

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
August 28, 2018
Regular Meeting

Robert Brady, Board Chairman, opened the Regular Meeting of the Zoning Board of Adjustment at 7:53 p.m. The Board Secretary read the Legal Notice. The Chairman asked all in attendance to recite the Pledge of Allegiance. There was a 7 member board 1 alternate will be late Mr. Brady explained the Zoning Board and Open Public Meetings Act. He introduced the Board Attorney, Stephen Glatt. The meetings are advertised in the Herald News. The Board operates in accordance with the Open Meeting Act of the State of New Jersey. No new applications after 10:30 pm and no new testimony after 11:00 pm, after the applicant speaks then anyone can speak for or against that application. If it is needed there will be a break at approximately 9:00 pm. Under normal circumstances the Board follows a printed agenda. The appeals of this Board go directly to the Superior Court of the State of New Jersey.

Roll Call

Present: Russell Curving, James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon, Steven Castronova, Robert Brady

Also present: Denyse Todd, Board Secretary, Steven Glatt, Board Attorney, Kenneth Ochab, Board Planner, Michael Cristaldi sent someone who left after Green Meadow application, Alaimo Group, Board Engineer

Absent: Daniel Jurkovic

**GREEN MEADOW ORGANICS
USE & BULK VARIANCE & PREL. &
FINAL SITE PLAN**

**Complete: 6/6/18
Deadline: 10/3/18
New deadline: 11/2/18**

Block 4601: Lot 17 & Lot 21
960 Burnt Meadow Road; LMI Zone

Use variance request, the proposal does not meet the conditions of the LMI Zone. Expansion of a pre-existing non-conforming use (compost, recycling facility), bulk variance to permit stored materials within 300 feet of a residential structure, 159 feet is proposed and to permit stored materials within 25 feet of any property line, 0 feet proposed for the internal property line between lots 17 & 21. A number of waivers are requested with the application.

Stephen Glatt, Board Attorney indicated that according to the Open Public Meetings Act of the State of New Jersey, we are to hold hearings in a venue where the public can be there, hear what is going on and participate as Mr. Glatt explained in all of the years he has been

the Board Attorney, he has never seen so many people come out for an application and this was unexpected, it has been on for several other meetings but there was not this large of attendance. Had we known, we could have made plans before to see where we could hold it so everyone could have a seat and could hear what is going on. Both Mr. Glatt and Counsel for the applicant and attorney for several of the objectors have discussed the matter with the Board Chairman. All attorneys agree they cannot hear tonight the main meeting room could not hold the amount of people that appeared to hear the application, it will either be 9/18 or 10/23. The applicant will be required to re-notice to 200 foot list. Hopefully by tomorrow it will be decided and hopefully it can be at one of the schools. Board Secretary will publish a legal ad in the newspaper explaining the application. Someone asked what is the application about, Mr. Glatt showed the packet and indicated we have a packet with documents and every individual has the right to come to the Planning Office to look through it. This is what the board members have. That is all, there are questions that they do not know the answer to. The Board does not know until we have the meeting just like a trial. The burden of proof is on the applicant. The applicants will have experts, attorneys and witnesses and perhaps attorney for the objectors will bring witnesses and experts. It may go on a long time. Board will be finders of fact to decide if the applicant's variances will be granted. This is a Zoning Board only have concern over zoning matters, if septic or Board of Health issues that is the purview of that particular agency. If approved their approvals are subject to approvals from State and county and any other Municipal Board like Board of Health. Use Variance and bulk variances. The Board has to decide on the use variance first. There are enhanced proofs for a use variance, majority of votes for bulk variance, a use variances requires the minimum of 5 votes in favor of his application. The Board takes it exceptionally seriously and looks at it very carefully. If the use variance is approved then the bulk variances are heard and then the preliminary & final site plan gets voted on. Mr. Glatt indicated that they should try to separate what is going on. Talk about positive and negative what they feel may be detrimental about allowing this particular use into the area, on the other hand, also if there are concerns about lighting, traffic and other concerns come later with the bulk variance and preliminary and final site plan approval. If a use variance is granted it does not mean that is the end the board wants to know all concerns. If people are not happy, they have a right to appeal to Superior Court for Passaic County after the 45 day appeal period after the memorialization is advertised in the newspaper. Mr. Glatt asked if when we come back the next time, everyone be calm give everyone the courtesy to be heard. If a bunch have the same opinion or concerns it would be nice if you get together and get one spokesman it is not always the quantity of people saying something but the quality of what is being said. If you get together and write it out and stand up and talk and read from what you want known that would be fine, we will not accept no hand written letters or reports but you can get up to microphone. It will be carried, there will be new notice, if the public communicates with each other that would be great, and hopefully everyone will be at the next meeting. Nothing will be heard tonight we will start from scratch when everyone has a place to sit or lean against a wall and listen and maybe it will be cooler. If you come and look at the packet there will be reports from various agencies in the town, state, all are available for public view. The notice is not on the website but the agenda is posted the week before the meeting, posted on the bulletin board, there will be an additional 60 day extension.

MICHAEL DARMSTATTER
BULK VARIANCE ZB06-18-04
Block 6403; Lot 1.01
151 Lincoln Ave. R-1 Zone

Complete: 7/17/18
Deadline : 11/14/18

Bulk variance request for the construction of a 3 stall 30 foot X 12 foot Barn/shed. Side yard setback required is 50 feet, proposed is 5 feet. Distance to other buildings required is 100 feet, proposed is 36 feet.

Michael Darmstatter to start Mr. Glatt swore in 151 Lincoln Avenue, West Milford William J. Darmstatter, 202 Black Oak Ridge Road, Wayne, Engineer and father, Courtney Brennan, 20 Gaston Road, Morristown, horse trainer, teaching Morgan how to ride horses.

Michael indicated his father would be speaking on behalf he is Bill Darmstatter and will be testifying as an expert, NJ Licensed Professional Engineer and Land Surveyor, a graduate of NJIT in Newark, Civil Engineering, Land Surveyor since 1979 and engineer's license since 1984. From 1984 to 1992, Chief Engineer at BPA Engineering, Totowa, NJ and since 1982 Proprietor of Darmstatter Incorporated. He has testified before Zoning and Planning Boards throughout Northern NJ.

Bill Darmstatter indicated the applicant's property is on Lincoln Ave. The front is approximately 129 feet wide and 400 feet deep, there is a 25 foot wide by 450 foot area that goes down to Belcher's Creek, where the applicant has a dock. The home is located in middle of property, front to rear and left to right. Currently there is a garage in the process of being built in the rear and to the left and the applicant has a building permit and it conforms to zoning. The septic system is shown on the plans. The applicant proposes to enclose front area for a turnout for a horse and then construct, in the middle of the property, a 3 stall barn, 1 will be a tack room only one horse but with two stalls. The location where they are proposing is an optimum location, close to the turnout even though it is 5 feet off of the northerly property line, it is very close to the turnout and any further back would be much further from that area. It is only 36 feet off of the house but it is close to applicant's house and no other homes. There are homes along southerly property line and neighbors about 100 feet away. It is an optimum location for the applicant and close to turnout area and furthest from adjacent home owners that are there.

Arthur McQuaid asked why not behind garage other than close to the turnout? Bill indicated one reason is the location behind garage, still needs a rear yard setback variance and in that area it would be closer to the adjoining homes. There are four homes lined up toward Belcher's Creek and none to the north.

Ken Ochab, Board Planner asked how many horses and Bill indicated it will be one horse & 2 stalls with the tack room in the middle. The garage is two stories in the back; there is a slope toward Belcher's Creek it is at grade in the front with the home and then drop 10 feet, the topography is the cause of the change. There is proposed horse area in the front of the house, there is an existing field grassy and tree area with cistern, so the water could be

pumped from there, that front area will be blocked off and the location of the turnout area. There is pvc fencing reinforced with concrete, 4 feet high. Mr. Brady asked about the area marked as gravel, Bill indicated there is a gravel driveway and to the right of the house a gravel parking area, the stall will be just passed that. Mr. Brady asked if the barn could be closer to driveway or stone area and further from the property line. The proposed stalls are set back about 5 feet from the front of the building. If pushed forward toward Lincoln they will still have to move it closer to building. If pushed toward Lincoln there would still be a 5 foot setback, they are down to 39 feet between building and stalls.

Mr. Gerst asked Bill to describe the property at the north side. Bill indicated it is 30 acres of undeveloped land. Mr. Gerst indicated they are putting it the furthest away from the existing homes that they can and Bill agreed it was as far as possible. There are four residences along that side. Mr. McQuaid asked how far the septic tank would be 21 feet from the septic system, the requirement distance from the septic for the garage was 15 feet. Mr. McQuaid asked if they could move it closer to the septic tank and make the setback 11 or 12 feet from the property line. If they move it 6 feet it would make the side line 11 feet. The house offset from the right front house corner 175 and the rest is about 170 feet from roadway, the doors will face the house. Mr. McQuaid indicated moving 6 feet is a big improvement.

Mr. Brady indicated that there is a setback for tank, but the pipe coming from tank to field, closer to tank may appease setback requirements, move it 6 or 8 feet closer to house and cock it 45 degrees. Bill indicated that it would still have a corner 5 feet from property line.

Mr. Castronova indicated that to move it forward it 6 feet and will have any 11 foot setback and clears the pipe and the tank and makes it 11 foot variance instead of 5 foot. There was discussion and Mr. Brady indicated not to cock it just move it forward 6 feet. Improves the variance, side yard variance would be four feet instead.

Mr. McQuaid asked if it could go between the house and the garage in back, Bill indicated it would be too close to the structures, they wanted it further from the residences on the south side because it would be better for them. Accessory structure with livestock is 50 foot not 15 as originally indicated by the Planner. The Planner also indicated it is better to have 11 feet and not 5 feet. Mr. Ochab indicated that it is a 2 horse capacity and the structure could house 3 horses. Mr. McQuaid asked what they are planning to do with the waste from the horses and Bill indicated Courtney would explain that, after he is finished and then open to the public then to Courtney for explanation. The Board Chairman indicated usually all testimony is explained and then the public can speak. Bill indicated the trainer has to leave.

Mr. Brady indicated that it would be opened to the public

Mr. Glatt swore in Jill Nicol, 20 Central Ave., Block 6601; Lot 3 West Milford, Mark Nicol, 20 Central Ave., West Milford.

Mark- concerned about the garage and the barn, the driveway heading to the barn, across the stalls and down around the side of the garage to the rear, he would like to know what is going on. The garage fill and driveway is located within 150 feet within the transition buffer of the wetlands. The driveway concern is because it seems like he is doing things as he goes

and afraid that it would be that way with the barn and the fencing area. Things are being done differently than what is shown on the plans. Mr. Brady told them the garage was not part of the application and he should go to building or planning department with the other concerns. Mark also had a question about the front and rear setbacks for the proposed garage.

Mr. McQuaid asked Mr. & Mrs. Nicol if they want it closer to the rear, Mr. Nicol indicated he did not think it had enough room. Mr. Nichol indicated that for him it works the best but not for the other neighbors. Mrs. Nicol indicated that they do not want it approved at all. They have lived there since 1996 and they bought the property because of the location, they did not want to live by livestock or horses but especially horses. They contacted their real estate agent when they got the plans from Mike and gave a letter indicating that it would bring down potential buyers if they were to sell. There is Belcher's Creek and wetlands and that is why the 33 acres are vacant there was a subdivision proposed in the past for a long time. She has concerns for the environmental impact of manure, rodents and flies. Mr. McQuaid indicated that we would be hearing about the disposal of the waste.

Mr. Gerst indicated that they could put it up without coming to the Zoning Board; they only need this because they wanted to move it further away from the neighbors on that side. Mr. Nicol indicated that the distance to the barn from the house would still be required. Mr. Nicol has been a Civil Draftsman for 20 years and now works in Oakland. Mr. Ochab indicated if they met site requirement, they could just go to building department would not need to come to the Board.

Mr. Glatt swore in Cindy Defreese, 6 Central Ave., Block 6601; Lot 1 West Milford she is concerned, her house is closest, the variance would be within 10 feet of her side yard, she has safety concerns, she has kids, manure, flies and does not want to look at a fence, she feels bad, they are nice people but does not want it in her side front or back yard. She is directly to the south of the proposed horse area, the corner of Lincoln and Central. She is the first house on the street, the back of her property is narrow, her main area is the side and front. She has a shed in her yard and the shed and fence would be meeting. Mr. Ochab asked if there is a tree line between the properties. Yes she is, is she screened, not really not pine trees, looks under a canopy. Aerial photo shows a tree line, not dense trees.

Steve Burbella was sworn in and resides at the corner of Central and Lincoln at 141 Lincoln Ave, Block 6602; lot 6 across from the lady who just spoke, he has one concern about manure. Steve read from a report that 1 horse produces 50 pounds of raw waste per day and if kept in soiled bedding can add 8 to 15 more pounds and if not properly managed can pollute water resources. Mr. Glatt indicated he was reading from a report which may be accurate or may not be. The Board has nobody to question about the report, suffice that a horse can produce a lot of waste. Objector indicated waste has phosphorus, and it may contaminate the well if not tended to in a timely manner. His driveway faces Central.

There was nobody else for or against the application. There was a motion and second to close the public portion of the application. All in favor to close the public portion.

Courtney Brennan indicated in NJ you are required to store manure on non-permeable surfaces to prevent manure from leeching into the groundwater. She proposes that her client lay down a stone dust qp pad then dumpster from Down To Earth Farms, they do all manure removal in the area, the manure is placed into the dumpster and Down to Earth Farms picks up, the dumpster is also a non-permeable surface. The State of NJ requires removal every three month. With one horse, it would not be a full size dumpster, she manages 35 horses. You would muck stalls on a daily basis, transported directly to manure bin, dumpster. For a turnout field you go with a pitch fork and shovel once a week pick it out of the field, so all manure is getting removed. The life cycle of a fly is lay eggs in manure, then they hatch and the flies stay in the area because of the horse. If on top of manure removal from the beginning with one horse it should not be a problem. Fly Predators is a system of removal, small parasites that you buy through the mail, sprinkle on manure they hatch and eat the young flies. You cannot do with a large operation because if there are other that do not use the system, they will stay. One horse in an isolated area will not attract. Mr. McQuaid indicated that in the situation with variances, the variance stays with the land, if client should move and new people move in and do not care, the testimony is based on the willingness of the property owner to maintain everything. If the ground should be developed, will next owner maintain like the applicants would. Ms. Brennan indicated that it is an approved use for the property and these are the current neighbors and the current property owners and she is advising them on how to take care of their animals.

Ms. Brennan in response to a Board Member's question indicated that the pad will be placed about 50 feet from the stalls, furthest away from the road. Near the septic field, toward the septic field there will be ability for a truck to get in there, bring empty, take full one out. The pad will be size of side by side dumpsters. The pad would be twice as wide as one dumpster because of the way they change out. Mr. Gerst asked for additional detail on the removal time. NJ State law 3 month minimum change. She has 35 horses and removes dumpster once every 9 days, one horse approximately 3 weeks or so as an estimation. When mucking stalls there is a lot of urine, so it is not just the manure it is the shavings, two horses maybe 2 weeks. Proper removal would be on the honor system, there is not a State agency that oversees. NJ Agricultural Department would possibly look into it. A Board Member asked if the local Health Department would be involved and Ms. Brennan indicated that she did not know because she never had a problem with it. Mr. Brady indicated that he would think it would be Local Board of Health and then the State if a problem continues. Mr. Glatt indicated if they were able to build it, then none of this would be an issue because it would have been approved with a Zoning Permit.

Open to the public to ask questions of Ms. Brennan. Jill Nicol any problems 1 horse on one acre. She has 35 horses per 8 acres and Mr. Glatt indicated it is a little over 4 horses per acre, and this is less. Ms. Brennan indicated that they have a daycare center next door and the balls are thrown into the field, they have another neighbor next door about 20 feet away.

Mr. Glatt indicated that if the application is granted, the resolution should require if the property is sold, and people do not intend to use it for horses, the stable and fenced in area will have to be removed so it will not be running with the land. The 2 stalls and the tack

room if not using remove it. Mr. Ochab indicated they are proposing 2 under the ordinance which is based on size of building they could have 3 horses, they are proposing 1 horse.

Jill Nicol-Who is cleaning up on a daily basis, Mike works during the day and Morgan does not stay there. Mr. Glatt suggested if they find there is a nuisance from the condition; go to the Board of Health as a neighbor with concerns that is what she should do if there is a problem.

Cindy DeFreese has a concern about resale of her house. Mr. Glatt indicated when there is discussion about devaluation of someone's property; her obligation would be to bring an expert to say why as a result the house would be devalued. We need independent proof, there may be a realtor who would come in and testify that houses with horses do not sell. Mr. Glatt indicated that he can appreciate it but that is the situation. She has owned since 2000, he just bought his house and trees coming down, construction and horses. She does not feel there is enough property to do that. Mr. Brady asked if she had questions of the witness, three months of manure baking in the heat. Neighbors won't like it. Who is to say that the horse poop will get picked up. She does not think it is right that she will have to disrupt her life to call to tell someone it smells in her yard. Who will move it, will they let it sit for 3 months. She is concerned about well, also walking out the door and smelling it. Very concerned 3 months is a long time to let manure sit for 3 months, the minimum for NJ State Law. Ms. Brennan indicated that it could not sit for 3 months because it would be full. Mr. Glatt indicated it was getting repetitive and the witness testified it would be every several weeks not 3 months.

Ada Erik-Macopin Road sworn in, she is neither for nor against the application. Has horses in her yard, there is NJ Department of Agriculture plan called Animal Waste Management Plan. The very first ever done in the State of New Jersey is located on the north corner of Cahill and Macopin Road, they use a dumpster and have 4 head on a small piece and gets dumped every week. She indicated that she is neither for nor against but has to defend horses and everything that goes along. They fly predators would not be used on the dumpster except in a big operation, on a small operation manure leaves and they only leave where manure stays.

Mr. Glatt asked if a condition if approved if they could make it a condition that it gets removed at least every two weeks. Mr. Brady asked if Ms. Erik would consider herself an expert on horses and horse care and she indicated she was and was as accepted by the Board and indicated they could use a smaller dumpster.

Mr. Gerst made a motion to close the public portion

Mr. Conlon-second

All in favor to close the public portion

Mr. Darmstatter indicated that the applicant had photographs but Mr. Glatt indicated that we were done.

Mr. Gerst asked if driveway that backs neighbor's house. The existing driveway is on the right side and the grass area is about 20 feet and near Cindy's property could landscaping be

an option, he is not against planting bushes. Mr. Conlon indicated that although setback is there, the visual may impact of the esthetic quality of their property if filled in it may reduce the negative impact of surrounding property, a landscape plan may be considered. Mr. Gerst agreed. Is the applicant willing to address it, Mr. Darmstatter indicated that he is willing to address with landscaping. Mr. McQuaid asked if there are any plantings good for that Mr. Ochab indicated that since the trees are deciduous that are there, probably small evergreens staggered under the tree canopy so eventually they will grow and spread out to provide a screen. The applicant agreed and has no objection if approved, and it sounds fair. There is no new lighting proposed, there is a light at the northeast corner of the dwelling that is shining in the direction of the proposed horse stall area, he is not proposing to change anything and it shines in the opposite direction of the neighbor's dwellings. If they want to see something different let him know. It shines to the north and it shines toward undeveloped land, woods and wetlands. There will be no additional lighting.

There are no additional screening questions no additional questions. Motion and second to close public portion for those specific questions to lighting and screening. All in favor to close the public portion.

Arthur McQuaid wanted confirmation, moving an additional 6 feet off the property line, manure pick up every 2 weeks, dismantle the barn if new owner are to move in and not utilizing as a stable area it will be responsibility of buyers or sellers to remove the structure and fenced in area, record the resolution, evergreen buffer, 2 stalls 1 horse and a tack room in the middle. 2 stalls capacity of 3 with one horse. One horse capacity of 2 with a tack room in the middle.

Matthew Conlon indicated that he is not making a motion for or against but wanted to say and confirmed with the planner. As much as he sympathizes with both sides, it is a permitted use in the zone the only reason we are here is for distance setbacks on new structures being added to a property that meets the minimum lot size requirement and allows horses in the zone. If they did not have the garage in the back and area in the front was smaller, they would not know until they were breaking ground. If allowed in the zone vs not allowed. In this instance the use is allowed. The stall not far away enough from a property line because the septic happened to be put on that side of the backyard versus on the other side probably due to the topography of the land. There is a garage in the back under a separate permit that was not part of the application, 93 feet off of the house and nothing can be put between the garage and the house because horses are considered livestock under the zoning code. He wanted his opinion on the record.

Mr. Ochab added checked the animal ordinance, nothing specific about horses, nuisance ordinance, Health Officer has jurisdiction if necessary the Department of Agriculture. Only thing that deals with it is the zoning ordinance deals with horses, only variance is side yard and distance. Mr. Conlon added that it is how the property is set up and distances to other things already there. Mr. Ochab concurred.

Motion by Michael Gerst to approve the increase distance from property line an additional 6 to 11 feet, smaller dumpster 2 week manure removal, install small evergreen landscaping,

2 stalls 1 tack room. It cannot be put in other locations, the center is house and garage so it cannot be placed there, the area behind garage is sloped and would move it closer to the neighbors. Since it is a permitted use and has improved the distance from the property line for better zoning makes a motion to approve the application with the conditions. If sold with no equine use then remove it. Arthur McQuaid indicated that the topography makes it impossible to have behind the garage also puts closer to neighbors' properties and are trying to keep it as far away as they can. The location of the dumpster should stay close to the barn and seconds the motion.

Mr. Gerst added that if sold for not utilized for horses, would have to come down at buyer or seller's expense. Mr. McQuaid second.

The use of a smaller dumpster requiring no more than 2 week removal, bushes for landscaping/screening along the left side, south side toward the neighbor, evergreens, increasing distance from property line an additional 6 feet. 2 stall and 1 tack room structure and if sold for non-equine use that the structure and fenced in area be removed. Recordation of resolution.

Roll Call Vote:

Yes: Russell Curving, (feels for the residents but has to because of zoning), James Olivo, Frank Curcio, Arthur McQuaid, Michael Gerst, Matthew Conlon (due to use in the zone and applicant's voluntary reduction of the negative criteria and increase protection for the neighbors and the Zoning Code for the Township of West Milford), Robert Brady

No: none

The appeal period runs after the resolution is memorialized and published in the paper, 45 day appeal period from the time the decision is published in the paper, permits cannot be pulled, if not September then October meeting.

Mr. Brady added that we are all neighbors in some manner shape or form and if we work together as much as possible and if work together the situation will work out for the best. He agrees with Mr. Conlon's comments about the zoning which is our area. The residents will have to work together so it works well.

Mr. Glatt indicated that the resolution is a form of writing memorializing what the Board did tonight. The opinion is not official until the Board memorializes their decision and it is signed by the Board Chairman and secretary and then published in the newspaper, there is a 45 day appeal period. If you feel the Board was arbitrary and capricious in their determination the residents have the right to take that to the Court and say the Board was wrong and you were right. If the applicant decides to construct it within the timeframe, he does it at his own peril, it is not until the 45 days is over that he does not have to worry about it. Hopefully they can all discuss it and come to an understanding; the Board was concerned as much as they could because they deal with the zoning factors.

DISCUSSION

Kenneth Ochab to discuss approval of Tractor Supply, he met with Mark Lane, landscaping plan had shrubs and bushes concern with feasibility, particularly with snow plowing, he suggested to submit revised landscaping plan, tree line along Union Valley Road, plant grass under trees, the main island will be spruced up with grass, trees and shrubs, in front of tractor supply, stone base area under trees in the islands, nothing planted will last one winter long. Make it simple, make it work, something that will last, wanted board okay. They cannot get all of it done, so it will be held until the spring. Usually they would get a performance bond. Original approval was subject to Kenneth Ochab approval, landscaping in front of trailers. Mr. Castronova indicated that the parking lot landscaping area in the A&P shopping center was not nice, Mr. Ochab indicated they should go heavier with vegetation. They want to be open by Christmas, new roof, contractors working inside. He will get revised plans for landscaping.

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Review and approval of invoices for Stephen Glatt, Board Attorney, Kenneth Ochab, Board Planner, Michael Cristaldi, Alaimo Group, Board Engineer
Matthew Conlon made a motion for professional bills
Second by James Olivo
All in favor to approve the invoices

COMMUNICATIONS

None

LITIGATION

None

APPROVAL OF MINUTES

ADJOURNMENT

Motion by Matthew Conlon to adjourn the August 28, 2018 meeting at 9:52 pm
Second by James Olivo
All in favor to adjourn

Next meeting September 18, 2018 at 7:30 p.m.

Respectfully submitted by,

Denyse L. Todd, Secretary
Zoning Board of Adjustment