

TOWNSHIP OF SADDLE BROOK
ZONING BOARD OF ADJUSTMENT MINUTES
May 1, 2023 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday May 1, 2023 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETING ACT: adequate notice of this meeting has been sent to all members of the Zoning Board and to all legal newspapers in Accordance with all the Provisions of the “Open Meetings Act”, Chapter 231, P.L. 1975.

4. ROLL CALL

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Marz, Mr. Burbano, Mr. Manzo, Ms. Nobile, Mr. Duffy – present. Mr. Champy is absent. Anthony Cialone is sitting in for Mr. Pellino the Board Attorney, Anthony Kurus the Board Engineer and Gary Paporozzi the Board Planner are also in attendance.

5. NEW BUSINESS

A.) Deugen Development, LLC, 210 US Highway Route 46, Block 105, Lots 2 & 3

Applicant requests a Self-storage which is not a permitted use in a B2 zone; therefore, this would be an expansion of a non-conforming use. Repairs to vehicles are prohibited in this zone, the applicant is also proposing 4 stories when two stories are permitted in a B2 zone the floor area ratio is proposed at 1.21 when .25 is permitted in a B2 zone and Bulk variances for parking and lot coverage will also be needed. **(Applicant was carried from the April 3rd meeting but has requested to adjourn and be carried to the June 5th meeting.)**

Mr. Duffy reads the request from the applicant’s attorney Mr. Chewcaskie and asks for a motion to carry the application to the June 5th meeting. Mr. Chewcaskie stated in his request that he will be noticing again for the June 5th meeting.

Ms. Murray makes a motion seconded by Mr. Schilp to carry the application.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Marz, Mr. Burbano, Mr. Duffy – YES.

B.) John Da Costa, 275 Hillside Avenue, Block 409, Lot 14

Applicant requests a two car garage addition and driveway extension that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. **(The applicant requested an adjournment at the March 6 meeting to acquire a more detailed set of drawings as requested by the Zoning Board and asked to be carried to the April 3rd meeting. The applicant has requested to again be carried to the May 1st meeting as he had difficulty in getting the new drawings.)**

The application was carried without notice from the March 6th meeting.

Mr. Cialone swears in John Da Costa he gives his address as 275 Hillside Avenue.

Mr. Cialone swears in Joseph Da Costa the brother of John Da Costa he gives his address as 240 John Ochs Drive in Saddle Brook.

Mr. Duffy asks Mr. Da Costa to refresh the Board’s memory of how he left off with his application.

Mr. Da Costa – We had to make an adjustment to the driveway because the telephone pole guide wire was not on the original plan. We cut the driveway in more to allow for the guide wire. We now show the guide wire and cut the driveway back.

Mr. Duffy – There was a question in regards to the attic space above the new garage.

Mr. Da Costa – I eliminated it. It will just be open space because I know you were worried about me putting a tenant or somebody living up there so I just eliminated it and there will just be a cathedral ceiling.

Mr. Duffy – The question was what your access up there was going to be. It's going to be open so it's moot now.

Mr. Cialone – I just note looking at the revised plans their variance changed now and I will leave it to the planner but it looks to me they only require minimum single side yard setback variance. My notes previously indicated they need a minimum front yard setback but now they seemed to have pushed the addition back a little bit and then maximum accessory coverage seems they don't need it anymore but I will leave it to the planner.

Mr. Paporozzi – That is correct. I'm just concerned that the proposed garage is going to have a 16 foot ceiling.

Mr. Da Costa – It makes the house look nice and have some natural light inside the garage.

Mr. Duffy – What variances are we looking for this evening minimum single side the setback correct?

Mr. Paporozzi – Correct.

Mr. Duffy – Then maximum accessory coverage.

Mr. Paporozzi – It was reduced.

Mr. Duffy – Just because of the driveway so his architect has it on his plans for maximum height I don't know why he's got that in there.

Mr. Paporozzi – He has 2.5 stories and he's giving 2.5 stories so he has it called yes but it's not a variance. There are no other questions and Mr. Duffy asks for a motion to open.

Mr. Schilp makes a motion seconded by Mr. Tokosh to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Mr. Schilp makes a motion seconded by Ms. Murray to close to the public. All in favor – YES.

Mr. Duffy – I don't have any other questions do we have a motion?

Mr. Schilp makes a motion seconded by Ms. Murray to approve the application.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Marz, Mr. Burbano, Mr. Duffy – YES.

C.) James Burbano, 112 Danna Way, Block 1513, Lot 9

Applicant requests to construct a two-story addition with full basement that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

Mr. Burbano steps down as it is his application before the Board and Mr. Manzo sits in for him.

Mr. Cialone confirms that the notice is in order and the application may proceed.

Mr. Cialone swears in James Burbano and he gives his address as 112 Danna Way in Saddle Brook.

Mr. Duffy – The variances being sought this evening are minimum single side yard where 10 feet is the code and 7.87 feet is proposed and the maximum building coverage 26% and you are proposing 31%.

Mr. Burbano – What I'd like to do is add a new two story addition on the rear left side of the yard. It will have a full basement as well. I'm adding a basement for like a gym area and we're going to be doing a family room on the main floor and I just figured I'd do the same thing above. We'll be doing a large family room. There's going to be a bar with kitchenette no stove or refrigerator just a microwave. They'll be a full staircase in the back going down to the basement and up to the second floor for a second egress. They'll be also from the second floor we wanted to make that part of the main second floor so we're adding a doorway in one of the bedrooms and eventually if we decide to turn that into a bedroom we'll make that a sitting area because that bedroom is at the top of the stairwell so you can walk through into the other bedroom. We don't need 5 bedrooms. If you look at the second floor addition on page 01 the main existing bedroom is the bedroom at the top of the stairwell. We have a walkway at the top of the stairwell that's not depicted here and that bedroom is straight away so what we're doing is it's got a very

large 8 foot wide closet there we're going to cut that closet in half and we're going to add an entrance into that back room from the main area so we don't have to come out walk through the house go back through the family room and up and it also gives us a second means of egress in case there's a fire. We're probably going to be doing an addendum to this as well but not with regard to zoning just design. If you notice on the basement level the basements don't connect. The reason is when the contractor built the home he did just a crawl space of 12 feet to make the house larger and I didn't want to dig out underneath the existing but after talking to an engineer friend of mine we can do a hall to connect the two it will be a 12 foot long hallway. It will connect the two basements.

Mr. Kurus – The only comment we had was about storm drainage direct the gutter to the interior of the lot or to offsite drainage if you have it.

Mr. Burbano – Currently on the left if you're looking at A.01 in that side yard of that 8 feet there's a pit in there somewhere. I don't know how far down it goes but there is a drainage pit where all of the house drains into. Our goal is to tap the additional gutter into that. I only know because when I first moved in about a year and a half after it was build we have a driveway drain because it pitches toward the house a little bit and it clogged and I had no idea where it went. So I ran a camera down there and it goes down the side and toward the back and I found the clog. I don't know how big the tank is though because it wasn't on the original plans. The contractor must have added it while it was under construction.

Mr. Kurus – You have that drainage easement in the back I don't think this will impact that.

Mr. Burbano – No it's way in the back.

Mr. Kurus – That's all I have.

Mr. Tokosh – We had a lot of rain the last two days how is the property now is the drainage good?

Mr. Burbano – I have no drainage issues I do have French drains in the main basement I never heard that pump turn on. I don't even think the breaker is on to be honest with you. I've never had any issues with that.

Mr. Duffy – Do you have a window well here?

Mr. Burbano – The window wells are going to be standard two foot by three foot windows.

Mr. Duffy – Okay.

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public. All in favor – YES.

Frank Frega of 123 Danna Way comes forward and he is sworn in by Mr. Cialone.

Mr. Frega – The questions I have are in regards to the intention of the building from what I see here it's a pretty large structure almost like an entirely new building added on to the back of the house. My concern is that this is not going to be used for business purposes or for a multi-family structure. The neighborhood has undergone some changes in the past few years and so I'd like to know that we're going to maintain the structure of the neighborhood and that it's not the kind of thing where we're going to have rentals and multiple business and parking issues. What is the intention is this a single family dwelling.

Mr. Burbano – It's a single family dwelling. I'm getting married at the end of the year and I have a two and a half year old and I also have two older kids 23 and 20 years old. I moved back in Saddle Brook I assure you I will not rent out the home. I have about 14 rental properties all single family houses that I own. I own two businesses in town one on Mayhill I rent out half of the second floor almost so I have plenty of parking there. I wouldn't need to run a business out of there. I also have a business in Lyndhurst I have an office in Miami, California I don't need office space in my home and I plan on raising my two and a half year old there as well. We all just want to have our bedrooms and there are houses there larger than mine I believe. The red brick house down the block and closer to CVS on your side of the street there is a home that is larger. The one across the street is not as large as mine but there's 5 bedrooms in there mine currently has 4. With that said I don't know what else to say I don't need to rent out an apartment.

Mr. Frega – If it's going to be used as a single family property that is my main concern.

Mr. Burbano – No I promise you that's all it will be.

Mr. Frega – Okay thank you.

Mr. Schilp makes a motion seconded by Mr. Manzo to close to the public. All in favor – YES.

Ms. Murray tells Mr. Frega that there is no exterior entrance to the addition and the only access is through his current home in order to give him more confidence that it is only for one family.

Mr. Schilp makes a motion seconded by Ms. Murray to approve the application.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Schilp, Mr. Tokosh, Mr. Marz, Mr. Manzo, Mr. Duffy – YES.

D.) Garden State Recreational Grow, LLC, 225 Route 46, Block 120, Lot 3

Applicant requests for a Class 2 Cannabis Manufacturer in addition to a Class 1 Microbusiness Cultivator and Class 5 Cannabis Retailer that is not a permitted or conditionally permitted use per the zoning ordinance for the Township of Saddle Brook as it exists today.

Daniel Lagana is the attorney representing this application and he comes forward.

Mr. Lagana provides Mr. Duffy with a narrative and he reads it aloud regarding the relief they are seeking from the Board.

Mr. Lagana – We are located at 225 Route 46 otherwise known as block 120 lot 3. We are seeking use variance relief, preliminary and final major site plan and associated bulk variance relief to operate 3 separate cannabis establishments in the same building that is a class 1 micro cultivator, a cannabis manufacturing establishment and a class 5 cannabis retail establishment. We are located in the B2 zone, located on Route 46 West surrounded by commercial property. If anybody doesn't know the site we can provide you with an aerial. In the meantime the commercial buildings include the Saddle Brook Mall as well as St. Mary's Cemetery to it's north. The B2 zone permits this use as a conditional use. All three uses except for the manufacturing which is up to 5,000 square feet we are slightly over that I would argue it's a de Minimis exception but we would like the associated proofs required. I would also like to submit ordinance 1726-22 as an exhibit Mr. Chairman which was the latest iteration of the ordinance which went through multiple revisions and that is the one that adopted the manufacturing in the B2 zone as a conditional use. Also ordinance 1718-22 permits the micro cultivation. We're going to provide testimony that we satisfy the definition of a micro business in the zone and that micro cultivation will comply with the ordinance.

Mr. Duffy – I have a question. I know we've been down this road extensively before and at the time it was Budz Prime and Garden State Recreational Grow now it's Cattino Real Estate Holdings so can you just clarify how this occurred?

Mr. Lagana – Sure. Cattino Real Estate, LLC is the lessor for the building. Garden State Recreational Grow and Budz Prime will still be the operators of the sub lease. Cattino is simply the contract lessor with the property owner and the operators of those facilities remain the same as they were in the previous application.

Mr. Duffy – Okay so Cattino rents from the owner and subsequently they'll rent from Cattino Holdings.

Mr. Lagana – Yes.

Mr. Duffy – I don't recall but maybe we'll get to it. There's two entities before which was the retail and the micro grow.

Mr. Lagana – Correct.

Mr. Duffy – Now we have a manufacturer is that a third entity or is it one of these also does the same.

Mr. Lagana – We do have an operations witness who could provide some clarification as to the entities who will be running each of them.

Mr. Duffy – Okay.

Mr. Pappozzi – Just some clarification on the use variance. Mr. Lagana mentioned that manufacturing was allowed up to 5,000 square feet.

Mr. Lagana – That's correct.

Mr. Pappozzi – What was that ordinance you cited on that?

Mr. Lagana – It's ordinance 1726-22. Mr. Chairman I would like to mark that as an exhibit for the record, exhibit A1.

Mr. Cialone – There was another ordinance number you referenced.

Mr. Lagana – The ordinance that preceded that was ordinance 1718-22 that established the micro cultivation.

Mr. Duffy – We will recess for five minutes.

Mr. Duffy – Where did we leave off?

Mr. Lagana – I believe we can mark 1718-22 as A1 and 1726-22 as A2.

Mr. Duffy – Okay.

Mr. Lagana – Mr. Chairman I have four witnesses this evening. I have a site engineer, operations individual, a traffic expert and a planner. Before I call my first witness I'd like to pass out a condensed handout we can mark it as A3. This is a condensed version of the site survey and the architectural renderings 11x17 nothing has changed on them except they shrunk for your convenience.

Mr. Duffy – Thank you. Do we have to mark each page or can we do it as a group?

Mr. Lagana – I would mark it collectively Mr. Chairman.

Mr. Duffy – We'll go with A3 which will consist of six pages.

Mr. Lagana – I would like to call my first witness.

Mr. Lagana calls up his site engineer Patrick McClellan. Mr. Cialone swears him in and he gives his business address as 11 Furler Street in Totowa New Jersey.

Mr. Lagana questions Mr. McClellan in order to establish his credentials and he is accepted by the Board as an expert witness.

Mr. McClellan puts his site plan on the easel and it is displayed for the Board to see on their screens.

Mr. Lagana – We're referencing a site plan sheet previously submitted it is dated March 3, 2023.

Mr. McClellan – This is a very straight forward project for us. I'm sure you're all familiar with it this is the Staples Copy Center site on Route 46 in the westbound lane. The property has 83,000 square feet of land so it's just under 2 acres of land. It's fully developed parking in the front 74 parking spaces in the front of the property and an additional twelve spaces at the back of the property. It's been utilized as a Staples for quite some time. It's situated in a B2 Secondary Business Zone and it has various commercial and industrial sites nearby. According to Google we have Good Karma Vape Center, we have McDonald's and we have the Saddle Brook Mall next door a pool installer next door, Sunrise Mattress places of this type in this vicinity. We are here to propose a change in the use of the building from a Staples to the cannabis uses that have been described in the opening statements. From a site plan perspective we have very little impact to the site specifically we're going to be proposing to enhance and refresh 4 ADA parking spaces in this vicinity. We have existing Staples sign up here in the front our proposal is to simply replace the faceplate on that sign with a new sign. We have a handout we can pass around to show you how it will look. We are also proposing 4 EV parking stalls and through testimony we're going to be relocating one of those near the handicap stalls so that we can have an ADA accessible EV parking space. We are also proposing at the rear of the building an area for a generator pad and of course we're designating a refuse area in the northeast rear corner of the property. That's the limit of the changes to the site. We are not increasing impervious coverage we are not changing grades and any changes that would have impacts on storm water. We're not having changes that would have impacts on the utilities that are currently servicing this building. We are proposing the three uses you heard we have a dispensary, we also have a micro cultivation area that we're proposing and then a proposed manufacturing area and when you tabulate the parking requirements for those three separate classes of activities we require 83 parking spaces where we have 86 proposed. That's without incorporating the credit we get for the EV parking spaces so we made it where we had 86 spaces so we do have sufficient parking for this use.

Mr. Lagana – The EV credit the state statute allows for a credit of two parking spaces for every one EV charging station provided up to a maximum of 10% is that correct?

Mr. McClellan – Yes.

Mr. Lagana – We're doing four EV charging stations correct.

Mr. McClellan – Yes and just for clarification the state had required three and we're enhancing it with four.

Mr. Lagana – That would allow this site to have a credit of eight parking spaces?

Mr. McClellan – Correct.

Mr. Lagana – So we would actually be required to provide 78 parking spaces as opposed to the 83 correct.

Mr. McClellan – Correct.

Mr. Paparozzi – The parking analysis provided by Mr. McClellan was for the dispensary, cultivation and the manufacturing which encompasses the whole building. Then he added an additional regular standard manufacturing use sort of like an ask for it twice. My parking analysis was only 54 based on the ordinances I don't know if 1726-22 changed the parking but they total for parking for the dispensary, the cultivation and the manufacturing would use the entire building. Mr. McClellan also added spaces for manufacturing. Do you understand what I'm saying?

Mr. McClellan – I do yes.

Mr. Paparozzi – So the parking analysis would be 54 required and obviously there is a credit of so many for EV.

Mr. McClellan – So what happened is we created an abundance of parking.

Mr. Duffy – You have an abundance.

Mr. Paparozzi – That's encompassing the whole building would be a cannabis requirement after that there is no other use so the entire building is covering the parking analysis I think it was 1707-21.

Mr. Lagana – One thing Mr. McClellan the parking the way that it's situated generated bulk variances is that correct?

Mr. McClellan – It does.

Mr. Lagana – What is that bulk variance relief?

Mr. McClellan – The Board has required drive aisles of 26 feet in width. The existing aisle from Route 46 to the parking area is 24 feet and the existing drive aisles around the parking area range from 21.1 feet to 24.2 feet.

Mr. McClellan points out to the Board on his displayed site plan where the aisles are and the widths of them in different areas.

Mr. McClellan – It's been functioning this way for a while and we have our traffic engineer that can talk more about it. We have a drive aisle near the building that does not have vehicles parked off of it but that distance is 20.2 feet. On the lower section of parking you have 22.9 feet and on this last area here we have 24.2 feet.

Mr. Lagana – I misspoke I did say that that was a bulk variance the bulk variance is for parking in the front yard.

Mr. McClellan – We have 74 parking spaces in the front yard and we are not exacerbating that we're making some modifications to the ADA parking stalls so that they're in compliance and properly striped but we're not changing the parking configuration so it's a continuation of existing nonconforming front yard.

Mr. Lagana – One of the benefits of this site with particular to that variance is the manufacturing and cultivation entrances and exits are in the rear of the building correct.

Mr. McClellan – That's correct.

Mr. Lagana – From the planner's recommendation the parking in the rear designating it for employees only. The front parking area as it currently stands is going to be for the retail establishment and it's employees only correct.

Mr. McClellan – Correct.

Mr. Lagana – While we're in back of the building can you give the Board an answer to where the refuse location is.

Mr. McClellan – The northeast corner or the left rear corner of the property there is an area that's already dedicated for refuse dumpsters and that is the area that will be used for refuse collection for this property.

Mr. Lagana – Pursuant to the Board Engineer's recommendation that trash enclosure will be fenced in.

Mr. McClellan – Yes.

Mr. Lagana – There was conversation about that being a vinyl fence so that way it is not visible.

Mr. McClellan – It will be enclosed so that you will not see the dumpsters.

Mr. Lagana – Our traffic expert will also provide a turning template as an exhibit showing our refuse container and how a truck will navigate that rear area. While we're in the back of the building please indicate on the plans where the loading dock is.

Mr. McClellan – The loading dock is located right off of the right rear corner of the building. It exists today it will be repurposed for the use of the building.

Mr. Lagana – Will we provide sufficient lighting in that area?

Mr. McClellan – We will. The lighting in the rear of the building will be stepped up a little bit for security purposes with some building mounted area lights.

Mr. Lagana – In that same location there is also a generator pad can you give the Board the details of the generator pad.

Mr. McClellan – The generator pad goes right next to the loading dock. The pad is estimated to be 8 feet by 10 feet so that it can incorporate the entire generator on it.

Mr. Lagana – Can you give the Board the benefit of what the landscaping looks like.

Mr. McClellan – There is green area wherever there is not pavement a few trees out there. It is consistent with this kind of footprint and parking lot and building. The landscaping will be around the perimeter of the property.

Mr. Lagana – To the rear of the property near the cemetery is there any mature trees?

Mr. McClellan – There are mature trees and there's a nice slope back there too so there's really no view offsite from the back of the property.

Mr. Lagana provides the Board with a rendering of the proposed sign.

Mr. Lagana – There is an existing pole mounted sign on the property right.

Mr. McClellan – That's correct.

Mr. Lagana – Can you point out for the Board where the general location of that sign is.

Mr. McClellan – Currently the Staples sign is located in the front access point to the road and the sign itself we have an approximated measurement but it's probably 25 feet high to the top of the sign. We've scaled the placard to be 18 feet long and 7 feet high. The Staples sign will be replaced by the dispensary sign of the same size.

Mr. Lagana – A variance is needed for that sign because no pole mounted sign is permitted in that zone correct.

Mr. McClellan – Yes.

Mr. Lagana – But the pole mounted sign exists at the site as it currently stands correct.

Mr. McClellan – Yes.

Mr. Lagana – We're simply replacing the sign face.

Mr. McClellan – Yes.

Mr. Lagana – Would that sign face comply with the zoning ordinance for cannabis establishments for the purposes of colors and depictions and there's no cannabis leaves?

Mr. McClellan – That's correct.

Mr. Lagana – I have no further questions of this witness.

Mr. Cialone – I just had a question on the signs. On the plans it's mentioning ground signs are there any ground signs on the site or do you intend to install any ground signs?

Mr. McClellan – The only other signage that is planned on site would be some customer directional signs. As you get to the near base of the building where my finger is at there will be a sign there for employee parking directing them to the back. There will be traffic control signs.

Mr. Duffy – This sign is conceptual correct the wording?

Mr. Lagana – No that's the sign.

Mr. Duffy – That's the name?

Mr. Lagana – Correct.

Mr. Mazzer – The sign says the Dispensary of Saddle Brook it kind of I don't know for a lay person that may say this is Saddle Brook's dispensary. I think we're better off seeing the dispensary in Saddle Brook or something like that. The Dispensary of Saddle Brook makes it sound like it's Saddle Brook's dispensary.

Mr. Lagana – I will confer with my client as to how we can modify it.

Mr. Duffy – Fine we'll stick to engineering at this moment and revisit the sign. I would like to go to our engineer because you only mentioned one of the waivers that are listed and I would like to address this.

Mr. Kurus – You had a question on one of the waivers?

Mr. Duffy – No they've requested waivers many of them you've alluded to one in this testimony so I'd like to get this clarified.

Mr. McClellan – I'm going to jump ahead to after item 17 where Mr. Kurus says I defer to the Board with respect to the waivers. The plan provided satisfies the minimum engineering completeness requirements with consideration that items 1, 2, 3, 4, 9, 10, 11, 12, 13 and 14 shall be provided in subsequent submission we recommend that the Board deem the application complete. We had no objection to that to providing the information in those items if the Board acts favorably as conditional approval.

Mr. Kurus – Item one is key map suggesting the name, address, applicant and owner on the plan. Item three a survey I think that was supplied in a subsequent submission so we have that now. Item four locations of all existing conditions I believe that's covered on the survey. Item nine location of onsite storm drains, sewers, fire protection, electric, telephone lines, gas any other utilities above and below ground. Item ten any of the sanitary sewer output, the water demand.

Mr. McClellan – I'm prepared to provide testimony for that if you like.

Mr. Kurus – We want a submission to have for the file. You said you have item eleven with respect to the water consumption. Item 12 all means of ingress egress, dimensioning of the drive aisles, curb cuts. Item thirteen requested a traffic study which was submitted and I believe the traffic engineer is going to provide some testimony with respect to traffic. Item fourteen a waiver for a landscape plan. We recommended a plan showing the location of the existing trees and landscaping on site. Those are the items we recommended supplementing the initial submissions.

Mr. Duffy – Mr. Schilp you had a question about some of the waivers?

Mr. Schilp – My question is they asked for all these waivers and we take a vote tonight and if it passes and you hand the waivers in and we don't like what's on the waivers you already got passed can we take it back I don't think we can take it back once we approve it. My thing is one or two items that you want to ask for something but when you're asking for ten or twelve items to be waived I don't think we've ever seen that in this Board and I've been on the Board a long time, I have never seen anybody come up with that many waivers to say I'll do it later on. We're here tonight to hear testimony in complete and we can't get complete testimony because we don't have the information that was requested by our engineer.

Mr. Lagana – If I may Mr. Chairman?

Mr. Duffy – Yes.

Mr. Lagana – Several of the waiver requests had to do with information on the site plan like scaling the feet and inches, showing the owners within 200 feet on a radius map a survey was prepared. The reason why there is a lot of waivers here with regard to thing like storm water management and the utilities because it is an existing building and the engineer testified we are really not doing a lot with the exterior of the building more about the interior modification and change of use. There are a lot of things on the site that are remaining the same and I really had nothing prepared with respect to those specific waiver requests. This is specific to checklist waiver requirements as to whether the Board can deem the application complete and move forward willing to provide all the items the engineer is asking for with a condition of approval which would be amended plans and we're fully prepared this evening to provide you with all of the testimony necessary so you can establish the positive and negative criteria with regard to the use.

Mr. Schilp – I know when you were here before for the other application you supplied almost every bit of this information then and you are increasing the size by a lot from what was on the other application and there's no calculations on the use of water that's in the building any sewerage that's going to be in there. You're increasing it quite a bit so you're increasing the use of water you're increasing the use of sewerage.

Mr. Lagana – I think the operations witness will provide some testimony with regard to how the water will be used and what kind of waste disposal we're looking at so I have a witness prepared to testify as to

that and will also provide a report to the engineer with respect to those if he wants to run calculations and require the water department and sewer department have requirements we'll comply with those as conditions of approval. I have a witness this evening fully prepared to provide testimony as to how those uses are going to be had on the site with this project. I think the reason why a lot of I do recall the last application which again has nothing to do with this application but there were a lot of checklist waivers as a part of that application for the same reason but there was intended initially there was not a lot being done to the exterior of the building. That changed ultimately but that's similar analysis here there's really not a lot changing from the exterior of the building to what a lot of these checklist waiver requests are looking for. The engineer actually did deem the application complete.

Mr. Schilp – Like I said I'm just concerned you come in here with all these waivers I've never seen anybody come in with that many and I've been on the Board for fifteen years.

Mr. Duffy – Is there any particular request for a waiver that you specifically have an issue with at the moment or would see it develop?

Mr. Schilp – My main one is the water use and the sewerage they gave it to us on the last one like you say it's not the same thing but now you're increasing the size and the use you're putting a whole another use into it that's my concern.

Mr. Lagana – We'll be fully prepared to provide testimony as to water and sewerage usage.

Mr. Duffy – We'll keep that in mind as we go forward. Mr. Kurus you were satisfied then?

Mr. Kurus – Yes with respect to the testimony on the existing site. I'll wait on the traffic testimony.

Mr. Duffy – Does the traffic testimony take into consideration how you access the back of the building?

Mr. Lagana – Yes.

Mr. Duffy – That will be discussed at that point.

Mr. Lagana – We have an exhibit with a truck turning template and live testimony.

Mr. Duffy – For Mr. McClellan what's the width on the lanes is roughly 24 there's a couple a little shy of that what's the width I can't read it here going into the back? It's the way you go down on the Olympic Pool side.

Mr. McClellan – There's 40 feet of pavement between the buildings 30 feet of that pavement is on our property.

Mr. Duffy – Okay so 10 foot is on Olympic's and there is a question here about any easements but the parking in Olympic Pools is head on so when they back up they're backing up onto this property. Is that addressed by you or is that in the traffic.

Mr. Lagana – Actually by our operations because we did take that into consideration we understood that that is an existing situation that we're looking to improve and we'll provide testimony as to that.

Mr. Paparozzi – The proposed refuse area should be divided into refuse and recycling and it should be separated by a chain fence so that each dumpster is allocated for refuse and recycling. You have a note on the front the parking area to be restriped but you do not have that in the rear. Those twelve spaces are not existing there is no striping there so that needs to be labeled to be restriped and employee parking only as well.

Mr. McClellan – That's no problem the spaces by the ADA parking we were assuming were going to get a little out of sync because of changes we were going to make because we're going from three to four ADA spaces. We knew we would have to correct the striping but to also add those twelve spaces is not a problem.

Mr. Paparozzi – You're also removing that stall for the old ADA spaces.

Mr. McClellan – We're going to net out two van accessible spaces.

Mr. Paparozzi – That was the issue with the parking at the Olympic Pool the actual spaces are on Staples property.

Mr. McClellan – Right.

Mr. Paparozzi – As testimony they don't have offset on the Olympic building survey or site plan. The testimony was it was 40 feet until the building so that leaves them 10 when they park head on they're already 8 feet onto Staples property and they also exit onto Staples they did that on my inspection that's how I know that.

Mr. McClellan – I do have the usage for sewer and water to provide that testimony. I don't have it in report form and I certainly can follow up with that at least for the purposes of the hearing I can provide that testimony.

Mr. Duffy – Certainly.

Mr. McClellan – First we'll talk about water consumption and.

Mr. Duffy – Are you referencing anything we can see or are you just reading off of something?

Mr. McClellan – The references I don't have with me they are NJAC publications one for potable water and one for sewerage discharges. Potable water if I'm not mistaken is NJAC 7:10 and in that publication is a table of design flows that are expected to be used in certain uses. When the building is dedicated to a Staples it's easy because they consider that a store and you take the gross square footage times 1.25 gallons per square foot and we end up with a projected daily use of water 2128 gallons per day. If we use the same numbers for the proposal we have to break it down a little differently. It starts out with first looking at the dispensary also is a retail place so the dispensaries gross square footage times 1.25 give us one piece of the flow. Then we have the micro grow which is based on the number of employees so for every employee they expect 25 gallons per day with 6 employees we're projecting 150 gallons for the employees but we're also supposed to consider the water usage for the manufacturing process itself. I'll come back to that. The manufacturing section the same thing as the micro cultivation 6 employees so their use of water personally will be estimated to be 150 gallons of water per day. Now we have to estimate the actual usage of what will these two uses require. The manufacturing part of it is typically not a water use. The water use is in the cultivation section and what we mean is there was homework on micro cultivation centers and learned that a good estimate for that because there is no estimate in the regulations we had to go to real world information. One liter of water for every square foot per day and I estimated about 2500 square feet of plant material in the micro cultivation area so 2500 square feet of the place needed water at a liter per square foot comes up to about 660 gallons per day. So 660 gallons per day plus the 950 gallons we get based on the employees and the square footage size that's 1610 gallons per day using the regulatory numbers and it's actually a reduction of about 500 gallons per day based on the state projections so it's favorable in that regard. Similarly the same thing happens with the sewer. The sewer for the Staples we take the whole building gross square footage of the building times .1 and we end up it's a 17,000 square foot building so we end up with 1700 gallons per day of anticipated sewerage to be flushed existing condition. Under the proposed condition again the dispensary section is treated as a retail so based on that square footage it would be 820. Then we have the micro cultivation and the manufacturing based on employees again but also based on water usage so those employee base is the same as it is for water so it's 6 employees per section plus 25 gallons per day so it's 350 gallons for cultivation 350 gallons for manufacturing and then the actual water use for product that would drain into the sewer. We don't have the number but presumably all the water that's used doesn't all go down the drain but for the purposes of this calculation we make that assumption. For sanitary sewer using the same numbers we had 1702 gallons per day projected for the Staples building and we had 1480 gallons per day projected for this project. So again a slight reduction in the water discharge as well.

Mr. Lagana – The cultivation you used 2500 square feet correct.

Mr. McClellan – Yes.

Mr. Lagana – Where did you come up with that number?

Mr. McClellan – The 2500 square feet is the actual vegetation area. So you've got a 6000 square foot cultivation area and these going to be areas that are not built to have plants or it so we use that number as the area for the plants.

Mr. Lagana – That is governed by not only state statute but also the local ordinance correct.

Mr. McClellan – It is.

Mr. Lagana – So on this site the cultivation will have a dedicated 2500 square feet only in a 15,000 square foot building for the grow correct.

Mr. McClellan – Yes.

Mr. Lagana – Now the conclusion is based on a professional engineer that the water and sewerage usage will actually be decreased in the total use as both of these current use correct.

Mr. McClellan – It is.

Mr. Kurus – So basically the services that are there now will stay it's your estimate that there's no upgrade needed.

Mr. McClellan – Correct.

Mr. Kurus – No other question then.

Ms. Murray – I have a question on a dimension between the canopy the roadway between the roadway and the canopy I'm not sure if that's for him. I have a question on the distance between the canopy and the curbing to get to the side aisle which is 30 feet on your property and I don't know if it's for them or him but it's a dimension that's not shown. My calculations based on your drawing show that that canopy underside is 13 feet 5 inches I'm scaling it and it's about less than 20 feet so if you're expecting a garbage truck to get back there through that roadway with the canopy.

Mr. Lagana asks what Ms. Murray is referencing.

Ms. Murray – On the plan and it's dotted out from your proposed dispensary and it's a canopy but the corner of the canopy underside is about 13 feet 5 inches according to the measurements on the elevations and I just scaled the difference between the corner of the canopy and the curbing and that's less than 20 feet on my scale so turning from a 21 foot lane and it's turning down a less than 20 foot lane into a 30 foot lane and that's a garbage truck. That would be a fire truck it would be anything. Because it's a dimension on the plan I don't know if it's his testimony or it would be for traffic and turning.

Mr. McClellan – I would like to offer that is actually the path that the trash is removed from the site today so we have practical knowledge and experience to know that it works.

Ms. Murray – Okay.

Mr. McClellan – The good news is the refuse truck comes in early in the day and comes maybe three times a week. It has worked well over the years with the Staples and we expect it to continue to work that way.

Mr. Schilp – I'd just like to see them eliminate space 19 to give us a little bit more room to get any kind of fire truck or a big truck and when you talk about people parked against the pool space it narrows the 30 feet down. You say you have enough parking spots I agree with you if you could eliminate 19 the turn radius and everything going to the back of the building would be greatly improved.

Mr. Duffy – So that will be addressed with the traffic.

Mr. Lagana – Is there any reason why we couldn't eliminate that spot?

Mr. McClellan – No I think it's a good idea.

Mr. Schilp – Thank you.

Mr. Lagana – If we eliminate another spot we do have enough parking.

Mr. McClellan – Yes we have excess parking so we can make it the best it would be.

Mr. Tokosh – The sewerage amount 1700 gallons per day is that a guesstimate or do you feel that it's a valid number?

Mr. McClellan – It's a regulatory calculation so it's accurate to the requirements of the State of New Jersey puts us to when we calculate how much you expect out of a building with a certain use. Admittedly it should have a lot more categories but they don't and this is what they've been using for decades to determine the requirements that are needed. I can say it's not an estimate it's a regulatory calculation and it's accurate with the appropriate section of that code. I'm sure there's a factor of safety in there but it's also used to calculate the cost of fees. These are apples to apples calculations both the existing and the proposed are being done based on regulatory numbers except for anticipational that's the water that will be used in the micro grow because there is nothing in the regulations that could come close to being applicable there so in that case the DEP will look for practical information and that's the homework we did today.

Mr. Tokosh – Thank you.

Mr. Marz – I just want to clarify this is not a second location of the Dispensary of Saddle Brook it's a whole new location we're looking at then the other one with the apartment?

Mr. Lagana – That's correct.

Mr. Marz – The last time it was a micro grow and a dispensary but now the Dispensary of Saddle Brook has a manufacturing component of it so what is that?

Mr. Lagana – To be clear the signage on the existing pole mounted sign will reference the retail portion only. There will be no signage for the cultivation or manufacturing which will have separate entrances and loading areas to the rear of the building. The retail will be located along the frontage on Route 46.

Mr. Marz – I remember that from last time.

Mr. Lagana – We're treating the manufacturing and cultivation as separate uses to the rear of the building the retail along the front of the building has frontage on Route 46 and that signage is only for the retail and no signage for the cultivation and manufacturing.

Mr. Marz – The manufacturing and micro growing is that one thing or two things?

Mr. Lagana – Two separate uses.

Mr. Marz – What's manufacturing and what is micro growing?

Mr. Lagana – I have an expert witness who can apply some more detail as to different types of establishments that are going to be on the site.

Mr. Marz – On the other property did you have a micro growing and a manufacturing too?

Mr. Lagana – No only micro cultivation and retail.

Mr. Marz – Six employees now how many did we have the last site.

Mr. Duffy – There were six.

Mr. Marz – Okay I'm good.

Mr. Duffy asks for a motion to open the meeting for this witness.

Ms. Murray makes a motion seconded by Mr. Schilp to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Schilp to close to the public. All in favor – YES.

Mr. Lagana – I would like to call Frank Catania for operations testimony.

Mr. Cialone swears in Mr. Catania he gives his address as 909 Belmont Avenue North Haledon New Jersey 07508.

Mr. Catania – I am a half owner lessee of this property I'm also the lead consultant on the three uses at the property so pretty much anything with respect to operation I'll have the answers for you tonight. The difference between this application and the previous application is the previous application had a retail site of approximately 4800 square feet as well as a 5020 square foot micro cultivation. What we are proposing for this site is a 4862 square foot retail which is all toward the front of the building. In the rear of the building they'll be separated between micro cultivation as well as manufacturing. The retail is the only portion of the operation of which you will see anybody from the public coming to. That's where you'll see the sign and as for the sign the name of the company is Budz Prime, LLC was changed. It's the same company we just changed the name. The reason we did that is because our brand is called The Dispensary. They cannot be the same owners so even though our brand is The Dispensary it is the Dispensary of Saddle Brook the Dispensary of ABC. The name of the company is The Dispensary of Saddle Brook, LLC what we can do is the CRC does require us to put the full name on the sign. I can reduce the Saddle Brook to very little letters that are quite honestly unless you look at it you probably won't see it if that's the Board's wishes that's not a big deal whatsoever. The Dispensary is the brand and that's what you see on the sign. You see basically a circle with a D inside it for dispensary and two little dots the reason we do that for our branding if you turn it it's a smile face. Talking about retail, retail is where the customers will come into. We have any of the employees for the retail site which is our dispensary which there will be anywhere from ten to twelve employees depending on the day. The maximum will be twelve the minimum will probably be less than ten somewhere around eight. Micro cultivation of which we're aloud the square footage is not limited by the state. The canopy space which is where we grow the cannabis is limited by the state for a micro cultivation and that is limited to 2500 square feet. What we're proposing we're below that we have to be below that and even if I double tier it and I have one plant lower and one plant higher we can't do that because that square footage is then doubled. The CRC is like the gestapo they can come up unannounced and they check so it's not something you want to mess with. The rest of this micro cultivation has to do with after the plant is grown

it's then dried we have a drying room we have a packaging room we have a budding room where they take the bud off of it and the bud is then sold separately to dispensaries. We go to them they don't come to us. The manufacturing and the cultivation there will be no one there and there'll be no signage from anyone other than employees. We use vans passenger vans I'd love to say we use tractor trailers but unfortunately you don't sell thousands of pounds of cannabis at any one time nor do you produce that at the micro cultivation. There again that will only be six employees. Now we go to manufacturing I know last time we weren't talking about manufacturing because it wasn't proposed. Let me give you a brief background on what manufacturing is. I'm going to take a step back cultivation is the only use that a town ever has to worry about smell. When I was in front of the Board before I showed how we basically make a cocoon out of the inside of the micro cultivation and we use micro carbon filters because the worst thing we could ever have is the atmosphere get in. The atmosphere you have mold and mildew which is the worst enemy of our crop. We are tested before we can sell anything to any dispensary we are tested by the state lab and we have to meet certain mold and mildew. If we do not meet it we have one time to rectify it and what we do is very expensive to rectify it but if we can't do it then we lose that crop we have to throw that crop out and that's the last thing you want to do. Manufacturing is just like retail there is no smell. Manufacturing what we do is from the cultivation you separate the bud from the stalks the stems the leaves. The bud you sell to the dispensaries that's what people smoke. The rest of the plant what we call trim it basically is garbage. We take that the stems, the stalks and the leaves right next door to our manufacturing facility and just so everyone knows all three uses here are three different companies. They have to be. The State of New Jersey has allowed one grow and one manufacturing to be commonly owned unfortunately that does not apply to a micro cultivation. Micro cultivation cannot own any other license so there will be three different licensees just like the resolutions we got from the Township of Saddle Brook you have Budz Prime which is now known as the Dispensary of Saddle Brook. You still have Garden State Recreational Grown which is the grow and the manufacturing portion is called The Smiling Bud. Nobody is going to know that there is going to be no sign on the building. The only people who know that is our customers and the customers for that are dispensaries. What we do is take the stems, the stalks and the leaves we take them to the manufacturing by a process. It's basically the same thing we do with soda pop with the carbon dioxide we separate all of the THC out of the stems, the stalk and the leaves we squeeze it out to the point where the stems, the stalk and the leaves are useless at that point. We then take the THC that is what gets infused in the gummies, the capsules we've got creams you name it everything but the bud comes from the THC which we squeeze out of the stalks, the stems and the leaves. We can't just take that and throw it in the garbage we're not allowed. Everything any part of the marijuana plant we have to have disposed of by a licensed disposal company. They come and pick it up. Right now there is only one incinerator in the entire state it's down in Vineland. We suspect there's going to be a couple more because of businesses opening up in the future. We get a bill of lading everything shows from the beginning to the end. We are from the time the plant is an infant it gets a barcode. That plant until the time it is picked and the buds dried you know every step of the way where it is. We have a point of sale system which tracks we call it seed to sale. That is the three uses at this site. You see what we have here is this is the back of the building across here. This is the front of the building here. Right now you see in the front Staples all of this glass going all the way across we're only keeping half of those. If you're looking at the building to the left half that will be the entrance into our dispensary. The other half of the windows is going to end up being just a single steel door and that goes into the employee portion of the dispensary. It will have any signage there or any kind of logos will be exactly with our sign the D with the two little dots that's the only thing you will see. With respect to the dispensary the parts that are glass we're required to have 3M film which meets certain standards from the CRC where you can't break through it. It will not shatter a bullet will go through it but it won't shatter. You can throw a brick through it but it will not shatter. What happens is once we get a CO from the Town we then submit to the CRC approximately 4 weeks after that the CRC comes and does their own inspection. Once they are okay with us we get what's called a Certificate of Operation then we're allowed to operate. We're not even allowed to hire employees until we have the Certificate of Operation from the State. This down on the bottom here this will be the glass door. If you're looking at the building over to the left side it's only a

double door. It goes into a very large area which is approximately 1380 square feet which is going to be our waiting area. In the waiting area number one we have your ID's checked number two while you're in there you're going to be able to look at product not real product pictures of product. So anybody who knows what they're talking about can place their order from the waiting room and then when you leave the waiting room they come into the sales area right here. This area here is our counter top. This area is here for all of the customers. They come in there they couldn't decide or they don't know exactly what they're looking for they come inside the sales area they see what's called a bud tender. They say to the bud tender do me a favor I'm 65 years old I've got pains in my shoulder I want to be able to sleep at night. The bud tender will be able to tell you what kind of bud or what kind of gummy you want and they give it to you. Then they leave when they're done they got this door here the traffic flows there. So what you do is you come into this area here you go through here you shop you place your order and you leave out here. This is where our customers will be right here. This right here is a roll up window it's a metal roll up window. This is our product vault in the dispensary. Just so you know in the product vault what we do is everything is steel construction so we use metal studs. In the product vault we use a half inch wire mesh which is then screwed to the metal studs. On top of the wire mesh we have 3/4 inch plywood. On top of that we have sheetrock and it looks finished. Anywhere at night where product is stored has to be in a vault and that's what it is it's a metal vault door and has access only by employees. That is separated from this area this is the only area the public will be going into. This door right here which goes into this bathroom and down this hallway is the back offices the conference rooms as well as access into that product vault. This is not accessible to the public. You'll have some parking across the front of the building here in fact we may even do some landscaping across here just to keep people from coming into this area. That's it with respect to the dispensary. We have plenty of parking in front and all of the employees for the dispensary will be parking in front. There's twelve spaces in the back and we will obviously stripe them in the back. That's going to be for the employees of the manufacturing as well as the micro grow. The entrances to the micro grow and the manufacturing are both in the rear of the building. Here is your entrance in this corner to the manufacturing. This is your entrance up here which is concrete steps up to a loading dock for your cultivation. We have another means which will be on the side here as well as our emergency ingress egress as well as on the side of the building here so we meet code with respect to two means of ingress and egress. It's very simple our employees come in which will park in the back they'll come back here park up here go in. They have their separate rooms and the manufacturing has to be totally separate and apart from the cultivation. There cannot be any common entrances between the two of them the State doesn't allow it. You're going to have three different licenses three different resolutions from the Township of Saddle Brook here and they'll be three separate and distinct companies. Each of them will be sub tenants to Cattino Real estate Holdings. It just makes it easier as opposed to leasing the building from the owner of the building we have one tenant and then sub leases. The HVAC there is already HVAC that's on top of the building. It appears to be enough to handle the manufacturing and the dispensary so probably they will not be moved. As for the micro grow where we do use a lot of HVAC because contrary what people think you do not want it to be hot. We have to keep it to a temperature somewhere between 68 degrees and 74 degrees for the grow. I would love to use rooftops but the turnaround on rooftops is anywhere from six to eight months so what we can do is on the side of the building here like we proposed on the last job. We would love to put them on the top of the building but if we can't get them in a timely fashion we will put them on the side of the building there which will be similar to the other site. In a nutshell that's everything we're looking to do on the site.

Mr. Duffy – What's the clearance on the side that you are proposing that you might put HVAC units?

Mr. Paparozzi – Fifteen two the clearance from the building going southwest or to the right.

Mr. Duffy – Okay. Will this proposal require a variance for side yard setback?

Mr. Paparozzi – No the clearance has to be six feet.

Mr. Duffy – So depending on the size of the units they should be fine.

Mr. Lagana – What are the hours of operation?

Mr. Catania – The hours of operation with respect to the dispensary will probably be anywhere from 10:00 in the morning to 10:00 at night. Weekends will probably close earlier around seven or eight o'clock on

Saturday on Sunday between six and seven. The micro cultivation as well as the manufacturing are the same they'll be the standard nine to five.

Mr. Duffy – Can you please repeat that for the dispensary?

Mr. Catania – The dispensary will be seven days a week ten in the morning until ten at night Monday through Friday. Saturday we like to say probably ten o'clock until eight o'clock at night and on Sunday ten o'clock to six o'clock.

Mr. Duffy – Those are definitive numbers.

Mr. Catania – Yes.

Mr. Duffy – Manufacturing Monday through Friday nine to five.

Mr. Catania – Nine to five for the manufacturing and cultivation and depending there may be Saturdays as well we don't do seven days a week with those we may do six.

Mr. Duffy – If you're having you have cultivation and manufacturing you said that other dispensaries that buy from you do not come to you, you go to them so that's another set of vehicles correct?

Mr. Catania – Down the line it may be that's one of our employees you'd have one van per each place. There are services out there because you're probably making one delivery a week and there are services out there who hold a class six license.

Mr. Duffy – The delivery men need to have a specific license.

Mr. Catania – Exactly. It's a separate class it's class six as a dispensary you're allowed to deliver your own product provided it's your own vehicle provided it's equipped with a secure GPS and it's an employee of your dispensary.

Mr. Lagana – On that point the employees of the manufacturing and cultivation would be arriving at 9 am before the retail even opens up at ten o'clock is that correct?

Mr. Catania – That's correct.

Mr. Duffy – They don't have access.

Mr. Catania – To the retail?

Mr. Duffy – Right.

Mr. Catania – Absolutely not nor do the manufacturing have access to the cultivation and cultivation doesn't have access to the manufacturing.

Mr. Duffy – So somebody doesn't double dip.

Mr. Catania – You can't.

Mr. Duffy – They have to be totally separate.

Mr. Catania – Yes and every employee we have has to get a card from the state. It takes about 30 days they do a background check.

Mr. Lagana – One of the things you mentioned with retail customers coming in and having this holding area with kiosks that they can review. Can you describe the benefit of online ordering and how that impacts foot traffic in the store?

Mr. Catania – Initially when you first open up it's a novelty and you have traffic. The other site we were happy because what we did was we had a holding area which was a little smaller than this one. A normal waiting area in a dispensary is probably 400 square feet. We try to create bigger holding areas in our places especially here because we can't get them off the street. You don't like to have them outside. You want to get as many people inside as you can. The good thing about this site is it has ample parking to be able to handle what we suspect to be able to do here as opposed to the last site and many of the cannabis sites throughout the state. Here they are off the street they're off the highway and there is just ample parking not only the ample parking but we have 1400 square feet inside to bring them in and not have them stand outside at all.

Mr. Lagana – What is the estimated time for a customer in the beginning per sale?

Mr. Catania – Per sale we estimate between twelve and thirteen minutes per employee after they're open from 30 to 60 days the employees will have them out within seven and a half minutes. It becomes easier down the line when people first come in it's a novelty so they come in they look around they try this they try that but if somebody knows what they like they go on line and order it before they come there. When they come there all they do is come in pick it up and they're out in minutes. That's the way you really like

to do it. Initially that doesn't happen though. Our bud tenders are taught twelve to thirteen minutes initially you have to get going.

Mr. Lagana – There were some questions from the Board members regarding water usage can you give the Board the benefit of how water is used especially as it pertains to the cultivation side.

Mr. Catania – Manufacturing the water we use is no different than the retail site. We don't use water for the extraction we need water in order to clean utensils. They use water for the bathrooms for the six employees that's it retail very simple same thing you have cleaning products. When you get to the cultivation you're watering plants and you have a large water usage and you know sewer as well. I was pointed out and is correct each plant per day is allowed somewhere around a liter. If you are doing it correctly you should utilize 96 to 98% of water that you are giving to that plant. The worst thing you can do for a plant next to mold and mildew is over water a plant you kill it. Each individual plant we can have up to a thousand plants between infants and adult plants. I don't know if we're going to be able to fit that many within 2500 square feet but each one has a drip line to it and that's exactly what it does it's a drip. You don't water it with a hose walk away do another one it's a continuous drip on it.

Mr. Tokosh – Is there a limit on how much cannabis can be purchased by a customer.

Mr. Catania – Yes each individual can purchase an ounce per day but we are not allowed to retain any of your information. We're allowed to check your ID to make sure you are of age so unless I remember your face we have no way to know whether you were there before. There's nothing stopping them from leaving our place and going to another place. If you are in possession in excess of an ounce at any one time it's still a criminal offense.

Mr. Marz – How much money does someone have to spend for an ounce?

Mr. Catania – You have medicinal and recreational this is recreational only. The medicinal is going to fall wayside now because people don't want to have to keep renewing their licenses. The only benefit to the medicinal is you don't have to pay tax on it. The average customer is probably going to spend about \$115 per customer. It all depends on the quality one of the biggest complaints in New Jersey is the quality of the cannabis. This particular site is a micro grow this is specifically for high end cannabis. This is not your standard this is 36 this is 39% THC. It will be more valuable it costs us a lot more to grow but it will be much more valuable.

Mr. Lagana – Can you give the Board the security plan.

Mr. Catania – The CRC requires us with respect to the sites this site I feel is deficient with respect to lighting in the back of the building. We need to update the lighting I need to have the entire place lit even the back of the building because it all has to be monitored by cameras. In order for those cameras to work correctly it's got to be able to see and thank God we don't have any residents behind us. If the lights bothering anybody in the cemetery we have a problem. I believe we need an upgrade in the lighting in the back. The lighting in the front of the building right now is okay. There are two lights that are burnt out there if those two lights were replaced there will be ample lighting. With respect to security we have to have surveillance in every single area except the bathroom of your facility has to be camera facial and fingerprint recognition. The security with respect to micro cultivation and manufacturing is basically by monitoring and what we do is every place we are in we have direct monitoring we give to the town's police department. They can view our footage live at any time. As for the dispensary what we do in the dispensary every hour that we are open we have armed security one person. That person is in charge of the room where you come in number one checking your ID and they are armed. What happens is we deal with your police department and we have your police officers direct the traffic and we pay them. On all three of these uses you get 2% sales tax. On wholesale you collect 1%. What we have is a municipal fund it's not a tax it's not anything we do it just because we want to be part of the town. I sat with your seniors one time for an hour and a half and it was an experience. We put aside 1% of our gross and that's entirely up to the town at the end of the year whether it be for the administration or whoever our liaison is where he wants it to go to. The adults, the senior citizens, whether he wants it to go to your ballfields whether it wants to go to your parks that's entirely up to you. Your 1% should be anywhere from \$125,000 to \$175,000 a year.

Mr. Lagana – The final question I have was brought up by the Chairman dealing with the pool building. We did look at this closely can you give the Board some insight on how we plan on making this an improved condition from its current state?

Mr. Catania – As I'm sure you know it's two brothers one lives in Florida one lives up here. The one who lives up here he didn't want to sell it so I'm very close with his son. The uncle who lives in Florida appears to be selling his interest to the son. We are going to work out some kind of leasing agreement with him because without our property if we had an issue with him to be quite honest with you I'd put a fence along the property line and they can fare any way they want. Being he's a good friend of mine we agree where he would park his cars parallel against the building as opposed to in and out. I will also give him a license agreement where he can use a strip of our land to get to the rear of his building and out provided he takes care of the signage telling his people that they cannot transgress across our property to either enter or exit. So that's what I had the conversation just this afternoon with him we're looking to reduce that to writing now.

Mr. Duffy – Would that be something we would make part of the resolution if we were to go forward?

Mr. Cialone – We could make that as a condition.

Mr. Catania – Or we could fence it off.

Mr. Duffy – Who monitors the parking lot during business hours?

Mr. Catania – Your Township of Saddle Brook Police Officers that's who we hire.

Mr. Duffy – You hire off duty or retired and they take care of the parking lot.

Mr. Catania – They take care of traffic flow making sure everybody is coming in correctly and getting out correctly. Sometimes within the first sixty to ninety you're going to need it after that then maybe on weekends.

Mr. Duffy – While they are on your property they are not permitted to consume.

Mr. Catania – Absolutely not.

Mr. Duffy – They get in the car and I know how big that parking lot is so they come out of the dispensary and they go out in their car which is 20 spaces up is there anybody monitoring this?

Mr. Catania – Mr. Chairman one hundred percent. The state doesn't have an objection to onsite consumption. It's entirely up to the Township now. If in fact they are not permitted to do it which Saddle Brook does not allow it we have an issue with our license with the CRC so it behooves us one hundred percent I'm not going to lose my license for someone smoking on the property. We do have signs posted on the property at every one of our establishments no on site consumption.

Mr. Duffy – You mentioned that you have another location.

Mr. Catania – I'm a consultant to a few locations yes.

Mr. Duffy – Oh you're a consultant?

Mr. Catania – Yes.

Mr. Duffy – So there's only a dispensary of Saddle Brook at the moment because I heard you mention Ridgefield.

Mr. Catania – Ridgefield is a huge manufacturing site. There is a Dispensary of Union, a Dispensary of Somerset and there'll be a Dispensary of Saddle Brook.

Mr. Duffy – Deliveries if I remember correctly you can order and have it delivered.

Mr. Catania – Correct. There's two different forms of delivery. You can apply for a class six delivery license from the State of New Jersey. If in fact you do that you can deliver anywhere in the State of New Jersey and that's your business. That's a particular license you have to find a town which allows that. Just like Saddle Brook allows cultivation, manufacturing and retail. From what I saw you don't permit wholesale distribution or delivery but delivery through the state you're allowed to have a delivery company in which you can deliver for any cultivation any manufacturing any retail. There are requirements the cars have to be equipped with what's called a GPS safe and you put in an address and that safe can't be opened until it gets to that address. That's a separate business all they do is delivery. With respect to delivery and that is legal statewide. Let's say next door Elmwood Park said yes already.

Mr. Duffy – Said yes to what?

Mr. Catania – Elmwood Park is having retail as well. Let's say somebody orders from Clifton for Saddle Brook we can deliver there. The class six license we can contract with them and the customer would have to pay the delivery or we have our own it has to be an employee of ours it has to be a registered vehicle to the company and it has to be during work hours of which we can deliver to Clifton. You get the 2% Clifton gets nothing. Whether you agree to allow cannabis or you don't it's going to be in your town the point is will you collect tax on it.

Mr. Duffy – I understand that. My belief in this whole thing since this is relatively very new ground that however we go forward that we do it right. That's my major concern so that's why we ask these questions and we need all the information we can get. I know we did get quite an education the last time you were here. You're educating us some more. Manufacturing is another avenue we were not exposed to last time so how long apparently you have to grow it to a certain point where you can actually manufacture Manufacturing is not going to be up and running immediately or can you buy trim?

Mr. Catania – Yes we can buy trim from other growers. There's a shortage in the state probably three years until things start catching up. We had companies that were here before that were growing and other than them any of the people that got cultivation licenses are not up and running yet. Manufacturing is a step behind because it needs the product from the cultivation to make it's product.

Mr. Catania offers if any of the Board is interested to visit a large cultivation facility to see for themselves the operation and also to observe that there is no smell outside of the facility.

Mr. Schilp – You said you're going to make deliveries maybe one of your people or you're going to have somebody come in and do it that's licensed. How many deliveries do you think you'll make a day?

Mr. Catania – Probably one, two or three deliveries a day is what you want to keep it to.

Mr. Schilp – On the print you have on the board you show all the tables on the grow side the other side is just a big open area what kind of machines are you going to put in there are there going to be tables it shows nothing.

Mr. Catania – Because other than offices it's one big open room. The only thing they need is a sink to be able to rinse off. We use ice and carbon dioxide to extract that's what we use to extract the THC.

Mr. Schilp – Where do you store this carbon dioxide and material?

Mr. Catania – They're stored inside we can't leave it outside for security purposes. You're not going to have ten tanks for what we need you may have three tanks at any one time.

Mr. Schilp – How big are the tanks?

Mr. Catania – About this high and this around.

Mr. Schilp – You're talking about regular nitrogen bottles.

Mr. Catania – The big ones though yes.

Mr. Duffy – The manufacturing do you make the gummies there or.

Mr. Catania – Yes.

Mr. Duffy – How is that done to Mr. Schilp's point that diagram shows just a big open area so do you need ovens to make the cookies the brownies I'm not being facetious.

Mr. Catania – You are not allowed to infuse any food products. We can't do cookies we can't do gummies we can't do sodas.

Mr. Duffy – Who does?

Mr. Catania – Nobody it's not legal. In New Jersey it's not legal to have any infused food product other than you're allowed to have gummies but they can't be in the shape of a bear or a duck they have to be round but what we do is inside hopefully one day that will be passed. Inside the space there it's not totally separated like you see in the other spaces all the stations are in one room. What you do have which is not shown there is a big refrigerator. We do our packaging there we do our storage life they don't last that long especially in the beginning for the first few years they're going out of there that's it.

Mr. Duffy – What I'm still stuck on is how do you make a gummy?

Mr. Catania – You buy the gummy itself. There's two different ways to infuse a gummy. There's a coating which you put on the outside of the gummy which is a new way. The other way is the gummy itself is then fused we have a machine which infuses gummies which we buy from other companies.

Mr. Duffy – There that's what we don't see.

Mr. Catania – When we submit the building permits everything will be laid out.

Mr. Duffy – We would like to see that I would like to see how that part of it is going to be done because as far as the micro grow is concerned you've got that laid out very nicely the water tanks the beds the whole thing but we don't have that.

Mr. Catania – There are three different processes I can provide you with information on all three.

Mr. Schilp – We would like to see a floor plan of what it's going to look like. You made a floor plan for the other side which is really good but this has absolutely nothing so it looks like it's an empty building.

Mr. Catania – We can have our architect do that.

Mr. Duffy – Okay.

Ms. Murray – Do you get deliveries from either side of this back operation into the front operation?

Mr. Catania – Yes we would.

Ms. Murray – Where and how is that done?

Mr. Catania – It has to be done through the employee door on the front of the building as if it was coming from somewhere else. It has to leave the side door of the cultivation or manufacturing the rear door of cultivation or manufacturing and go through this entrance up here. I am not allowed to put a door between the common wall between us.

Ms. Murray – So you would deliver it with a van.

Mr. Catania – No that we would just walk it up.

Ms. Murray – How is that secure then. You have to do that for the other deliveries you have to secure it to deliver it so how is that secure if you can just walk it around the building.

Mr. Catania – It will be with an armed individual that is on site as if any other delivery. Any kind of delivery comes in we always have someone there for the dispensary.

Ms. Murray – Just making sure it doesn't fall off the arm instead of off the truck. Which side delivers both sides would deliver to it?

Mr. Catania – Yes.

Mr. Burbano – How many products will you be manufacturing?

Mr. Catania – It depends on what the market calls for. You have the gummies you have creams you have capsules vape cartridges I think that's it.

Mr. Burbano – If you're coming from the side of the building here and you have all those products how are they coming in without a loading dock. It seems like a lot of product to bring in and send out.

Mr. Catania – It's not even a pallet. If the dispensary places an order if you're lucky they place an order for 30 bags and 30 bags are eight by eight.

Mr. Burbano – So you're not doing huge quantities out.

Mr. Catania – I wish we were.

Mr. Burbano – Are there any guidelines by the city of how much you can actually manufacture with all that space there you can probably manufacture a substantial amount.

Mr. Catania – No it's going to be a very small manufacturer that's our capacity for 5400 square feet. Our other manufacturing lab is 26,000 square feet

Mr. Burbano – I'm just asking to see if there are any regulations to say you can only push out a hundred bags of gummies a week a day or whatever is there any guidelines or is it just as much as you can infuse?

Mr. Catania – Manufacturing is manufacturing.

Mr. Burbano – How many people are working on that?

Mr. Catania – There are six people.

Mr. Burbano – in the building or just manufacturing?

Mr. Catania – Just the manufacturing. You're going to have six people there pretty much all the time.

Mr. Tokosh – Will there be signs around the premises stating you can't consume this on the premises?

Mr. Catania – Hundred percent on the building as well as around the parking lot.

Mr. Manzo – Staples has probably only one bathroom in there now for people that work there.

Mr. Catania – There's two.

Mr. Manzo – How many are you going to have in here?

Mr. Catania – We're going to have two in the retail area. In the retail area it's unisex but it's two one for employees and one for the public. In the manufacturing we have one women's and one men's in the cultivation we have one women one men.

Mr. Manzo – You're going to have six.

Mr. Catania – We're going to have six as of right now. Staples is not unisex.

Mr. Paparozzi – Last year the Board approved the application about a hundred feet away next to FT Mobility and the approval runs with the land so since you are part of the same entity is there going to be a formal retraction of the application so the Board knows I think the Board's concern was that if I bought that building now I can cultivate and do retail so is there going to be a formal retraction so they don't have two buildings 300 feet apart.

Mr. Catania – Saddle Brook has no restrictions with respect to the distances between dispensaries but let me put it this way we got approved for a site plan there and during our hearing certain things came up with respect to an agreement between the landlord and the people next door at FT Mobility which we were not advised of. Because of that we had to revise the plan and we came back and you were kind enough to approve us. After we got our approval we found out that prior while we were still in front of you there was an agreement reached between the landlord and FT Mobility for him to sell the property to her but also a subdivision which I understand is coming before your Board next month. If in fact that subdivision is granted we cannot nobody can fulfill the requirements with respect to the site plan that this Board approved because they are taking property away which in an area which fulfilled the requirements with respect to parking anything and that's the reason we left there.

Mr. Catania continues to explain about the prior situation and Mr. Duffy shuts it down based on the fact that it is not something that is before the Board at this time.

Mr. Duffy – To Mr. Paparozzi's point I'm going to ask our attorney to get us an opinion on whether that needs to be retracted do we even have the right to ask for it.

Mr. Catania says they will do whatever the Board requests in regard to this issue.

Mr. Duffy says it may be a moot point and that he will wait to see what the attorney has to say about it.

Ms. Nobile – All customers are going inside the building.

Mr. Catania – Yes.

Ms. Nobile – So there's no curbside every person has to purchase inside the building.

Mr. Catania – Not only inside they can't just come into the waiting area they have to come into our retail area where our bud tenders are and it has to be put through our POS system.

Mr. Duffy – Any other questions? Motion to open the meeting to the public.

Mr. Schilp makes a motion seconded by Ms. Murray to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Schilp to close to the public. All in favor – YES.

Mr. Lagana calls up his traffic witness who is also his planner. He calls up Mathew Seckler as the traffic expert and he is sworn in by Mr. Cialone. He gives his business address as Stonefield Engineering Design 92 Park Avenue Rutherford New Jersey.

He gives his credentials and the Board accepts him as a witness.

Mr. Seckler – We did a similar traffic analysis for the site next door while this building is larger than the building next door the main trip generator for this site is very similar in size to the site next door. Manufacturing you heard is new additional traffic compared to the last application but you're looking at five employees a day or six employees a day utilizing the manufacturing aspect of the site clearly not a big generator. This application has a much cleaner access plan compared to the previous one. This site is utilizing the existing right of way outside of the Staples site which was DOT approved access curb cut. We are seeking a letter of no interest from the DOT to utilize the access point. We submitted and are waiting to hear back from them. This site has more than sufficient parking. It allows us to modify the parking lot to eliminate a parking stall to provide better access than what the site has today. Another aspect of this site is that it clearly has less trip generation as a single store. We are expecting to generate more traffic than the Staples site. What we did do was an analysis of the driveways and found the change in what the Staples site operates and what the dispensary site will operate will increase in delay anywhere

from four to eight seconds for people getting out of the Staples driveway. Most people wait for a gap in traffic and they exit the site you're looking at that person waiting maybe four to eight more seconds than what they were just because of the increase in traffic. I would emphasize that it is one of the sites that has the shoulder along the frontage. It does have a right turn lane into the Saddle Brook Mall just left of the site but it does help vehicles coming in and out of this property. As was mentioned more than sufficient parking also I know there is a deviation because the parking is in the front yard what this allows for the site is proper flow entering the site. You won't have the cars slowing down and causing a ripple effect and onto 46. The cars have easy access all the way to the front of the store. There is no intention for people to be waiting on the street or waiting outside to enter the site. We have over 225 feet before you even reach Route 46 from the front door. Because the building is set back from Route 46 any activity near the front door is somewhat screened from the general public. You have two other uses on the site manufacturing and cultivation have those employees park in the rear it allows the priority parking to go to the customers. Overall you are looking at an application in which the access points have operated for countless years it's been previously approved by the DOT. We can conclude that both onsite and offsite this site would operate efficiently from a traffic point of view.

Mr. Lagana – In your professional opinion do you see the proposed uses on site for fro a means of substantial detriment to the public good for the proposed use?

Mr. Seckler – The size and shape and the fact that they are going to utilize the building I think it is well suited for this accessory use and the cultivation and manufacturing uses on the site we have a very large parking field the large setback from the building to the driveway is a benefit here even that the site had been properly designed previously for a retail use.

Mr. Lagana – I have no further questions.

Mr. Lagana hands out a turning template and marks it as A5.

Mr. Seckler – A5 prepared by Stonefield Engineering Design a refuse vehicle turning exhibit date prepared is May1, 2023.

Mr. Seckler describes what is on the turning template to the Board.

Mr. Seckler – The benefit of a site like this is that it's been in operation for a number of years. It's had trash pickups at this sit over a number of years and clearly the site the design and the driveway and curb cuts allow for those to occur. The drive aisle and the turning movements all will be similar to what we imagine happens on the site today.

Mr. Lagana – The testimony is that only the employees will park in the rear so no customers will be in that location when trash pickups occur.

Mr. Seckler – Yes. All the movement is in the drive aisle and will not be affected by the employee vehicles parked in the rear.

Mr. Lagana – I have no further questions.

Mr. Schilp – Was there any consideration of making the two aisles that are there one way so when you enter in off Route 46 you enter in you make a right hand turn and you can go up that aisle and when you leave you go back down you make the left and go down the exit aisle at the top of the drawing. The only reason I say that is that when I go in and out of Staples and it's going to be a lot more busy than it is now so they're going to come down and you're going to have to merge to get out. If somebody is coming in off of 46 at too high a rate of speed and the guy is trying to pull out I don't know if you can do that. The other thing would be the truck has the turn radius if he came up that easterly aisle and made the turn in front of the building to come around if you understand what I'm talking about.

Mr. Seckler – You're talking about the trash truck?

Mr. Schilp – Yeah.

Mr. Seckler – I'll start with the first question with a one way circulation pattern. I personally do not I can't speak for the site engineer or the operator. The one challenge I have with one way circulation is that the best way to make that work is you need to angle all your stalls. If you have perpendicular stalls when someone comes out of the store and they back up they don't remember that they're in a one way aisle and they start going the wrong way. I prefer the two way where everybody expects it to be two way as opposed to one person travelling the wrong way and everyone else is going the right way. It would require

the entire site to be modified if we were to do the angle aisle design. The other question as it relates to the trash truck backing up.

Mr. Schilp – No he comes in how he comes in he comes down and he makes the right turn there and comes around the front of the building can he make those turns?

Mr. Seckler – Yes.

Mr. Schilp – I'm just concerned if a fire vehicle comes up and he pulls in and pulls up that aisle and if he has to get out does he have to back up or not be able to get out because of all the tight turns.

Mr. Seckler – We did a fire vehicle but we didn't ride it down every single aisle so we didn't look at that and I'm not a fire truck driver maybe they would pull forward next to the north side of the building and back. I assume it was probably reviewed when it was originally designed and the fire vehicles are the same as they were back then.

Mr. Schilp – the problem is everything is getting bigger.

Mr. Seckler presents another exhibit which is a fire truck turning template by Stonefield Engineering Design called emergency vehicle turning exhibit dated May 1, 2021 labeled A6.

Mr. Duffy – On your drawing there is the loading dock and those are the stairs that come down but I thought there was a generator pad.

Mr. Lagana – it's on the other side of the loading dock.

Mr. Duffy – Yes it's on another drawing here. I got it.

Mr. Kurus agrees with Mr. Seckler as to changing the traffic flow from a two way to a one way would be more confusing. You testified on the DOT submission you have submitted for a letter of no interest.

Mr. Seckler – Correct.

Mr. Kurus – If they disagree with the trip generation and it becomes a problem you would submit for a DOT access permit.

Mr. Seckler – Absolutely.

Mr. Kurus – My only question was the pass by reduction calculation but really you have to sell that to the FTE because it's not our decision.

Mr. Seckler – As these uses become more and more popular they're going to be more like a liquor store where you go to one that's convenient to your normal path of travel. When there's no longer one in the county or four in the county or six in the county and half the towns have one you will be less inclined to drive out of your way for one or on your typical route.

Mr. Kurus – Copy us on your submissions to the DOT and if you have to get a permit you have to get it.

Mr. Seckler – Absolutely.

Mr. Mazzer – I like the way the traffic is now also you'd have to change the spaces. I like the direct route I think it's fine.

Mr. Burbano – If there's a van parked on the side of the building will it impede any of the traffic or fire trucks or anything like that?

Mr. Seckler – Right now we have 30 feet on our property clear. Obviously there's discussions about the parking spaces for the pool company. If there is parking on the side the size of a stall is 9 feet wide you still have twenty one feet to pass any vehicle.

Mr. Pappozzi – There is no parking on the side of the building so there should be no issue.

Mr. Schilp – Mark it as a fire zone.

Mr. Schilp makes a motion seconded by Ms. Murray to open to the public. All in favor – YES.

Mr. Duffy – Having heard none.

Ms. Murray makes a motion seconded by Mr. Schilp to close to the public. All in favor – YES.

Mr. Duffy tells Mr. Lagana that there will be no more testimony this evening and that there are some questions that need to be answered with regard to the manufacturing floor plan and also getting an opinion from our attorney with respect to retracting the previous approval.

Mr. Duffy – Are there any waivers that we cannot grant because questions weren't answered that need to be answered?

Mr. Kurus – I'm okay with the waivers assuming the Board agrees.

Mr. Duffy asks Mr. Schilp if he is satisfied with the waivers and he says he is okay with it.

No one else has any objections to the waivers.

Mr. Duffy makes the announcement that the applicant will be carried to the June 5th meeting without any further notice.

Mr. Lagana agrees to the tolling of the time until the June 5th hearing.

Mr. Duffy makes a motion to carry the application to the June 5th meeting with no further notice seconded by Mr. Schilp. All in favor – YES.

6. RESOLUTIONS

A.) Approval for Louis Gilroy, 32 Spindler Terrace, Block 1815, Lot 7

B.) Approval for Indravadan C. Pandya, 28 North Fifth Street, Block 709, Lot 34

Mr. Schilp makes a motion seconded by Ms. Murray to approve the resolutions.

Roll call - Ms. Murray, Mr. Schilp, Mr. Marz, Mr. Manzo, Ms. Nobile, Mr. Duffy – YES.

7. MINUTES

Meeting of April 3, 2023 Regular Meeting

Mr. Schilp makes a motion seconded by Ms. Murray to read and file. All in favor – YES.

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board, 4/11/23 (225 Route 46)

Anthony Kurus to the Zoning Board, 4/13/23 (112 Danna Way)

Brian Chewcaskie to the Zoning Board, 4/13/23 (210 Route 46)

Mr. Schilp makes a motion seconded by Ms. Murray to read and file. All in favor – YES.

9. VOUCHERS

Basile Birchwale & Pellino, 4/03/23, Broussard, 514 Saddle River Road, Block 1309, Lot 4 \$250

Mr. Schilp makes a motion seconded by Mr. Burbano to pay if the funds are available. All in favor – YES.

10. OPEN AND CLOSE MEETING TO THE PUBLIC

Mr. Schilp makes a motion seconded by Mr. Burbano to open to the public. All in favor – YES.

Mr. Duffy – Having seen none.

Mr. Schilp makes a motion seconded by Mr. Burbano to close to the public. All in favor – YES.

11. ADJOURN

Mr. Burbano makes a motion seconded by Mr. Schilp to adjourn. All in favor – YES.