

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
June 10, 2021

- Call to order:** **Call to Order by Mr. Hagarty 7:45pm**
- Pledge of the Flag:** **Led by Mr.Hagarty**
- Sunshine Law:** This is a regularly scheduled meeting of the Pine Hill Planning and Zoning Board. This meeting has been duly advertised and is in full compliance with the Sunshine Law.
- Roll Call:** **Present:** Mr. Hagarty, Mr. Waddington, Mr. Hagy, Mayor Green, Mrs. Jones, Mrs. Gilson, Mrs. Wakeley,
Absent: Mr. James, Mr. Ford, Councilman Robb
Professionals: Solicitor: Mr. Sitzler, Engineer: Mr. Maddonni, Planner: Mr. Luste, Zoning Officer: Karen Keyek
There was a quorum
- Correspondence:** **New Jersey Planner Vol. 82, No. 2**
- Approval of Minutes:** **Mr. Hagarty:** In your packet you have the meeting minutes from May 13, 2021 meeting hopefully everybody has had a chance to review those. Are there any questions on the meeting minutes?
- Mr. Hagy:** I have a question. When we were talking about the Deli, they had room for six U-Haul Trucks. I went by there yesterday and they have trash cans in the back of the building and the trucks would park in front of them. Did we address that at all?
- Mr. Sitzler:** In the Resolution one of the conditions of their conditional variance they have to address the specific locations, dimensions and parking locations for all of the six. Six is only the maximum on the

location and the biggest one can be 26 feet. They have to show a space for a 26-foot and a 10-foot they may have to have all 26-foot spaces it is up to them to maximize how many, but the maximum is six as long as they don't exceed 26-feet. On the trach containers they also have the second condition they have to locate and show dimensions. They are going to have to show how the truck is going to get in and out on the site plan. So, I don't know if that answers your question, but it has to show that and where all the parking spaces are, and they said they are going to try to put in two more Deli spaces.

Mr. Hagarty: Does that answer your question, Bob?

Mr. Hagy: Yes

Mr. Hagarty: Any other questions? Seeing none I will entertain a motion to approve!

Mr. Hagy: Motion to approve; seconded by Mr. Waddington?

Mayor Green: I abstain it is a use variance; Mrs. Gilson I also abstain I was not here.

All others present "Aye" minutes approved.

Resolution 2021-11:

Mr. Hagarty: Next, we have Resolution 2021-11 Approving a 1-year application 2017-2 Carl Pursell, 121 Cross Keys Road, Block 131 Lot 34. So, there is a resolution in your packet, does anybody have any questions on the Resolution.

Mrs. Wakeley: I could be wrong, but I thought we were talking about 1 or 3 years here.

Mr. Sitzler: They were asking for and the Statute allows one-year extensions for a maximum of three. They were asking for all three one-year extensions and the motion after the discussion of the Board was to grant the three one-year extensions. My comment if you remember was that I don't think they have to do this now because that usually applies to those that sit on their approvals and don't do much where they are actively working and doing everything, but they wanted to make sure they had that extension to cover themselves so that is what we gave them three one-year extensions.

Mr. Gallagher: So, with that question I will amend the agenda to show 3 one-year extensions.

Mr. Sitzler: I think it is the Resolution.

Mr. Gallagher: Yes, it is in the Resolution just not on the agenda.

Mr. Sitzler: Yes, it is in the Resolution showing their End date is May 10th 2023.

Mr. Hagarty: Does that answer your question, Erica?

Mrs. Wakeley: Yes

Mr. Hagarty: Does anybody else have questions on Resolution 2021-11?

Mayor Green: I will make a motion to approve it; seconded by Mr. Waddington.

Mr. Hagarty: Roll Call

Roll Call: Mrs. Gilson abstained all others present “aye” Resolution approved.

Resolution 2021-12:

Mr. Hagarty: Next on the agenda we have Resolution 2021-12 with respect to granting a use variance for Main Street Deli/ U-Haul Trucks 300 Blackwood-Clementon Road, Block 8 Lot 1. The Resolution is pretty comprehensive and is in your packet does anybody have any questions on that resolution? Seeing none I will entertain a motion to approve.

Mr. Waddington: I will make that motion to approve; seconded by Mr. Hagarty.

Mr. Hagarty: Roll Call.

Roll Call: Mayor Green abstained it was a use variance, Mrs. Gilson abstained she was not at that meeting. All others “aye” Resolution Approved.

Application 2021-4:

Mr. Hagarty: Next on the agenda is application 2021-4, Multani and Sons LLC, 101 Cross Keys Road, Block 131 Lot 30. I know there was some discussions between Mr. Sitzler and the Applicant so, I will let you speak.

Mr. Hodulik: Good evening members of the Board and Board Professionals. My name is David Hodulik representing the Applicant. Quite simply my client wants to eliminate the carwash and have a

convenience store in place of the car wash. I talked to Council, and I believe it is the Boards Professionals opinion is that we still require a Use Variance even though we are not changing gasoline whatsoever and we are eliminating the carwash which is a none permitted use. With that discussion it was the Boards Professional's opinion that the notice may not be adequate so, if that is the case it would make sense to come back to the Board with a use variance. When would the next meeting be for the Board, would there be one next month?

Mr. Gallagher: We have no applications at this time, so July is open.

Mr. Hagarty: Okay

Mr. Hodulik: So, we would specifically ask to be able to come back in July to deal with the Use Variance issue. Besides for that we specifically made for an application for a waiver of a Site Plan approval so, would we be able to informally talk to the Board to find out whether the Board can give us a poll as to whether that may be possible or whether we would have to come back with a Site Plan application.

Mr. Sitzler: You can't legally address the Site Plan issue however there is always the informal where you can get a feel of the Board so they would also need to know how much money they would need when they come back. If it looks like the Board would entertain the idea of a Site Plan waiver and you are not bound when you do an informal you can change your mind so, you are not bound by what you say informally you can say yes and when it turns out when you hear the actual application you don't agree with it you can always disapprove. What an informal does it gives someone a heads up with a general idea of what to be prepared for and what the general consensus of what the Board is. I don't think there is any requirement that you have to advertise publicly for it or a Statute to cover it. We do have the review letter from the Planning Board Engineer, Joe what are your thoughts on the Site Plan issue.

Mr. Luste: There are a number is issues that need to be addressed, we could have a discussion on it, but it is not binding.

Mr. Hodulik: Absolutely, I know it is kind of unusual, because we are just proposing work within an existing structure so that is why we tried to see if a waiver might work with the Board. So, if we could go over it and get some feedback, we would appreciate that.

Mr. Luste: That would be with the understanding that waivers can't be voted on tonight.

Mr. Sitzler: They are not, and it is not an affirmative vote, and Council understands people can change their mind.

Mr. Hodulik: We are absolutely consenting that nothing is binding.

Mr. Sitzler: Based on the paper it was not advertised correctly.

Mr. Hagarty: Any questions from the Board members? My recommendation is that based on the legal advice and the advice from our professionals we can have some informal discussion since you are here and you present it since there are no binding votes with it we can have some discussions and go through some of those issues.

Mr. Hodulik: We would appreciate that if the Board would be willing to agreeable and its professionals.

Mr. Hagarty: Okay, you can proceed.

Mr. Hodulik: John, he is our Architect he has done a building plan so, John why don't you just show what we are doing.

Mr. Teets: Pointing to a drawing of the building. Currently the carwash is in here and office space related to the gas station is in here this space is currently not used for anything but storage for the gas station and the video monitoring and so forth. The concept was to remove the car wash from the back and extend it out with a clerk here and a cooler here and storage over here there is nothing at all going on at all with the exterior of the building he will remain exactly as it is. It is primarily the use that is on the inside that is changing. It is a very large site looking at the survey the building is on the back which is a substantial distance from the portion on the front. There is ample parking for the convenience store where 90% of the people that will use this will actually leave their car at the pump that is full serve and go inside and buy their monster drink or what ever it is they want come back out and drive away. So, occasionally they will park over there and there is a handicap spot in the front that is why we decided to ask for the waiver.

Mr. Hodulik: I think to summarize up it is unusual to do just interior work and the carwash I mean the site is very well kept but the carwash it is not used that much so it makes sense to ultimately come back.

Mr. Teets: There are only about 10 cars a week so, it is not viable to maintain.

Mr. Hodulik: So, just to reiterate there is nothing proposed to change on the site other than the interior of the building. So, thank you.

Mr. Sitzler: Joe do you have any comments?

Mr. Luste: We have a couple of issues that we need to flush out first. One of the first things that I noticed was that you were going to make modifications to the carwash.

Mr. Teets: There is nothing in there what you may be referring to is there are some canisters that hold some different soaps that were switched from one side of the wall to the other but that was about it.

Mr. Hodulik: I think he is talking about the shed structure.

Mr. Luste: No, the carwash itself I think it has been changed from what it used to be.

Mr. Teets: The facade

Mr. Luste: The front wall.

Mr. Teets: There was a change when we built this addition a while back, we have a CO it was 10X41 feet so that was built without the requirement of a formal site plan to be submitted. AT the time we built it we showed our plans it was approved, and we know have a CO for it. The only thing we are doing to the outside is closing in where the carwash doors were. It is not an addition we are just going to close off some doors the blue is indicating the existing and the red is indicating where we have to insulate some walls and different things. It is an existing addition that was approved without having to go through a minor site plan approval.

Mr. Luste: Are you going to change any signs at all advertising the convenience store?

Mr. Teets: No, the way the building is lit with the glass front it sort of looks like a convenience store. 80% of gas now is sold in stations that have a convenience store so automatically when people come in hey are going to know it some people choose to put a big sign up some don't. Look at the WAWA's they don't say convenience just gas so, the owner said he is not going to make any change whatsoever to the sign under this application. If he wants to do that he would have to come back here and go through the process.

Mr. Luste: So, you are not putting any sign up there.

Mr. Teets: No, the only sign will be the sign on the front of the building itself.

Mr. Luste: You are not changing any site lighting?

Mr. Teets: No

Mr. Luste: it is all going to remain consistent.

Mr. Teets: Right

Mr. Luste: Do you have any lights for the façade for the future convenience store?

Mr. Teets: I did notice that there are some goose neck lights on there, through the CO they are not original.

Mr. Luste: You need to make sure they are adequate for the nighttime hours.

Mr. Teets: I believe it is five or six here and that was part of the CO approved plan.

Mrs. Jones: How much of this has already been accomplished before?

Mr. Teets: Well, the addition was done as an office storage area, there is no store in it at all, so it hasn't been done as we are awaiting your decision.

Mr. Hagarty: I think what the question is, and I guess you will get into much more detail soon. The understanding I guess is there was a carwash and a gas station that were non-conforming uses and then there were certain modifications made to that, that were done so of those modifications exactly what was done?

Mr. Teets: There was a 10X41 addition in the front which is an open shell except for the enclosure of the video equipment, electrical panel, and the fuel monitoring system. It is a small closet in here (pointing to the drawing) other than that it is just a big empty space. This was already here (pointing to the drawing) the carwash was here and this center area was the soap containers and storage. This addition basically almost doubles that space so, right now it is about 100 square foot of open space that was approved for gas station storage and office space.

Mr. Waddington: So, the Diesel pumps that were there are gone?

Mr. Teets: Yes, they are.

Mr. Sitzler: Can we have the Engineers comments starting with 2 through 5.

Mr. Maddoni: Those comments are normally something you would see on the Site Plan that shows how you are going to do that. If you read number 2 it is requiring landscaping strips along all the side property lines.

Mr. Teets: Those points in the letter would be moot if there was a waiver so, we did not anticipate doing a general Site Plan.

Mr. Sitzler: He is simply reviewing Mr. Dougherty's review letter and he is simply telling the Board that is a waiver is granted these things may not be required by the Board, however knowing that Mr. Dougherty is not here tonight normally when he addresses those, he basically starts out believing that there is a Site Plan requirement that is not to say that he has never changed his mind when the facts are presented. The Board may see that 2, 3 and 4 are fine with out a set of plans.

Mr. Hodulik: I've done a lot of gas stations over my lifetime, and this is probably the nicest looking gas station, I mean it is pretty well kept and it does have nice landscaping, so I don't know. I think it looks great but if the Board can just comment then we probably would not need to address it.

Mr. Luste: Coming out onto New Freedom Road it is a safety concern where Pedestrians will have to cross a major drive aisle.

Mr. Hodulik: My client would be more than glad to include Landscaping he is just trying to avoid the expense of going through a Site Plan.

Mr. Luste: There was one other issue and that is the concern for Pedestrians that are exiting the cars that are parking on New Freedom Road going across the site to get to the store they are going to be conflicting with cars coming in and out of the entrance at New Freedom Road. What we have seen is signs being posted on either side of the driveway warning people coming into the site to be alert to Pedestrian crossing or something to that effect otherwise people could get injured specifically during dark hours and the Wintertime with limited light or someone with dark clothing parks the car and is exiting to go into the convenience store and someone comes zapping in there and you could have a problem so, give some thought to that.

Mr. Hodulik: Okay

Mr. Teets: As I mentioned I have been to this site numerous times and other than the employee car nobody parks there. They will go in to buy gas. With the store there obviously they would be coming in, but you have four spaces basically right there.

Mr. Maddonni: That is where the vacuum is though.

Mr. Sitzler: With your comments that is for a gas station generally I mean there is no Convenience Store there now. Getting out of the car and going to get something to eat currently does not exist there is also the carwash, and most times don't get out they may get out and walk along the corroder while the car is being washed and get back in so, you are going to see some increases in Pedestrian traffic. People that are not going in to get gas generally walk up.

Mr. Teets: Right now, it is just to use the bathroom. If that is part of the statutory requirement, we have done quite a few of these Convenience Stores and it varies like one space per 100 up to ten spaces totally for a 2000 square foot store so, it is all over the map. My own experience is typically I see about 5 or 6 cars.

Mr. Sitzler: It does not sound like his review letter is criticizing the parking requirements, so I don't think that is the issue I think it is the walk-up Pedestrians that may walk up into the site from the neighborhood or from up the street that don't come up and park. The current use that would not be expected unless they walk up to get a can filled for a lawnmower generally speaking. It does invite more Pedestrians than the current and I think that is a fare comment and I think that is what Mr. Dougherty is generally saying in his review letter.

Mr. Luste: I think it will draw more people in so this is to be safe, and I think you need to review that in the scheme of things.

Mr. Hodulik: Okay

Mr. Sitzler: I guess I will say knowing this Board pretty well since I've been here a while. They are going to look for you to address even if you are asking for the site plan waiver at least address all the comments that are in the review letter. If you can come in here and address all of them to the satisfaction of the Board, they may grant you a site plan waiver. That is what I have seen, and they are guided by our professionals especially in this case, Mr. Dougherty who is generally here all the time. If you believe you can put together a presentation for your site plan waiver that satisfies all of these questions and then satisfy the parking problem and the couple of other issues that Hugh pointed out and just satisfy those questions you may have an opportunity to receive the variance. Is that a fair statement?

Mr. Maddonni: How are you going to load the Convenience Store the two driveways in the back?

Mr. Hodulik: Well, they are mostly straight in trucks.

Mr. Teets: They are very small vehicles, there is space between the pumps and the store. Without the diesel, which we are going to leave the diesel alone. The trucks in the past would come up and fuel without any interference to the cars so, without that there is room for any type of spall van, sprinter or whatever to stock it. This is not a huge store it is like a 1/3 the size to a WAWA it is very small so it is not like tractor trailers coming in, it will be small vehicles the biggest thing might be straight but generally speaking it will be sprinters and step downs.

Mr. Sitzler: The one thing I don't see much about is trash and how trash is taken care on the site or with the site plan because you will have an increase as compared to the carwash and gas station.

Mr. Teets: There is a 3-yard container on this spot here to the left of the store.

Mr. Sitzler: Is that trash and recycling combined?

Mr. Multani: combined

Mr. Teets: Do they separate the recyclables or do you have to do that.

Mr. Multani: It is not us.

Mr. Teets: Is it single stream?

Mr. Multani: Yes

Mr. Teets and Mr. Multani continued the discussion on the trash and recycling and it was determined it was not separated.

Mayor Green: You need to have a separate container because our ordinance requires you to recycle.

Mr. Sitzler: Yes, you are going to have to address that. There will be some forms of recycling from the products that you sell and the consumables and there will be boxes that they are shipped in that will have to be broken down.

Mr. Teets: We will have to enlarge that area.

Mr. Hagarty: I think we have had some good discussion; you have a copy of the Engineers letter with the comments there. I'm going to tell you from my own perspective I would like to see a site plan. What the site plan does it gives a clear understanding of what you are going to do how you are going to do it where it is going to be located. Given the history of what has happened it gives us the ability to have a clear understanding of what is being done out there. I think right now I agree with you I've been there; I've gotten gas there it is nice and well maintained and all that but, we are here to trying to look at all the pieces and I'm having a tough time piecing this story together personally. Not that there is anything wrong with what you have done but, I think a site plan will tie it all together and make a clear understanding of what you are going to do and what you are not going to do and some of these issues that we have it will clearly depict them on there to show where they are going to be exactly located. It becomes more difficult where there is a lot of discussion and verbiage and trying to tie all of that together and then we have to document it accordingly where the benefit of a drawing it does all of that and that is the purpose of the drawing. So, from my perspective that is what I would like to see.

Mr. Hodulik: Thank you

Mr. Luste: I have another question if I may. You have at least one vacuum machines are they going to be removed or are they going to still be used?

Mr. Multani: We can remove that if we have to and there will be two car parking.

Mr. Hodulik: Thank you we appreciate your feed back if you put us on the July Agenda that will be much appreciated.

Mrs. Jones: Are you going address handicap parking also?

Mr. Teets: It is already there and approved. What we did when we put the addition on we asked for approval for a Handicap Van accessible spot as opposed to a standard handicap spot.

Mrs. Jones: Thank you

Mr. Waddington: And that is the only parking spot near the building, correct?

Mr. Teets: No, there is three spaces here.

Mr. Waddington: No, I'm talking about near the building where they don't have to cross traffic. It is hard to see on this plan.

Mr. Teets: It is small and there is the island there.

Mr. Hagarty: Again, with a site plan we can alleviate a lot of this stuff instead of guessing what you are going to do and how you are going to do it. With the site plan you can spell it out and what you are trying to accomplish.

Mr. Hodulik: If we can definitely be placed on the July Agenda when would that be.

Mr. Gallagher: The 8th of July.

Mayor Green: Bill do they have to renotify?

Mr. Sitzler: Yes

Mr. Hagarty: Thank you see you next month.

Application 2021-5

Mr. Hagarty: Net item on the agenda is Application 2021-5 Roderick Wizzart, 46 terrace Ave, Block 99.03 Lot 12 for a Bulk Variance. Sir can you come up.

Mr. Wizzart: My name is Roderick Wizzart.

Mr. Sitzler: Mr. Wizzart can you raise your right hand to be sworn in?

Mr. Sitzler then swore in Mr. Wizzart.

Mr. Wizzart: I use to live in Pine Hill on Terrace Avenue from 2007 until 2012 I moved out but still have a presence in that area and I acquired 46 Terrace Avenue a year and a little ago upon noticing that the property bathroom was on the down floor and the kitchen and bedrooms are upstairs so, what we are trying to do is install a bathroom upstairs and a room at the back of the building we are not going to do anything to the front. I understand that the clearance has to be 30-feet, so we are not going to do anything to that front or the side just the back because we would like to move back and be permanent to the community. I never

leave the community I have occupied property for the Borough owned property between 44 and 42 the empty lot I have been maintaining that since 2007 unfortunately I got notice I can't stay there no more. I'm here to present my case to the Board so if you could kindly make it work.

Mr. Hagarty: Thank you Mr. Wizzart.

Mr. Sitzler: You had a survey done?

Mr. Wizzart: Yes

Mr. Sitzler: And that is what we have?

Mr. Wizzart: Yes

Mr. Sitzler: and you also have an Architect Drawing and that is what you are trying to build.

Mr. Wizzart: Yes

Mr. Sitzler: Mr. Wizzart did you receive a review letter from our Engineer and Planner?

Mr. Wizzart: No

Mr. Sitzler: Every time there is an application that comes before the Board it is a requirement for our Engineer and Planner to review it.

With everyone turning their papers of the application could not hear the next 3 minutes of Mr. Wizzart's or Mr. Sitzer's speech.

Mr. Wizzart: I have been dealing with Mr. Gallagher.

Mr. Sitzler: Right and he is the Board Secretary.

Mayor Green: It does not appear in Mr. Dougherty's letter that he had any issues.

Mr. Sitzler: Many of the bulk requirements are preexisting, you are not expanding the footprint of your house.

Mr. Wizzart: No Sir

Mr. Sitzler: Can you describe how your house fits into the neighborhood.

Mr. Wizzart: We have houses at the back that are the same elevation, the style is the same thing the houses there are all shaped the same it is mostly all residential area it is the same as that is already there and we are not coming out not coming forward it is just the back. There is an addition here in the back we are just going to take off the roof make it sturdy and sure it up to meet code.

Mr. Sitzler: Another point I think is there any grading and drainage. I don't know how the drainage is going to be done on the second story. Water would be coming down from that new roof on that second story is your plan to gutter and side.

Mr. Wizzart: Yes, it is part of the design it is going to come down and meet the existing.

Mr. Sitzler: You are going to connect to the current so that does address that. Is there anything you have Joe?

Mr. Luste: We are concerned about the landscaping and the grading.

Mr. Wizzart: we are not going to any grading the only thing we are going to do is on both sides of the house the concrete is already there and it has been cracked and we are just going to take that concrete and put new concrete right there we are not going to do any additional.

Mr. Sitzler: You are going to replace it exactly?

Mr. Wizzart: Exactly the way it is just taking up the old one and putting new same size.

Mr. Maddonni: In order to get the building materials from the street to the second-floor area are you bringing up vehicles up the side area? How are you bringing it in?

Mr. Wizzart: What I'm planning on to do is order the material in bulk and they will bring their machine and we are going to put whatever we need to put upstairs we are going to put it through the upstairs window.

Mr. Maddonni: Everything is from the street?

Mr. Wizzart: Everything from the street is going to go through the window on the second floor.

Mr. Maddonni: So, you will have no vehicles going down the side of the house disturbing the existing drainage?

Mr. Wizzart: There is not enough space for a vehicle to go everything is gong to park on the street and the fork truck is going to put it up.

Mr. Sitzler: We are all familiar with these projects and sometimes what happens is this is exactly what you want to happen but the actual builder sometimes unless you are really on top of them the whole time, they sometimes take what seems easier to them and maybe they take the machine over up on the side so if that happens and maybe you are not there at the time and you come home and you guys are supposed to be over here so if that happens and they disturb the grading you are going to have to correct it and put it back to the way it was when you are done.

Mr. Wizzart: Yes, I'm a handy man my brother that is older than me is a carpenter he is the contractor. We are not going to have no outsiders do the work.

Mr. Sitzler: There is never going to be outsiders and you will be handling it. So that answers that problem. I don't know if the Board has any questions.

Mr. Hagarty: Any questions anybody? Any of the professionals have anything you want to go through?

Mr. Sitzler: The design is in the existing footprint It is a narrow lot and narrow housing it is preexisting, and the only issue is the bulk regulations he is just going up not coming out on the front or sides.

Mr. Wizzart: The main reason is the bathroom there is no bathroom upstairs and I just want to move back to the neighborhood.

Mr. Hagarty: Anybody have any questions for Mr. Wizzart?

Mr. Sitzler: If the board is going to approve the plan you submitted and you are going to build this with your brother you have to follow that plan. If you come across a problem where you have to make a major change you may want to contact the Board, so you don't have a problem. Say you have to change the design a little bit or something like that. It has to be something major not a minor change especially something inside if anything with the outside structure of something. You have to stick with what you present with the plans you present.

Mr. Wizzart: Okay

Mr. Hagarty: If there are no more questions for Mr. Wizzart, I will entertain a motion to open the meeting to the public on Application 2021-5.

Mayor Green: So, moved, seconded by Mr. Waddington.

Mr. Hagarty: All in favor! **All present "aye" floor was open to the public.**

Mr. Hagarty: Seeing none of the public are present.

Mr. Wizzart: One of my neighbors called me and he said I got a letter what are you trying to do, I told him, and he asked do you want me to write a letter. I said no that is the way we have to do it.

Mayor Green: Motion to close the floor to the public, seconded by Mr. Hagy.

Mr. Hagarty: All in favor! **All present “aye” floor was closed.**

Mr. Hagarty: I will entertain a motion to approve the Bulk Variance that was requested.

Mayor Green: I will make that motion it is definitely an improvement to the neighborhood, seconded by Mr. Waddington.

Mr. Hagarty: Roll Call; **All present “aye” Application 2021-5 was approved.**

Mr. Hagarty: Congratulations Mr. Wizzart.

Mr. Wizzart: Thank you very much.

Mr. Hagarty: Now I will entertain a motion to open the floor to the public on any issues.

Mr. Waddington: So moved seconded by Mr. Hagy.

Mr. Hagarty: All in favor! **All present “aye”**. Seeing none entertain a motion to close the meeting to the public for any issues.

Mr. Hagy: Motion seconded by Mr. Waddington.

Mr. Hagarty: All in favor! **All present “aye”**

Old Business: **Mr. Hagarty:** Any discussion of any old business that anybody wishes to bring up?

New Business: **Mr. Hagarty:** How about new business, I know now we have a meeting on July 8th. I know we should have at least one application.

Mr. Gallagher: We just need a secretary for that meeting because I’m on vacation.

Mayor Green: We will have to get somebody from the office. Talk to John tomorrow and remind him you are off. Keep in mind it is a holiday week and it is a use variance, so people need to be here.

Mr. Hagarty: Any other new business anybody wishes to discuss?

Motion to Adjourn:

Mr. Hagarty: will entertain a motion to close the meeting.

Mr. Waddington: I will make a motion to adjourn seconded by Mayor Green.

All present "aye" meeting adjourned 8:42 PM