

**MAYWOOD PLANNING BOARD**  
**MINUTES**  
**August 3, 2017**

A regular meeting of the Maywood Planning Board was held on Thursday, August 3, 2017 in the Council Chambers of the John A. Steuert, Jr. Municipal Complex, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “This meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was published in the Our Town and The Record newspapers on or about November 23, 2016. In addition, copies of this notice were posted on the bulletin board in the Maywood Municipal Building at 15 Park Avenue, filed with the Borough Clerk and distributed to all persons, if any, requesting copies of the same pursuant to said act.”

**Flag Salute**

**Call to Order**

The meeting was called to order at 7:30pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Mayor Adrian Febre, Councilman Rick DeHeer (arrived at 7:31pm), Gary Neumann, John Montel, Harry Hillenius, Charles Goebel, John McManus, Anthony Klymenko and Daniel Nemecek. Zoning Officer James Mazzer, Board Engineer David Gleassey (arrived at 7:34pm), Board Planner Michael Kauker and Conflict Counsel Brian Giblin were also present.

Councilman Rick DeHeer arrived at 7:31pm.

**Approval of Minutes**

Vice Chairman Paul Kuhn made a motion to accept the minutes from the July 6, 2017 meeting. Secretary Charlotte Panny seconded the motion. All eligible members present voted in favor of the motion.

**Bills**

Harry Hillenius made a motion to accept payment of the bills. Mayor Adrian Febre seconded the motion. All eligible members present voted in favor of the motion.

**Correspondence**

- 7/7/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Exhibits A4 and A5
- 7/13/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Support of 7/6/17 Testimony
- 7/20/17 memo from Board Planner Michael Kauker Re: Riverside Medical Group 1 Maywood Avenue Application
- 7/24/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Proof of Services of Notices and Publication for 8/3/17 Hearing
- 7/31/17 letter from Board Engineer David Gleassey Re: Empire Real Estate Holdings 191 West Central Avenue Completeness Review

- 8/3/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Affidavits of Publication for 7/6/17 and 8/3/17 Hearings

Board Engineer David Gleassey arrived at 7:34pm.

**Resolution #1**

**Maywood Veterinary Clinic**

125 East Passaic Street

Block 77, Lot 19

**Calendar #2017-03**

**Variance & Site Plan Applications**

Application for Preliminary and Final Site Plan Approvals and Approvals of Accessory Use and Accessory Structure; Expansion of Pre-Existing Non-Conforming Accessory Structure; Variances for Pre-Existing Non-Conforming Side Yard and Rear Yard Conditions; Parking Variance and Waivers

Harry Hillenius made a motion to memorialize the resolution as written. Councilman Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

**Resolution #2**

**Bel Fiore Boutique LLC**

15 West Pleasant Avenue

Block 61, Lot 34

**Calendar #2017-08**

**Sign Application**

Approval of Signage and Waiver of Notice and Site Plan Requirements

Councilman DeHeer made a motion to memorialize the resolution as written. Vice Chairman Kuhn seconded the motion. All eligible members present voted in favor of the motion.

**Resolution #3**

**Paul Padro (Uncle Paulie's Peruvian Chicken)**

81 West Pleasant Avenue

Block 71, Lot 17

**Calendar #2017-10**

**Variance Application**

Application for Preliminary and Final Site Approvals and Variances for Parking, Pre-Existing, Non-Conforming Building Height and Number of Building Stories

Mayor Adrian Febre made a motion to memorialize the resolution as written. John Montel seconded the motion. All eligible members present voted in favor of the motion except Councilman DeHeer who abstained.

## Hearing

### **Riverside Medical Group**

1 Maywood Avenue

Block 124, Lot 6.01

**Calendar #2017-04**

### **Variance & Site Plan Applications**

Application to utilize the basement for an overnight sleep center

Andrew T. Fede of Archer & Greiner is the attorney for the Riverside Pediatric Group/Riverside Medical Group. He thanked the Board for bifurcating the application and approving the signage at the previous hearing on 7/6/17. He summarized the ending of the previous hearing. The applicant is proposing utilizing the basement as an overnight sleep center. This would require amending one condition from resolution 2002-09 which specifies that the basement be utilized for mechanical equipment and as storage space in connection with the applicant's primary use as a retail establishment. This approval was granted when the property was zoned as A-1 residential, however, the property has since been rezoned as RC Restricted Commercial. Duane Reade occupied the location for several years as a drug store but the location has been vacant for a length of time. Mr. Fede believes that a medical use is permitted in the RC zone as a professional office use citing Borough ordinance §209-35(A)(1).

Chapter 209. Land Use Part 2. Zoning Article VI. District Regulations

§ 209-35. RC Restricted commercial business district.

A. Primary intended use. The RC Restricted Commercial Business District is designed and intended for commercial use and is limited to the sale of commodities or services or the furnishing thereof. Within the Restricted Commercial Business Zone, no building or land shall be used for any uses except for the following:

- (1) Stores and shops for the conducting of a retail business and/or professional use.
- (2) Banks, offices and studios.
- (3) Restaurants, tearooms, cafes and other places serving food or beverages.
- (4) Personal service shops, such as barber, shoeshine and beauty parlors.
- (5) Laundry, bakery and similar uses where not more than 10 persons shall be employed, nor where, in the aggregate, machinery is employed having a rating exceeding 20 horsepower, other than air conditioning.

Later, in the same section of the ordinance, the hours of operation are restricted.

Chapter 209. Land Use Part 2. Zoning Article VI. District Regulations

§ 209-35. RC Restricted commercial business district.

D. Permitted hours of operation. It shall be unlawful for any person, firm or corporation to open any retail business to the public or in any way operate or conduct a retail business between the hours of 11:00 p.m. and 6:00 a.m., with the following exceptions:

- (1) Restaurants are permitted to operate until 2:00 a.m.
- (2) Tavern/bar establishments where alcoholic beverages are sold and served primarily for on-site consumption pursuant to license between the hours specified in § 110-7 of Chapter 110 hereof.

(3) Banking uses limited to the operation of ATMs (automatic teller machines): unlimited hours.

(4) Government offices and facilities: unlimited hours.

However, Mr. Fede believes that this restriction is specific to retail businesses and does not apply to professional use. He reminded the Board that at the 7/6/17 hearing, Dr. Omar Baker testified about the proposed sleep center. He explained that the sleep center would monitor patients and gather diagnostic data. The diagnosis and treatment would occur at a different time and possibly at a different location. No doctors or nurses are present at the sleep center, only the diagnostic technicians would be on-site.

Mr. Fede's first witness was Dr. Hormoz Ashtyani and he was sworn in. Dr. Ashtyani is the HUMC Director of Sleep Medicine and will oversee the sleep center. Dr. Ashtyani is Board certified in sleep medicine and has been practicing sleep medicine since 1983. He has run other sleep centers and has been published more than 30 times on the subject of sleep medicine. He described the sleep center as having two components; a clinical component operating during the day as a medical office that includes taking a patient's history and physical examination and a sleep lab at night. The sleep lab is a testing facility within the sleep center that monitors a patient's sleep and some testing can be done at a patient's home. The sleep lab delivers the results to the patient's doctor who then diagnoses and treats the patient. The daytime sleep center has doctors and nurses and the nighttime sleep lab has technicians. The technicians hook the patients up to the monitoring equipment and while the patient sleeps, the technicians ensure that the data is being recorded correctly. The testing is completed by 6am and the patient is discharged. The raw data is then scored by a computer and condensed at an off-site location. Then the scored condensed data is analyzed by the doctor. The doctor diagnoses and treats the patient.

Dr. Ashtyani discussed the field of sleep medicine and the benefits of treatment. Sleep medicine is relatively young field of medicine where the first sleep center/lab was established in 1975. He stated that 60 million people in the United States have a sleep disorder but only 10-15% are diagnosed. Undiagnosed sleep disorders are responsible for cardiac deaths and deaths from motor vehicle accidents. He believes that sleep disorder testing, diagnosis and treatment are vital. Sleep deprivation has a multitude of negative impacts on peoples' lives. While some sleep labs are located in hospitals, patients are not hospitalized. Hospitalization means becoming a resident of the hospital for the purpose of treatment.

Chairman Lichtenberger asked where the patient meets with their doctor and Dr. Ashtyani answered that they will meet in the office on the ground floor. Vice Chairman Kuhn clarified that most patients are only at the facility for one night. Dr. Ashtyani explained that it is rare for a patient to be tested for two nights but if it occurs, the patient would leave the facility during the day and return at night. Vice Chairman Kuhn asked what would happen if there was a medical emergency overnight and Dr. Ashtyani answered that emergency services would be called but techs are medical professionals so they could administer CPR. Councilman DeHeer pointed out that previous testimony had depicted two separate uses; daytime medical and nighttime sleep lab. However, Dr. Ashtyani's testimony likened the facility to 24 hours a day with sleep center clinical practice during the day while sleep lab monitoring at night. Dr. Ashtyani confirmed that Riverside Medical Group would conduct a sleep medicine clinical practice during the daytime

and a sleep lab at night. Chairman Lichtenberger noted that a patient would not spend 24 hours straight at the facility for sleep monitoring, diagnosis and treatment. The sleep monitoring would be approximately 10 hours long and the doctor's appointment for diagnosis and treatment would be approximately 1 hour long. Councilman DeHeer explained that the business would be 24 hours a day but not for an individual patient and Chairman Lichtenberger agreed. Mayor Febre asked if walk-in patients would be accepted at the sleep lab and Dr. Ashtyani said walk-ins would not be accepted, appointments are required. Patients requiring medical treatment would be directed to the Secaucus location which has late hours. Eight beds and three technicians would be in the sleep lab overnight.

Board Planner Michael Kauker confirmed with Dr. Ashtyani that the sleep monitoring is necessary for diagnosis and treatment. As such, Board Planner Kauker does not believe that you can separate the two components. Board Planner Kauker was sworn in. He considers the sleep monitoring a form of examination as it is necessary for diagnosis and treatment. He believes a testing laboratory would fall under the Borough ordinance § 209-25(B) definition of a hospital:

Chapter 209. Land Use Part 2. Zoning Article V. General Provisions  
§ 209-25. Word usage and definitions. B.

**HOSPITAL**

A building used for the diagnosis, treatment or other care of human ailments, unless otherwise specified. A "hospital" shall be deemed to include a sanatorium, a clinic, a convalescent home, a nursing home, a rest home or other building with equivalent characteristics.

He does not believe that the location of the components, whether ground floor or basement, dictates the permitted use as the sleep monitoring is essential to diagnosis and treatment. Chairman Lichtenberger asked Dr. Ashtyani what some of the treatments might be for sleep disorders. Dr. Ashtyani answered that weight loss, surgery, dental device, CPAP machines, etc. are possible treatments based on the diagnosis, aided and further quantified by the sleep monitoring test.

Board Planer Kauker continued his report (dated 7/20/17). Citing Borough ordinance §209-35(D), he believes that the permitted hours of operation apply to all RC Restricted Commercial businesses except for the four listed (restaurants, taverns/bars, ATMs and government offices). As such, the intent of the ordinance is that permitted hours of operation would apply to all permitted uses in the district; retail use and professional use.

Chapter 209. Land Use Part 2. Zoning Article VI. District Regulations  
§ 209-35. RC Restricted commercial business district.

D. Permitted hours of operation. It shall be unlawful for any person, firm or corporation to open any retail business to the public or in any way operate or conduct a retail business between the hours of 11:00 p.m. and 6:00 a.m., with the following exceptions:

- (1) Restaurants are permitted to operate until 2:00 a.m.
- (2) Tavern/bar establishments where alcoholic beverages are sold and served primarily for on-site consumption pursuant to license between the hours specified in § 110-7 of Chapter 110 hereof.

- (3) Banking uses limited to the operation of ATMs (automatic teller machines): unlimited hours.
- (4) Government offices and facilities: unlimited hours.

Further, Board Planner Kauker does not consider an overnight sleep center a permitted use in the RC Restricted Commercial district when reviewing the Borough code definition of a professional office:

Chapter 209. Land Use Part 2. Zoning Article V. General Provisions  
§ 209-25. Word usage and definitions. B.  
PROFESSIONAL OFFICE

An office used exclusively for the practice of the professions of medicine, optometry, psychiatry, psychology, family counseling, veterinary medicine, dentistry, architecture, law, accounting, engineering, planning or land surveying. A "professional office" shall not include a biological or other medical testing laboratory except that which is necessary and incidental to the primary professional office use. In addition, there shall be no overnight facilities for the hospitalization, counseling or care of persons or animals.

He stated that the proposed sleep center is a sleep testing laboratory. The proposed overnight facility would provide care to patients suffering from sleep disorders and overnight facilities are prohibited.

Mr. Fede responded citing his letter from 7/13/17. He believes that Borough ordinance §209-35(D) Permitted hours of operation apply to retail businesses only and not to professional use.  
Chapter 209. Land Use Part 2. Zoning Article VI. District Regulations  
§ 209-35. RC Restricted commercial business district.

D. Permitted hours of operation. It shall be unlawful for any person, firm or corporation to open any retail business to the public or in any way operate or conduct a retail business between the hours of 11:00 p.m. and 6:00 a.m., with the following exceptions:

- (1) Restaurants are permitted to operate until 2:00 a.m.
- (2) Tavern/bar establishments where alcoholic beverages are sold and served primarily for on-site consumption pursuant to license between the hours specified in § 110-7 of Chapter 110 hereof.
- (3) Banking uses limited to the operation of ATMs (automatic teller machines): unlimited hours.
- (4) Government offices and facilities: unlimited hours.

He explained that the ordinance does not need to be interpreted since it explicitly states that it applies to retail businesses and does not mention professional use.

Mr. Fede then cited § 209-25 that includes the definition of professional office:  
Chapter 209. Land Use Part 2. Zoning Article V. General Provisions  
§ 209-25. Word usage and definitions. B.  
PROFESSIONAL OFFICE

An office used exclusively for the practice of the professions of medicine, optometry, psychiatry, psychology, family counseling, veterinary medicine, dentistry, architecture, law, accounting, engineering, planning or land surveying.

A "professional office" shall not include a biological or other medical testing laboratory except that which is necessary and incidental to the primary professional office use. In addition, there shall be no overnight facilities for the hospitalization, counseling or care of persons or animals.

He reminded the Board of Dr. Ashtyani's testimony that the sleep lab is in conjunction with the sleep medicine practice at Riverside Medical Group. As such, it is "necessary and incidental to the primary professional office use" which is permitted. He does not believe the Borough code prohibits overnight testing nor does he consider the proposed use a hospital as it is not listed as an example in the Borough code § 209-25(B) hospital definition.

Chapter 209. Land Use Part 2. Zoning Article V. General Provisions

§ 209-25. Word usage and definitions. B.

#### HOSPITAL

A building used for the diagnosis, treatment or other care of human ailments, unless otherwise specified. A "hospital" shall be deemed to include a sanatorium, a clinic, a convalescent home, a nursing home, a rest home or other building with equivalent characteristics.

The proposed sleep center will not have patients for an extended stay, most will be there for only one night. He likened the proposed sleep center to a medical office which is permitted in the RC Restricted Commercial zone.

Chairman Lichtenberger asked Board Planner Kauker to briefly summarize why the proposed sleep center would need a use variance. Board Planner Kauker answered that he had three reasons why the applicant would need a use variance for the proposed sleep center.

- 1) The RC Restricted Commercial district does not permit businesses to operate between 11:00 p.m. and 6:00 a.m. with four exceptions
  - a. Sleep centers are not included as an exception
- 2) The sleep center falls within the Borough definition of a hospital since it is used for diagnosis
  - a. Hospitals are not a permitted use in the RC zone
- 3) The Borough definition of professional office prohibits medical testing laboratories and overnight facilities

Conflict Counsel Brian Giblin explained that the Board must determine if a use variance is required. He noted that the applicant noticed for a use variance should the determination be made that it was required.

Chairman Lichtenberger invited the public to ask questions of Dr. Ashtyani and Board Planner Kauker. No one in the public came forward.

Chairman Lichtenberger polled the Board and most members felt that Board Planner Kauker's assessment was accurate. Vice Chairman Kuhn made a motion to require the applicant to seek a use variance and Secretary Panny seconded the motion. All eligible members present voted in favor of the motion except Gary Neumann who abstained.

Mayor Febre and Councilman DeHeer recused themselves from the hearing and stepped down from the dais.

Mr. Fede called the applicant's planner Steve Lydon of Burgis Associates to provide testimony for use variance criteria. Mr. Lydon began by providing the dimensions of the property:

- Ground floor 11,200 square feet
- Basement 7,744 square feet
- Total 18,944 square feet is 44.65% of the total lot size 42,425 square feet

The nighttime activity would be limited to 8 patients and 3 technicians. The lights would be minimal at night and the personnel would be in the basement. As such, he does not believe that people driving by would suspect that the medical offices are open.

Mr. Lydon explained that use or D(1) variances that aim to be an inherently beneficial use follow the *Sica* case law. Hospitals are cited in the statute as inherently beneficial. He believes that the proposed use is better suited for the *Medici* standard to demonstrate special reasons that the site is particularly well suited. He considers the site as particularly well suited since the proposed use can be adequately accommodated in the basement space with minimal lighting and subterranean staff. He repeated that nighttime activity would be limited to 11 people on a large piece of property that is bordered on two county roads. The building size would not need to be increased for the proposed use and the parking lot would be more than sufficient. He added that the appearance of the property would not change at all. The amount of traffic generated by the proposed nighttime use is low. The location on two county roads and the proximity to nearby highways also supports the particular suitability. The proposed use would not produce or generate any noise, odors, vibrations, dust, electro-magnetic radiation, glare, etc. The proposed use supports the purposes of zoning such as encouraging municipal action to guide appropriate use of all lands, to provide adequate light, air and open space, the site was developed under Board of Adjustment approval and to provide sufficient space in appropriate locations for a variety of uses to meet the needs of all the citizens of the state. The proposed use also supports the goals of the 2009 master plan reexamination including to establish well defined commercial, office and mixed-use areas to encourage economic growth, provide for continuing sources of employment and strengthen the tax base. In addition, the proposed use also supports the master plan goal to preserve and promote a balanced variety of residential and commercial land uses. For all of these reasons, Mr. Lydon believes that the proposed use is particularly well suited for the site.

Mr. Lydon addressed the negative criteria explaining that there is no substantial detriment to the public good or impairment to the zoning ordinance or master plan. He believes that there would be no harm to the zoning ordinance or master plan goals should the proposed use be approved. He believes that the overnight sleep center would not have a substantial detrimental impact on the surrounding land uses. He added that a basement use by 11 people where there is no planned construction will have not detrimental impact on a site that is bordered by two county roads. While the RC Restricted Commercial district includes retail and professional use, he believes that professional use is not as intense as a retail use and he used a convenience store as an example.

Chairman Lichtenberger clarified that no emergency care would be administered overnight. Dr. Baker explained that should a patient come to the facility at night looking for medical care, they would be directed to the Secaucus facility.



Chairman Lichtenberger invited the public to ask questions of Mr. Lydon but no one in the public came forward.

Mr. Fede delivered his closing remarks. He believes that the proposed sleep center is a permitted use as a professional office, however, the Board determined that the overnight hours are not permitted within the RC Restricted Commercial zone. The proposed sleep center is not typical of an ordinary medical office where patients come and go, but instead the patients arrive, sleep and depart as a group. He does not foresee any negative impact should the application be approved. He considers the site uniquely well suited for the proposed use given all of the reasons that Mr. Lydon cited. He reflected on Dr. Ashtyani's testimony that there is a need for sleep disorders to be diagnosed and treated. He considers the proposed use as a benefit to the public. He believes that when the ordinance was written, this type of use was not considered as it a relatively new medical field.

Chairman Lichtenberger believes that there is a problem with the daytime medical office parking. He appreciates the steps that the applicant is taking by hiring a valet and leasing parking spaces for staff to alleviate the parking demand. He then polled the Board on their thoughts about granting the use variance. Most members felt that granting a use variance was appropriate. Harry Hillenius asked if having the sleep laboratory in the basement would increase the parking demand during the daytime. Dr. Ashtyani answered that that the sleep center patients will come for daytime appointments whether they have their sleep study in the basement or at another sleep laboratory. He does not believe the daytime parking will be affected by granting approval for the basement sleep center. Secretary Panny clarified that there would be no overlap in hours between the daytime and nighttime use. Gary Neumann asked about when the daytime medical office stopped scheduling patients. Dr. Baker answered that the last scheduled appointment was 30 minutes before closing at 7pm but they allow emergency office visits 15 minutes before the 7pm close. Chairman Lichtenberger believes that using the basement space is a good use of unoccupied space and overnight parking.

Chairman Lichtenberger opened the hearing for public input.

Christina Ercolino of 41 Maywood Avenue believes that the Riverside Medical Group doesn't care about their neighbors. The daytime medical practice didn't start off small and grow, but was too large for the location from the start of their tenancy. Since the last hearing on 7/6/17, she has observed cars parked in the fire zone.

Mr. Fede interrupted Ms. Ercolino to remind the Board that the applicant is seeking a variance for the nighttime use and he objected to testimony about daytime parking.

Ms. Ercolino continued that Riverside Medical Group has not been respectful of their neighbors and she does not believe that an additional use should be granted. She has observed that parking on West Demarest Place has stopped but East Demarest Place still has parking and patrons are crossing Maywood Avenue to access the site. She then cited multiple instances of cars parking illegally on the Murray Construction property at 29 Essex Street:

- 7/27/17 @ 6:38pm – 11 cars

- 7/28/17 @ 9:30am – 15 cars
- 7/31/17 @ 6:32pm – 9 cars
- 8/2/17 @ 6:32pm – 8 cars
- 8/3/17 @ 6:16pm – 11 cars

The applicant's planner at the 7/6/17 hearing summarized the previous Board approvals for the property. She believes that with each approval, the property's neighbors bear the burden. She is worried that the 24 hour a day variance approval will stay with the property and the next tenant will also have a 24 hour a day business. She added that the garbage dumpster is regularly overflowing although there are multiple collections during the week. With the additional use, there will be an increased number of garbage collections, deliveries and cleaning crew shifts.

Chairman Lichtenberger reminded the Board that the variance seeking nighttime use is a separate issue from the permitted daytime medical practice. He added that the variance would be specific to this applicant and would not carry with the property. Secretary Panny asked if the 15 leased parking spaces from National Wholesale Liquidators has started. Dr. Baker answered that the lease started a few days after the prior hearing on 7/6/17. He offered to provide a copy of the lease agreement and the valet service contract. He stressed that patients are asked to park only in the parking lot. Charles Goebel clarified that some members of the staff do park in the facility's parking lot although patient parking is prioritized.

Fire Official Thomas Tuttle explained that his request for the fire zone mark out being extended to the dumpster (approximately 20') has not been completed so he asked that it be a condition of approval. He explained that the Fire Department Connection (FDC) is blocked. John McManus asked Fire Official Tuttle if the applicant would lose parking spaces with this condition. Fire Official Tuttle answered that this area does not have legal parking so no spots would be lost. Secretary Panny confirmed that this would allow garbage collection without having to rearrange the cars that are currently stacked in this location. Fire Official Tuttle clarified that the sleep center would operate Monday-Friday and not on the weekends. Vice Chairman Kuhn asked if there were sufficient egresses and Fire Official Tuttle confirmed that the egresses are code compliant.

Charles Goebel asked if the applicant would expand the sleep center to the ground floor should demand increase. Mr. Fede replied that ground floor expansion would require the applicant to return to the Board.

Harry Hillenius made a motion to approve the D variance application with the conditions previously discussed. Vice Chairman Kuhn seconded the motion. All eligible members present voted in favor of the motion.

Chairman Lichtenberger requested that the applicant make every effort to manage the daytime parking situation so as not to disturb the neighbors. Ms. Ercolino asked how the conditions of approval are enforced. She noted that the garbage dumpster enclosure is now gone which was a condition of approval for the previous tenant, Duane Reade. The landscape has died in the buffer between her property and the applicant's property. Chairman Lichtenberger answered that Zoning Officer Mazzer is responsible for enforcing the conditions that she mentioned. He added that Fire Official Tuttle enforces the conditions related to fire prevention. Planning Board

Recording Secretary Tara Grunstra is also the Board of Health Secretary and handles health complaints.

**Closed Session**                      None

**Informal Hearing**                      None

**Old Business**                         None

**New Business**                        None

**Open Meeting to the Public**    None

**Adjournment**

A motion to adjourn the meeting was made by Harry Hillenius. John McManus seconded the motion. The meeting was adjourned at 9:33pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary