

**Millville Zoning Board Meeting**  
**Held July 1<sup>st</sup>, 2021.**  
**Minutes**

**PUBLIC MEETING**

Members of the Millville Zoning Board met on the above date for their regularly scheduled monthly meeting in the Richard C McCarthy Chamber, 4<sup>th</sup> floor of City Hall. Chairman Worthington called the meeting to order at 6:00 PM and announced that this meeting was being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted, and made available to the public as required by Statute. The Secretary called roll and found those in attendance were Mr. Carty, Vice-Chairman Worthington, Ms. Pauline Velez, Vice-Chairman Conner, Ms. Sheila Roselle, Mr. Latore, and Sharleen Johnson were all present. Also, present were Mr. Van Embden, Zoning Board Solicitor, Wayne Caregnato, City of Millville's Zoning Officer, Michelle Nohaft, City of Millville assistant Engineer, and Yazmin Moreno, City of Millville Professional Assistant Planner. was absent Ms. Chainey.

**MINUTES OF THE PREVIOUS MEETING**

Ms. Velez called a motion to approve the June 3rd, 2021, minutes, and Mr. Latore second the motion. Mr. Latore, Ms. Velez, Ms. Johnson, Vice-Chairman Connor, and Chairman Worthington Voted yes. Mr. Carty and Ms. Roselle abstain.

**RESOLUTIONS**

N/A

**APPLICATIONS**

**Jason Cossaboon 2530 Newcombtown road in Block 408 lot 37 in an R-40 Residential District** requesting an "C" bulk Variance approval for a pole barn and rear setback at a single-family residence. Nathan VanEmbden sworn in the applicant. Jason Cossaboon 2530 Newcombtown Road, Millville. Mr. Cossaboon is replacing the existing 10x16 20yr old shed with a larger shed. One garage door and one enter door on a 24x32 one story shed. The new shed will be placed on the right side of the property in the backyard. The shed will be used for storage purposes only. The neighbors on the left of his property have a shed but, the neighbor on the right do not have a shed. The ordinance requires a 20 ft setback from the backyard lot line, the applicant is asking for 8 ft relief. There is no development behind lot 37, therefore there is a minimum encroachment of the adjacent property towards the rear. The construction of the pole barn is a permitted in the R-40 District, section 2-B and meets the minimum side yard setback: 15 ft.

Wayne Caregnato, City of Millville Zoning office states All of the homes East of rt 55 change to the R-40 Zone making the setbacks bigger for all structures and pre-existing non-conforming after the zone changed.

Chairman Worthington opens the public portion.

Joanna Nugget of 2528 Newcombtown Rd, Millville was sworn in my Nathan VanEmbden, Esq.

The homeowner would like to know how the applicant will be getting his riding lawnmower, golf cart, and vehicles back to the pole barn? Will he be riding between our homes taking away my privates? I am on the left side of his house lot 38.

Mr. Cossaboon replies to the homeowner, he will not drive on the homeowner property line. Chairman Worthington closed the public portion.

Vice-Chairman Connor clarified the new shed is not in the existing shed location. The new shed will be in the right rear corner of the property.

Mr. Carty made a motion to approve the C variance and rear setback for the pole barn and was seconded by Vice-Chairman Connor. All present voted yes.

## **APPLICATIONS**

**Liberty Village III 2410,2146 & 2424 Cedar Street in Block 52 lot(s) 89, 90.01, 90.02 & 91.** This appliance is represented by Matthew Robinson, Esq. of Robinson and Robinson, LLC. The applicant is Frank Carpino for a Use variance approval for the construction of 332 homes with land lease community with solar paneled rooves permitted use in an AC and I-3 Agricultural Conservation Zone and Industrial District. The site contains approximately 93 acres be approximately. The site has approximately 314 feet of frontage along the cedar St. The remaining portion of the parcel consists of undeveloped woodlands. For a D variance approval, the application will need 5 affirmative votes, applicant must show 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 zone ordinance. The applicant will need to show special findings, affirmative criteria, negative and positive criteria, undue hardship, peculiarly suited, and inherently beneficial.

The applicant is seeking two levels of relief, Use Variance, and density application regarding a residential development in Millville. A handout was given during the presentation. Named A-1 Liberty Village III handout of 24-page PowerPoint. The applicant is only requesting a use variance only and tonight's presentation is a concept only. Concept of how the development will look inside of the modular homes and the outside community area. If the board grants the variance, we will return with a full site plan to the Board. This is a split zone application; half of the property is in the airport district and half is in the Agricultural conversation zone. The site contains approximately 93 acres be approximately. The site has approximately 314 feet of frontage along the cedar St. The remaining portion of the parcel consists of undeveloped woodlands.

This first witness tonight is Frank Carpino.

Nathan VanEmden sworn in Frank Carpino of 705 Chickaree cabin road, Millville. Frank is a Millville resident who constructed the Liberty Village I community and currently under construction for a Liberty Village in Buena. Liberty Village I created in 2005 has 91-unit, age resisted, and a private community.

We take care of all the maintains needed in the community. Frank owns go solar electric and offers solar to the homeowners in the community, which gives the homeowners a more than half price electric bill if the homeowner chooses to add solar. Solar is an inherently beneficial use.

Liberty Village I show an image of all the solar images and sidewalk, cut grass, images of the homes. The Applicant provide images of what the modular homes look like inside of the homes in Liberty Village I. No living space on the second floor.

To purchase a home, they will need to apply for a mortgage, give a down payment, choose the homes layout, and lease the lot land. They will need to fill out a lease application, with a background check. Homeowners will have to follow the rules and regulations packet given. The

timeframe of total development is 10-12 years. These are manufactory homes built and brought down to the lot. The Modular homes will be put on a concrete pad and walls. In additions a stick-built garages will be added on the lots.

All the fixed structures will be taxed. Lot fees, property taxes, and ordinance fees will go to the City. Show images of front entrance of a community, with a gate and walls.

There will be a turnaround area for any emergency vehicles that would need to turn around with quick access.

Second witness Don Sullivan: Nathan VanEmbden Esq. sworn in Real Estate Realtor Don Sullivan of Berkshire Hathaway HomeServices Fox & Roach Realtors. A licensed realtor for 11 years of service in the field. I have sold multiple homes in Cumberland County area. The board knowledges Mr. Sullivan as an expert witness.

Attorney: What does the market like look, why do we need these homes in this area, and what are the price points?

Don: There's no new construction in the city of Millville especially in the price point of 115,000 and 160,000 price range. Right now, there is only nine homes for sale in the city of Millville in that price range. Most of them are older homes and you will need to put more money into it to make it livable and location is in the Center city of Millville. There are only 54 houses for sell and 67 houses under contract and 10 homes in the 115,000-price range. There is a market for these homes.

Sample mortgage for a manufactured home in Liberty Village I is estimated between \$800-\$1,000 mortgage and \$600-\$650.00 lease fee. Millville Saving bank did the loans for the current homeowners for Liberty Village I residents. The homeowner owns their home, not the lot.

Third witness Rami Nassar, PE, PP, CME of Schaeffer Nassar Scheidegg Consulting Engineers, LLC. Nathan VanEmbden, Esq. sworn in Rami Nassar 1425 Gamlen Blvd, Mayslanding. 1984 graduated licensed engineer and in the firm since 2005. The board knowledges Mr. Nassar as in expert witness. Exhibit 2 Arial super imposed design, oversite with the side sprinklers. 3000 ft east of Buckshutem road, property was original wooded, but is now cleared with electricity from the center of the property underground utilizes and has electrical boxes throughout the property; intended for high intensity use. Lot layout of the properties: The property has some up and down hills, so we are Purposing roads that goes all the way around with 2 entrances to get in and out of the property and a caul de sac for fast exiting of the community due to emergencies. Lots will be different sizes, desks on all homes, garages 24x24, 2 car driveway, side setback 20ft of sidewalks, 20ft from rear setback, 15ft between each unit, 30ft backyard setback, and 30ft width road. Concrete foundations will be slightly underground. Unit sit lower.

A-4 larger scale, which was submitted with the application, shows the point of access of the entrance and the exit of the site and the anticipated retention base. Shows the clubhouse and play area in the middle of the property. The bases will be on the lowest point of the site, no drainage impact will be affected by the homes. They will hire a traffic engineer, with a traffic study. Mr. Nassar initial traffic study shows the site could support up to 500,000 square feet of manufacturing facility, which would require 1000 parking spaces. based on a two trip per employee (in-n-out) the site could generate at least 2000 trips per day. liberty village III proposed development of 332 units will generate 1,660 trips based on residential site improvement standards.

4th witnesses, Creigh Rahenkamp, NJPP. Nathan VanEmbden sworn in Creigh Rahenkamp, PO box 222 Riverton, NJ. Wrote the Master plan in 1990. Worked as a planner 39 years. License's 25yrs, has been before the zoning board with Holly Village. Planning, Economic Development & impact Assessments. The board knowledges Mr. Rahenkamp as an expert witness. Hud codes for modular homes are built to last much longer and are just as valuable as a stick-built home. Special reasons proposed use will not cause substantial detriment to the public good and will not impact neighboring area. split zone I-3 exist boundary is being more over one lot, there is a perimeter buffer and the yard space around the site that can be used to protect the environment industrial Zone. I-3 zone is residential to residential causing no negative criteria. Industrial Zone the road is no longer going through this zone and will not impact these

two lots. The industrial zoning has been shrunk. The lot line is outside the Airport hazard area and should not be zoned industrial. It was shift to the residential zone. We are not doing harm to the industrial policy by shifting over the one line to residential. Residential side: The industrial zone shows change in 2017 Master plan Buckshutem has been included in the Agricultural Conversation. Change to Med-density housing district (A.C to Med- density). Most of the area is wooded instead of Agricultural Zone. There is not an understanding of the underlining zoning of the Agricultural Zone. In the Med-density of the master plan lot can go a quarter of an acre in a convention single-family development in a higher density because of the water and sewer out there. The Lots sizes for Liberty Village III is 3.5. Consist with direction of the City of Millville 2017 Master Plan. Does not impact the intent and the purposed of the zoning ordinance, which is based on the Master Plan. The most important reason is G. The Planning and Zoning districts should provide multiple uses for the needs of New Jersey residents in different locations and needs of variances.

Exhibit A-5 School Impact background information only, not planning testimony. Fiscal information should not be the reason you give the variance. Only giving because the board brought up the school impact. Millville school's enrollment was 6,201 students in 2011. Millville's enrollment has declined over 1,000 children over the past ten years. Liberty Village will not impact the schools compacity. In 2017 - 2018 school year the budgetary per student by NJDOE was \$16,411.00. New student cost was \$9,514.00. Only 10 percentage of the school's cost is covered by real Estate taxes in Millville. In 2020 according to NJDC a residential tax provides 72% of the total real estate tax receipts in Millville. The new cost of a new student is \$685 per student per year. Liberty Village III will generate \$1,147.88 per unity to the city. Units will receive prorata for unoccupied units; information is in Chapter 30.

Matthew Robinson, Esq Exhibit A-6 Comparative property tax analysis: Millville Annual service fee, with Millville's city code Chapter 65. Taxation Article III. Manufactured Homes 65-34. A service fee of \$620.00 per calendar year for each lot. The Municipality allocate for 60% and the board of Ed 40%. Millville will keep 63.36% of every dollar collected on property tax apportionment. Mr. Frank Carpino talked to the City's Assessor and stated he will tax the same for Liberty Village III as they do for Liberty Village I. The total acres of parcels in question 94.84 acres, Density is based on 3.5 units per acres with roads and right away for a total of 332 units.

Liberty Village I tenant speak on Frank Carpino as a businessman:

Nathan VanEmdben sworn in the following given testimony:

- Carol Dickson- 37 Paul Rivera Court Liberty Village I. A 55 and older community for 13years. By living in a community like this you can find all records on the development at the City of Millville, you are able to pick out your lot and décor of the home, and all yard work is taken care of. Frank Carpino is a professional and straight forward man. If he says he is going to do it, he does it.
- Regin Casen 86 Raven Court Liberty Village I 17 years. This are not mobile homes; the homes are beautiful and great community. Love the solar given, by Frank, pay \$55 for electric bill every year. The community is completely fenced in. Do small things around the house, like smoke alarms batteries.

Planner Creigh- planning report counsel raises the concern of consolidation when the site plan will be filed the existing lots will be consolidated as a single lot. The individual home site is not a subdivision lots, it will be one large parcels. What would be the standards that come before you? The preliminary buffer and the building needing to be separated requirements. All one large lot with building being separated by standard codes, for site plan. Classification what variance is this determined as? It is a D-1 variance land lease is a use variance.

Board questions:

Tim Carty-For Mr. Carpino: Manufacture homes will have a title from the Motor vehicle. Yes.

They all get title from motor vehicle. How are these homes not trailers? DMV registration is for only the transport from the manufacturer to the lot site. It will no longer be a register with the Motor Vehicle.

When they go to sell it is there a title at the DMV? There is a title with DMV but not registration. National not the cases but that's how New Jersey does it. They are being built to Hud codes and not state code for the mobile/trailer? Under title 1 they are not mobile home MLUL they are in different types. These homes have a longevity now that Hud codes are being followed, unlike years ago. Code reviewing agency would be upset about inspections.

One water meter for the whole complex? Yes. How many fires hydrant in the complex? As many are required. Are you flexible in the number of units being added if more of a buffer is required? Yes, I will meet what is required.

Mr. Carty: What has been done and what hasn't been done? No environmental study was done.

If a pumping station is needed, will it be done?

Frank Carpino: we will satisfy the board and residences requirements. We will produce a site plan. They will maintain everything pass the property line.

Planner Creigh: The request for the use variance is to establish the use, and under selection 42 review MLUL of off traffic structure, under site plan application, whether it is sewage or traffic improvement.

Michelle Nothalf, City Assistant Engineer states we will need a questionnaire for Utilities, water, and sewer in demand.

Mr. Carty: Did you start conversation with present homeowners around the property? Did you tell them what you are telling us tonight or did you tell them something else?

Frank: I felt I have been forthright in my answering and sit with the locate residences in front of Kirk Hewitt's property, to help with any questions they may have wanted to ask me, for the surrounding homeowners.

Matthew Robinson, Esq.: Notice were sent to the Daily journal and 200ft notice to the surrounding neighbors, which are required prior to coming before the board. I the attorney gave what application was coming before the board, provide all documents needed for tonight's meeting and these documents where available on the city website and at the City Hall for anyone to view.

Vice-chairman Connor: What made you choose this property for the development?

Frank: This property became available and that is what draw me to it, I realized there was water and sewage issue prior, from the manholes posted on the front of the property.

Vice-Chairman Connor: Are the images of the homes all double wide modular? Frank: Yes, all 2 box models.

Vice-chairman Connor: will Liberty Village III be the same design and width as the Liberty Village I? The interior will be the same as the images provided. Frank: Some can be one box as well as two box widths, not three boxes. Yes, the interior will be the same as the images shown in exhibit A-1. Cannot be sub leased or rent out. There is an opportunity for landlord has the right to evident if needed, by law.

Chairman Worthington: If two homeowners have an argument and one gets kicked out what is the process:

Matthew Robinson Esq. The landlord has the availability to evident the homeowner. They can take their home or leave it. They can sell the home to someone else if they qualify and met the requirements of the community.

Vice-Chairman Connor: 10–12-year development is that phases out?

Frank: We are not sure until we set up a site plan. Liberty Village II it takes a while for everything to developed. As homes are sold, then they will get put in. We will have four or five model houses for people to look out. Once all lots are sold, we will then sell the model homes.

The club house, pool house/pool, and models will be added first. The homeowners are given the opportunity to choose a side of left or right or a corner lot. The trash and recycling and plowing are done by private party and paid by Franks. Take care of these issues, and never asked the city to back us up. The streets in the community do not belong to the city they are franks responsible. Frank has a lease and under contract to take care of all issues in this community.

Ms. Velez: How much is the monthly lease?

Frank: Lease \$600-\$650 a month amount everything included, but they will need to pay their gas, electric, and cable bill. Total tax bill will be \$300.00 a month? \$160.00 a quarter for water and sewer allowed. Frank: states per the marketing will be what sizes modular are added. Liberty Village I is mostly 2box modular homes.

Michelle Nothalf, City assistant engineer states the comments in the engineer report questions 1-3 have been answered.

Chairman Worthington opened the meeting for public comment.

Nathan VanEmbden sworn in the following:

Charles Hewitt 2426 Cedar Street, Millville- states the applicant is not following the Chapter 30 Master Plan pg1-4 must save 50% of the land from development on the west side of town and avoid development of farmland page 12-4. Page 32 A.C land are valued in the City of Millville, only a few of the principal uses are allowed. Flooding in the cedar street area and white Marsh area, and Item E R-5. Environmental in dangers animals. Going against chapter 30. Buena Liberty Village is not the same as what is being purposed in the images of show. 16x70 are the modular homes.

Nathan VanEmbden: Use variance is a requirement, and the application must stay with the zoning board. We are looking at the property at hand, not Mr. Carpino.

Chairman: Are the modular you are planning to bring to Liberty Village III the same as the Liberty Village II?

Frank: Unit as far as how there built will all be the same. One and two box units. All the modular home, describe as New Jersey title vehicles. The homes will be the same as the exhibits that were shown here before the zoning board tonight. This is a conceptional plan and the market will determine what size boxes will be put in the community.

Creigh planner: As the concept plan, when going for a use variance you would use the High-density, small units to determine the total maximum unity that you might get at site plan. when doing a site plan, we may not hit that target we are simply using the smallest unit to aggregate how many could be here. The market will certain dictate that, the site plan will dictate that, and we are simply setting the upper bar for use variance portion of the application.

James Reeves- 40 Packard drive, Millville- Traffic issue on Cedar Street, would like a traffic analysis done, heavy soiled area, sandy and clay poor drainage, and water pressure problems. Bypass that only the fire people have access to for extra water. Put in a back-end road at the end of each street for easy access.

Thomas McGinty- 542 Carlton Ave, Millville- Sewage (treatment plan), environmental protection, flooding, and why trailers, people that go to the motorsports are not going to want to live in a modular home.

Jacqueline Haas Benner- 16 Fortune Lane, Millville- Hud.gov on finance modular homes, they will only finance up to \$69,678.00 lot more down payment needed about 20%. Max term on those loan are 20 years. Manufacture loan 30 years was reference. 15 years for home lot loan. Major banks will not touch that because lease lot. Four Seasons are deeded property and are not the same as Liberty Village. These properties are not deeded, they come with a title that is discontinued once the wheels are taken off. As

a loan officer I cannot get a home equity loan on a non-deed home. Homeowners will never own their home or get equity from it. Drainage problem and traffic increase.

Kimberly Berry- 2436 Cedar Street, Millville- Traffic issues, environmental impact to the frogs, the trees, and drainage issues.

Bill Hitchner- 2429 Cedar Street, Millville- Environmental impact to the animals and traffic issues.

Tamara Isujiw- 117 Pine Street-Millville – Taxes/ beneficial promise will not be met; it a 10yr wait, student population for the schools, working class is at a high of 9% unemployment rate (who will buy these homes), airport overlay of the airport hazard district, traffic increase, and noise from the airport and motorsport after removal of more forest area. That is a detriment to their quality of live. Very concern that the zoning officers express his option to the newspaper regarding the application.

Dennis Stillwig- 2437 Cedar Street, Millville- traffic issues and environmental.

Leslie Hurley- 2340 Cedar Street, Millville and I live on the Christmas tree farm- Picks up a lot of trash in the front yard. This will add to it with the additional homes being added. The detriment to my property, we have the second largest blue bird populations on the tree farm and agrees with all the issues.

With no other speakers, Chairman Worthington closes the public comment.

Creigh Rahenkamp gives closing remarks for the planning aspect, you must recognize the 2017 Land use element part of your Master plan has redesigned this area from agricultural to med-density. Zoning has not kept up. Planning framework for this area between the industrial zone and the corner of Buckshutem, has been moved from Agricultural preservation to med-density in your overall planning framework. The farmland from here is not great it is mostly wooded, there are department that occur in the area, so there is a foundation that the planning board had made those policies determinations in the land use element. Regarding the airport we are specifically not seeking a variance from the airport hazard overlay requirements from your zoning ordinance we are prohibited from putting houses in the airport hazard overlay regardless of zone. No relief from that. Whoever right about the line in the airport hazard area will determine in highly detailed within a site plan with GIS with precision where the airport hazard line is, and we will never put any houses within that line. The municipal land use law has definitions or adopted 1983 special adaptation for manufacturing houses defines trailers, non-permitted foundations, and permitted foundations. Permitted foundation is a system of support installed either partial or entirely below the graded line, which can transfer all designed loads, imposed by the structure in the soil or bedrock without failure of placing in an acquit depth below graded level. Preventing frost damage in construction of material approved by the commissioner of DCA. It is part of the act, while some of these words can be interchangeable in various places within the context of land use law in new Jersey permitted foundation houses is different and defined and that is what we are talking about. Not trailers. Schools age children should never be a detriment in the land use context to the zone. That is never a negative.

The boards facts and findings-

Vice- Chairman Connor- I'm always in agreements with affordable houses I believe they are needed in this city. I can't get past the absence of a site plan without bringing up ways to well help with the traffic pattern, flooding, water, sewage, and environmental concerns.

Mr. Carty: property tax analysis I agree that we may not see 332 homes at all. The market could fall through. Where losing ratables under what it is zone for I-3 industrial. We have sewer and water lines going out that way. We are taking away from economic ratables. Right now, we need job, and this will not bring jobs. We have an ordinance chapter 30-201. The flooding and clay issues are going to put another tax service on the City's. The 332 homes can increase our EMS calls, fire calls, and police calls. These are not affordable homes; they are paying for a lot rent and plus mortgage. I cannot vote in favor of this application due to the fact there is no site plans. I vote no.

Mr. Latore: What are we voting on, considering the absences of a site plan? What do we use as a criteria to vote?

Nathan VanEmbden Esq.: The applicant is saying I don't want to put together a full site plan projected water management technique, elevation for roads, curves, and all the things that would come with a major site plan. Without an understanding from the board, whether they did or did not proposed use of this site to accommodate 332 homes at their max calculation in a land lease community would be agreeable to the board. That's why this is a use variance application accompany by some attribute density the applicant is saying you could look at land lease community as a single use on the property and not looking at the density analysis. With purposes of notices, both d variance for the use and bulk variance "C". Your being asked to vote on the concept of residential use here in a land lease community with requirements that the applicant present much more information in a form of a major site plan in the future. Once it starts in the zoning board it stays with the zoning board for the Major site plan. The vote tonight will be in the affirmed resolution to approve the use variance permitting as presented. If you vote for this application you are allowing in this zone a land lease community akin to the configuration of the liberty Village I, south 2<sup>nd</sup> street Millville. The Density, the number of homes, locations of buildings, water ponds, etc. will have to be in detail with a site plan. The applicant cannot do what he is purposing to do until he meets all the requirements.

Ms. Sheila Roselle- If we vote tonight how many months are you allowed before you must come back to the board with a site plan?

Matthew Robinson Esq: statue dictate 12 months, but we are shooting for 4-6 months.

Creigh Rahampken Planner:

Special reason: reason G, variety of uses to meet the needs of New Jersey residence. 1983 this is a favorable use in the municipal land use law. Public and private coronation officiant use of land the area that you are planning documents with no identify for med density. Having an application here and discuss dealing with the sewer and water services as an opportunity through advancing this development to satisfy a fix some of the other issues that play in this neighborhood or area of city. I would suggest purpose G and M as well as being manufactured houses under the statue. In term of the intent and purpose of the zone plan the 2017 land use amendment is the crock of the application no longer expected to be an agriculture conservation area non withstanding that zoning still residents here. It not the policy of the city. With regard of losing one line of the industrial zone, all the focus in the industrial development in the city has been to the south and east of the airport not the north of cedar the only reason for the land north of cedar to be industrial is the airport hazard overlay, no intension of putting houses in that area. Losing one lot of industrial that has no impact on the city ability to attract industrial development or be a negative impact on the liability of the airport long term. Neighborhood, this is a split zone case, and all were doing is moving the lot line one line over, it will not have a detriment to the neighborhood different fan wherever that line from residential to industrial occur the

board will have the opportunity to deal with buffers with the site plan. No negative detriment of the use portion of this application.

Chairman Worthington: I'm willing to give the applicant a chance to create a site plan that I can look at, I'm not in favor of 332 Manufactured home community in this area. I maybe in favor of something smaller there. Something different there that works into the site plan. Mr. Latore agrees with the chairman.

The board has granted relief for a D variance for the use with the understanding that a site plan of the development will need to come back before the Zoning board for site plan approval. There is no implicit or explicit approval of the number of units but rather the opportunity the applicant can demonstrate by the site plan how the units might be configured under actual conditions.

Mr. Latore made the motion to approve the D variance and Vice-Chairman Connor second the motion. Mrs. Velez, Ms. Roselle, Mrs. Johnson, and Chairman Worthington voted yes. Mr. Carty voted No.

**OTHER BUSINESS-**

N/A

With no further business, Steve Latore makes a motion to close the Zoning meeting and it is seconded by Vice Chairman Rob Connor.

Submitted by:  
Kristine Klawitter