr. Archer said a tractor trailer. He said there will be a list of those in the rules. Mr. Palmer asked about a bus. Mr. Archer said any large vehicle will be placed at the perimeter.

Mrs. DeSarno asked what would stop a parked vehicle that is already in to move to another spot. Mr. Archer said we would put that in the booklet. They would be required to blink their lights and they would be moved. Mr. Palmer asked could you put on your screen that there will be no moving to another space. Mr. Archer said that would be on the brochure of rules. Once the movie starts you cannot move.

Mrs. Morrissey asked at what point would you give out the rules. Mr. Archer said when they pay at the ticket booth. It will also be on the radio.

Mrs. Morrissey asked about laser lights. Mr. Archer said they will not be permitted.

Mrs. Morrissey asked if there was a maintenance schedule for clean-up of litter. Mr. Archer said when we have race nights on Saturday night we have six people clean-up. It will be the same.

Mr. Slocum asked what if cars do not park in their lanes and they park in the driveway. Mr. Archer said the attendant will make sure they don't park there.

Mr. Palmer said he wants to make it clear that the content of entertainment be clean. He asked who will be responsible for the type of movies. Mr. Archer said the owners of the Speedway. We are planning to have all family related movies. He said their intent is to make this a family place.

Entered into evidence:

A-10 Three photos showing the mascot, series character

Attorney Aikins said the mascot's name is WallTer.

Mr. Archer said they want to make this fun.

Chairman Clayton said at last weeks meeting he asked for a brochure. Mr. Archer said he will get one.

Mrs. Morrissey asked about pets. Mr. Archer said pets will not be allowed to run free.

Chairman Clayton asked about motorcycles. Mr. Archer said they will not be allowed.

Jim Stigliano, Sharpe Road, asked what level of rating you would be showing. Mr. Archer said Mr. Lecki will answer that.

Mr. Stigliano asked for the number of attendants that will control parking. Mr. Archer said they will start out with seven.

Mr. Stigliano asked if they could put a sign on Route 34 stating when the movie is full. Mr. Archer said we will post it on the Speedway sign.

Mr. Stigliano asked if they legally have the right to check cars for alcohol. Mr. Archer said we cannot open their trunks. Mr. Stigliano asked if they can inspect under the seats. Mr. Archer said after they are in and we see any alcohol they will be asked to leave.

Mr. Stigliano asked if seven people can control 1200 people. Will they be trained? Mr. Archer said before we open the drive-in we will have a walk through. If seven cannot handle it we will add to it. We are going to ask Wall Township Police to assist us. They will be off-duty police officers.

Mr. Stigliano asked if a study or cost benefit analysis was done. Mr. Archer said no.

Mr. Stigliano asked what was the demise of the drive-in theater in New Jersey. Mr. Archer said he did not know.

Mr. Stigliano asked what is the tax liability on the improvements of this site. What is the benefit to the town? Attorney Hirsch said this person cannot figure out what the taxes are. The township will do that.

Mr. Stigliano asked if this application was considered retail or commercial. Attorney Aikins said the planner will answer that.

Ernest Bongiovanni, 2008 Plymouth Court, asked Mr. Archer why he is doing this. Mr. Archer said there are no drive-ins in New Jersey. The novelty would be unique. The main reason is to make it a family center.

Mr. Bongiovanni said did you look at the fact that you could convert an existing parking lot and make a profit from that with no building improvements needed. Mr. Archer said that is correct.

Mr. Bongiovanni said you are going to use a piece of property that is only used one day a week to make a profit. You are not doing any capital improvements. Attorney Hirsch said this is going to have a movie screen. There will not be a new building.

Mr. Bongiovanni said this will be in a zone that is zoned OR. Mr. Archer said he believes the town would be opposed to a retail building. We want to compliment the site.

Mr. Bongiovanni asked if they would abandon the site. Attorney Aikins objected. Mr. Bongiovanni asked if there was any thought given to make a conforming use at the site. Mr. Archer said no.

Mr. Bongiovanni asked why the parking lot is not being paved. Mr. Archer said we didn't think it was necessary.

Mr. Bongiovanni said on race track night there is a lot of noise. Attorney Aikins objected.

Mr. Bongiovanni said this is another use of the property. A positive benefit to the property has not been shown by this witness. Can the race track be made less noisy? Attorney Aikins objected. There will not be noise in excess of any state levels. The raceway use is not before this Board. The questions are just not relevant. Attorney Hirsch said the applicant is not proposing any changes to the race track. The race track is not part of this case. The testimony is about this operation.

Ralph Addonizio, 3402 Shoreline Drive, asked how large the property is. Mr. Archer said 50 acres. Mr. Addonizio asked how much is not in use. Mr. Archer said about 90%.

Mr. Addonizio asked what positive a movie theater brings to Wall Township. Mr. Archer said the planner will answer. Mr. Addonizio asked Mr. Archer to answer as an owner. Mr. Archer said it will employ Wall Township people.

Mr. Addonizio said you have a septic system. Mr. Archer said yes. Mr. Addonizio asked if that would be able to handle the additional people. Mr. Archer said the engineer will answer. Mr. Addonizio asked if the bathrooms were part of the racetrack. Mr. Archer said yes. Mr. Addonizio asked if they were up to code. Mr. Archer said yes.

Mr. Addonizio asked if the owner was aware that the movie ratings go with the property. Attorney Hirsch said that was answered before. If there is going to be a condition any subsequent owner would have the same conditions.

Mr. Addonizio asked why this is not an extension of a non-conforming use. Attorney Hirsch said because it is a separate distinct principle use. It is not an extension of the racetrack use.

Mr. Addonizio asked what other type of activities are planned. Mr. Archer said any other activity will involve only those who come to the movie. Mr. Addonizio asked what other activities. Are they allowed by zoning? Mr. Archer said yes, they can use the playground area. We will also be giving out prizes. Mr. Addonizio asked if the playground was the kind you see at a school. Mr. Archer said yes.

Mr. Bongiovanni suggested to the Board that they limit the type of movie shown. Do you have any authority? Attorney Hirsch said what you are missing is this is an application for a use variance. If it was allowed we could not limit the type of movies.

Mr. Addonizio asked if the business fails what are your plans for the screen. Mr. Archer said if part of approval we would move the screen. Those containers can be used for something else.

Mr. Addonizio said the Speedway holds auctions sometimes would those containers be in the way. Mr. Archer said auctions are only done once a year. Our intention is not to have auctions if this is approved.

Attorney Aikins said during the 50+ years of the Speedway what has gone on besides racing. Mr. Archer said the only auction he knows of is for equipment. Attorney Aikins said they are not done on a regular basis. Mr. Archer said that is correct.

Robin Cervantes asked if "Sold Out" was going to be on the marquee. Mr. Archer said yes and it will be lit up.

Mr. Stigliano asked for a clarification on other activities. Are other activities planned for the drive-in? Mr. Archer said no. Mr. Stigliano asked about the racetrack. Attorney Hirsch said just so we are clear the only thing in front of this Board is the approval of this movie theater. The racetrack use is not before this Board. If he proposes something different he needs to come back before this Board. No other uses, no other accessory uses, unless already permitted and then they don't need our approval.

Mr. Stigliano asked if the auction was allowed. Attorney Hirsch said the raceway has been before the Board for many things. They can only do what is allowed in the resolutions. Mr. Stigliano asked if those approvals spill over to the drive-in. Attorney Hirsch said yes. Mr. Stigliano asked about a concert. Attorney Hirsch said if it was permitted in the prior resolution.

Mr. Cinelli asked about larger vehicles using the lanes on the east and west side of the property. Any consideration that there be special lanes. Mr. Archer said larger vehicles will park in the back.

Mrs. DeSarno asked if you get there early can you park where you want to. Mr. Archer said where you want based on your vehicle.

Leonard Geraci, 2004 Tally Ho, asked if they have done any research in the state of New Jersey regarding any problems. Attorney Hirsch said there is nothing on record. Mr. Geraci asked if there was going to be any other activities. Mr. Archer said no.

Lieutenant Tim Clayton was sworn.

Chairman Clayton said the Police Department had a number of issues. Lieutenant Clayton said the Police Department needs to meet with the management of the Speedway to discuss security issues. Attorney Aikins agreed.

Lieutenant Clayton, regarding lighting, said we recommend that some permanent lighting be installed. Mr. Archer said temporary lighting works much the same way. If it is not sufficient we will put in permanent lighting.

Lieutenant Clayton said being a six night a week operation the Police Department cannot provide a police officer every single night. Mr. Archer asked if they had an Interlocal service agreement with other towns. Mr. Clayton said that would have to go through the Chief.

Chairman Clayton asked about other activities. Lieutenant Clayton said the Police Department would recommend that the site stay a drive-in and not an outside arena.

Chairman Clayton asked about the setting up of lounge chairs. Mr. Archer said the intent was to have chairs in front of the vehicles. Aisles will be wide enough. There would be adequate space to put in a chair. We will work with the Police Department to come up with a compromise. Attorney Hirsch said the concern is not just if there is enough room but with people out of their cars there will be additional opportunity for conflict. Lieutenant Clayton said if they sit outside it would have to be controlled. Mr. Palmer said if they come two hours prior to the movie on a warm night are you going to restrict them and make them stay in their vehicle. We have to look at that. Attorney Hirsch said the Board hasn't gotten that far. We are just trying to hear from the Police Department and their testimony. Lieutenant Clayton suggested they stay in their vehicles just during the movie. We don't want them tailgating. Mrs. Morrissey asked about people sitting on the hoods. Lieutenant Clayton said it will be easier to control if they are in their cars.

Mr. Bongiovanni asked Lieutenant Clayton if he believed the use would present problems. Lieutenant Clayton said he could not make a recommendation until after this is approved.

Mr. Bongiovanni asked would you like to see the security plan before it is approved. Lieutenant Clayton said after.

Mr. Bongiovanni asked how many police officers are at the Speedway. Lieutenant Clayton said two to assist security.

Mr. Bongiovanni asked do you think this would invite problems. Attorney Hirsch said he cannot answer that.

Mr. Bongiovanni said there have been no suggested improvements to Route 34/Hurley Pond Road. Lieutenant Clayton said we would like an engineer to review that.

The Board recessed at 9:15 P.M.

The meeting resumed at 9:30 P.M.

Entered into evidence:

- A-11 Preliminary & Final Site Plan prepared by LGA Engineering dated January 21, 2004
- A-12 Tubular stall marker

Mr. Seymour was previously sworn.

Mr. Seymour said the parking lot is sand and gravel. The site is located north of the race facility. There are drainage swales on the west and east ends. The flow gets higher toward the race area. It flows down toward the screen. People will be able to see over the cars in front of them.

Attorney Aikins asked Mr. Seymour to explain some of the problems with the site. Mr. Seymour said the run-off goes toward the east. Some of it extends to the highway. Gravel and sand for the parking lot will be better. It allows water to drain into the soil. They have put stone along the east side of the driveway to catch that water. There is a natural swale to a pipe under the highway. Run-off will be controlled by a stone trench. Mr. Seymour said there is a drainage that flows on the east side. There is no evidence of a problem in that area.

Attorney Aikins asked Mr. Seymour to explain how the lanes will be identified. Mr. Seymour said we will grade the site. We will use a tubular marker. The marker will be on a spring and also be removable. They can be taken out and stored. These markers will be placed every three to four stalls. Mr. Seymour said there will be one every 40'. They will be sufficient. They will be removed when not needed. Attorney Aikins said that system will allow the Speedway parking to park as they do now. Mr. Seymour said yes. The markers will be level with the ground.

Mrs. DeSarno said you are not using the millings because of environmental problems. Mr. Seymour said there could be bituminous leakage into the ground. Mr. Gerken said DEP said we cannot use millings. We can only use it if something was over it. Mr. Slocum said you are not using any millings. Mr. Seymour said that is correct.

Mr. Slocum asked what will be the base in the parking lot. Mr. Seymour said we are grading it to level it out and it will be a gravel type of base.

Mr. Gerken asked if the applicant will be submitting a drainage calculation to let us know what type of stone. Mr. Seymour said yes.

Mr. Gerken asked for soil percolation testing. Mr. Seymour agreed. Mr. Gerken asked if this will be submitted before the next meeting. Mr. Seymour said yes.

Chairman Clayton said this application will be carried. It will be carried to March 3, 2004.

Attorney Aikins waived the time limits. Attorney Hirsch said no further noticing is necessary.

Mr. Cinelli recused himself on the Defeo application.

CASE #BA36-2003 – Date application complete: October 1, 2003. Carried from December 3, 2003

APPLICANT: SAM & CHRIS DEFEO

PROPERTY: 1726 Highway 35, Block 78, Lots 2 & 3, HB-40 zone

RELIEF REQUESTED: Use/Bulk/Site

Timothy B. Middleton, Esq. appeared for the applicant.

Attorney Middleton said at the last meeting on this application we stated the sale of new and used cars is a pre-existing use. The engineer testified about the drainage, buffer, light, etc.

Ms. Hoffman, Engineer and Planner, said the applicant submitted a revised set of site plans.

Entered into evidence:

A-14 Revised overall site plan rendering

Ms. Hoffman said we took some of the concerns of the Board and we revised the spaces to 8½' wide. The number of cars went from 90 to 74. We used some evergreen plantings to provide additional buffer between the site and residents.

Entered into evidence:

A-15 Rendering representing line of site view from the residents house in the rear to the proposed commercial use

Ms. Hoffman said the photo was taken from 300' back from the proposed rear building line. This is what a resident would see. They would not see the 12' light pole in the back of the building. They would see about 4' of the building at the time of planting. Attorney Middleton said in five years those evergreens would grow and fill out. Ms. Hoffman said that is correct.

Entered into evidence:

A-16 Line of site taken at the same location 300' off the rear line of the proposed building after five years

Ms. Hoffman said at that time the view of the building would be almost full obstructed.

Ms. Hoffman said the elevation of the existing structure is about 15' in height. The existing elevations on the existing residence are approximately at the same grade. It would be a total of 19' of buffer.

Ms. Hoffman said the berm goes 10' or so with the preservation of some trees that are staggered throughout that berm. Mr. Gray asked if that will provide a wall. Ms. Hoffman said yes.

Mr. Gray asked if any of the residents would be able to see the display of vehicles. Ms. Hoffman said no.

Mr. Slocum asked if the applicant planned on maintaining the ROW. Ms. Hoffman said yes. The existing site has vehicles parked closer than we will. We will plant grass and maintain it.

Mr. Maczuga asked if they had any comments to Ms. Bergailo's letter of January 14, 2004. Ms. Hoffman said they would have no problems complying with Items A and B. Item C – we don't take exception to that. No problem identifying those. Item D – we can provide that information.

Chairman Clayton, referring to A-13, asked what is at the rear of the building. Ms. Hoffman said it is a fence. It is a 6' white, vinyl fence on top of the 7' berm that is proposed.

Chairman Clayton asked about the dumpster location. He said the Board is concerned about where it is in the rear. Can you put it anywhere else? Ms. Hoffman said that location was chosen because of activity on the adjoining site. The only other location would be on the northeast side. It would be the same distance from the residents.

Attorney Middleton asked where the dumpsters are. Ms. Hoffman said they are located in the rear to the south.

Chairman Clayton asked if the applicant can control the time of pick-up. Ms. Hoffman said the applicant will address that issue.

Attorney Hirsch asked how far the dumpster to the closest residence is. Ms. Hoffman said about 180'. Mr. Maczuga asked if it was in the required 75' buffer. Ms. Hoffman said no.

James Goram, Esq. said I will reserve close because of the hour.

Attorney Middleton asked Ms. Hoffman to go over the January 16, 2004 review letter. Ms. Hoffman said on page 3 under Preliminary and Final Site Plan, Item 1 we can comply with that. Items 2 and 3 are statements of fact. Item 4 regarding the grading and layout of the handicapped accessible ramps we can comply. We gave testimony on Item 5 regarding signage. Item 6, we can label the fence. Item 7, regarding soil, we have provided that and the soil will be distributed throughout the site. Item 8, we have complied stating on the grading plan that all roof drains are to be tied into roof collection system surrounding the building. Item 9, a NJDOT permit is required and we will apply. Item 10, using the auto turn plan, what we did was model a car carrier through to maneuver around the site. The truck would enter at the southerly most driveway, go around the south side of the building, around the east side and go to the parking area behind the employee parking. They will unload the cars and then leave the site. We provided an auto turn plan. We will comply with Item 11 regarding the easement along the southern portion of the property being labeled as existing. Regarding Item 12 there is additional information needed and we will comply. Regarding Item 13 we will show all foundation dimensions for all sign footings and fence post footings.

Ms. Hoffman went over the Landscaping and Lighting portion of Mr. Gerken's review letter. Regarding Item 1 she said they will comply. Lights at the front of the facility will be 12' and 1,000 watt. There will be four lights on the south side along the driveway. They will be 20' and 400 watt. The light poles in the rear will be 12' and 250 watt. There will be four lights on the north section. They will be 20' and 400 watt. The rear 12' pole and 20' pole will be turned off after hours then security lighting will go on.

Attorney Middleton said the further away from the lighting the less you can see. Ms. Hoffman said that is correct.

Attorney Hirsch asked do you meet the ordinance? Ms. Hoffman said we have excess lighting. Attorney Hirsch said the Board can retain jurisdiction and see how it goes. If it is a problem the Board can have you come back. Attorney Hirsch said this lighting plan is a better plan than what exists. Ms. Hoffman said yes. All the lighting proposed will have house shield on them.

Regarding the comments under Stormwater Management Report Ms. Hoffman said Item 1 is a statement. Regarding Item 2 Ms. Hoffman said they proposed HDPE because there is a shallow water table. There will be a reinforced concrete pipe or a strip down device. Mr. Gerken said he would like to see the details. Ms. Hoffman said they will comply. Ms. Hoffman said they will comply with Item 3 providing sizing calculations for the underground detention system. We will also comply with Item 4 proving that the basin will be evacuated within 72 hours of a storm.

Regarding the second planning review letter of January 14, 2004, Ms. Hoffman said, regarding page 4 Item 6, A, we will revise the site plan and zoning table to reflect a reservation of 64 spaces for customer and employee parking rather than the 63 proposed. Ms. Hoffman said she has already provided testimony regarding adequate access for large trucks to get to the loading zone.

Ms. Hoffman said they will apply for all the necessary permits and approvals.

Mr. Slocum asked if there has been any consideration regarding the car carrier making a left hand turn southbound on Route 35. Ms. Hoffman said she is proposing that the carrier come south and go into the site. Mr. Slocum said that turn has been a problem for many years. They attempt to make a turn onto 17th Avenue. Ms. Hoffman said they would be instructed not to do that.

Attorney Middleton said the applicant must submit application to DOT with regard to this application.

Ms. Hoffman said the way the driveway is configured if he makes a left turn in he is going to have a problem. Chairman Clayton said to advise the car carriers of the turn. Attorney Middleton said they will.

Chairman Clayton suggested that the applicant ask DOT to make it a "No Left Turn." Attorney Middleton said they will ask.

Chairman Clayton asked about outdoor speakers. Attorney Middleton said there will be no outdoor speakers.

Ken Critchlow, 1719 Grove Street, asked about trucks coming in after hours and am I going to see lights. Ms. Hoffman said you will not see lights due to the height of the berm. Mr. Critchlow said trucks make runs all night and we can hear them. Ms. Hoffman said the carrier will be delivering a certain amount of cars and they have to be taken off. Attorney Middleton

said the delivery of cars will occur two to three times a week, from 9:00 A.M. – 5:00 P.M. It takes 15 minutes for each delivery.

Mr. Critchlow said he is concerned with car carriers pulling up at 2:00 A.M. and waiting for the dealership to open.

Mr. Critchlow asked about the fence. Ms. Hoffman said it will be a white vinyl 6' fence.

Mr. Critchlow asked about landscaping. What is the ground cover going to be? Ms. Hoffman said sod, perennials, shrubs, evergreens, etc.

Mr. Critchlow said there is a loading zone at the rear of the building. What will that be used for? Ms. Hoffman said car and truck parts. There will be no tractor trailers.

Mr. Critchlow asked about the dumpster. He said they will be six yard dumpsters will they have a lid? Ms. Hoffman said yes.

Mr. Critchlow asked if the recycling containers will have a lid. Attorney Middleton said yes.

Mr. Critchlow said they will do no repairs at all. Ms. Hoffman said no. Mr. Critchlow asked about an air compressor. Attorney Middleton said the architect will answer.

Mr. Gray asked Mr. Critchlow if car carriers park on the Jost property now. Mr. Critchlow said they park at Foodtown. He said there are times when heavy trucks go onto the Foodtown parking lot and run all night. They are from the Ford dealership across the street.

Mr. Gray asked about cars from Sea Coast. Mr. Critchlow said no. He said they are good neighbors.

Marilyn Renzi, 1713 Grove Street, asked if the line of site was done for one story or two story. She asked if she was upstairs in her home will she see the lights. Ms. Hoffman said the plantings that are going on there will be a sufficient amount of evergreens. The light in the rear is only 12' high and there is a shield on it. There is no spillage onto residential property. Ms. Renzi said she does not get any glare from Jost.

Ms. Renzi asked where the trash containers will. Ms. Hoffman said on the southeast section of the property. Attorney Middleton asked how many feet from Ms. Renzi's house is it to the trash container. Ms. Hoffman said about 300'.

Attorney Middleton asked how far the lights would be from Ms. Renzi's house. Ms. Hoffman said about 410'. The light would be 400 watt with a shield.

Ms. Renzi asked if someone will maintain the rear yard. Ms. Hoffman said there will be a separate contractor to maintain that site.

Chairman Clayton said this application will be carried to March 17, 2004.

Attorney Middleton waived the time limits.

Chairman Clayton said no further noticing is required.

RESOLUTIONS TO BE MEMORIALIZED:

DAVID GARRISON – BA#18-2003
Block 322, Lots 42 – 45

Gray/Clayton

ALISON DECESARE – BA#21-2003
Block 952, Lot 6

DeSarno/Palmer

There being no further business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 10:55 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary