

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT MINUTES

June 1, 2026 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday June 1, 2026 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

2. FLAG SALUTE

Mr. Duffy asks that everyone remain standing for a moment of silence. Mr. Joe Schilp has been a long time member of our Zoning Board since 2008. He passed away shortly before Memorial Day Weekend. He's been a fixture in Saddle Brook for well over 50 years including 54 years as a fireman. So please keep him in your thoughts and prayers. His family it's a very difficult time for them.

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

Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Burbano, Mr. Francin, Mr. Latona, Mr. Schmelz, Mr. Duffy – Present.

Mr. Gjorgievski is absent.

Mr. Cialone the Board Attorney Mr. Kurus the Board Engineer and Mr. Paparozzi the Board Planner are also in attendance.

Mr. Duffy – Mr. Francin can you come up and take this seat.

5. NEW BUSINESS

A.) 230 Market Street, LLC, 226-230 Market Street, Block 514, Lot 1

The Applicant proposes to convert the existing mechanic shop to a convenience store that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. **The proposed convenience store would be an expansion of a pre-existing, nonconforming use.**

Craig Bossong is the attorney for this application and he comes forward.

Mr. Cialone asks for a copy of what the applicant sent out as notice to the surrounding property owners. He provides the document and Mr. Cialone confirms the notice is in order for them to proceed.

Mr. Bossong – The footprint of the building is not changing we're going straight up adding a second floor to provide some office space as well as converting the existing mechanics shop on site to a convenience store. The existing use is considered a preexisting nonconforming use. So with the addition of the second floor technically we're expanding the nonconforming use although there is no change to the setbacks going straight up and the current six and a half foot setback from the rear property line will remain. We'll need a parking variance because with the addition of the office space the calculation states that there's 15 spaces needed 8 are proposed. It's actually an increase from the existing number of spaces that are currently on the site. I have one witness tonight my engineer to go over the plans. A representative of the operator of the site is also here if there's any questions for him.

Mr. Bossong calls up his engineer.

Mr. Cialone swears in Mohammed Reda he gives his address as 140 Stuart Street, Paramus, New Jersey. He gives his credentials and is accepted as a witness.

Mr. Bossong – You prepared or someone under your direction prepared a set of plans for this project which have been submitted to the Board with the application?

Mr. Reda – Yes.

Mr. Bossong – You did make some minor revisions to the plans that are on the easel tonight to address some of the Board Engineer's comments correct?

Mr. Reda – Yes.

Mr. Bossong – Because there are some minor changes to address we'll mark this as A1.

Mr. Duffy – We're referencing the revised C-100 which will now be A1.

Mr. Bossong – If you can give the last revision date.

Mr. Reda – May 29, 2026.

Mr. Bossong – Can you briefly explain what's currently on the site.

Mr. Reda – We have the gas station and we have an existing mechanic shop and a small office for the mechanic shop and also for the gas station attendant.

Mr. Bossong – How many parking spaces on the site?

Mr. Reda – We have almost five to six spaces.

Mr. Bossong – On C-101 that you have on the easel can you go through and explain to the Board the existing building, canopy and the changes that are being requested.

Mr. Reda – We have the existing two dispenser gas station with a canopy with a size 24 feet by almost 36 feet. It's in the north side of the property facing the corner of Market Street and Harrop Avenue. The building is on the south side of the property it's 1250 square feet. As I said before it has a two car garage and small office on the west side of the building.

Mr. Bossong – We're not proposing any changes to the canopy and the gas station.

Mr. Reda – No.

Mr. Bossong – The existing height of the building on the site.

Mr. Reda – Sixteen feet around sixteen two inches over.

Mr. Bossong – What's the new height of the building that's being proposed?

Mr. Reda – Twenty seven feet plus three feet to make a space to hide the HVAC units.

Mr. Bossong – The parapets to hide the mechanicals on the roof. Any improvements to the parking area?

Mr. Reda – We are making about 8 parking spaces.

Mr. Bossong – Those spaces will technically be undersized based on Saddle Brook's code so we need a variance to make them 9 by 18 as opposed to the 10 by 18 that's required. Any change to the way the business operates? Besides being a convenience store instead of a mechanic shop any change to the way the business operates in regards to the pumps the hours of operation or anything of that nature?

Mr. Reda – No.

Mr. Bossong – Can we go the architecturals now and show what the actual proposal is?

Mr. Reda – Yes.

Mr. Duffy – What are the current operating hours?

Mr. Reda – From 6:00 am to like around 10 to 10:30 pm.

Mr. Duffy – Around or whenever they feel like closing?

Mr. Reda – No they always close around 10:00 o'clock.

Mr. Duffy – So 6 am to 10.

Mr. Bossong – Yes currently.

Mr. Paparozzi – What were the changes on the plan?

Mr. Reda – The only changes we made to respond to the engineer comments the engineer requested a couple of notes which I put here on sheet C-100.

Mr. Bossong – No change to the actual building or anything like that. Put the architectural plan up. This will be sheet A-102.

Mr. Bossong – Have there been any changes to this plan as submitted to the Board?

Mr. Reda – No. The only difference here is I'm showing the mechanical unit in the west side drawing. The HVAC units I show them both.

Mr. Bossong – Which is not on the originals.

Mr. Reda – Yes.

Mr. Bossong – So we'll mark this as A2 then.

Mr. Duffy – A-102 will now be A2.

Mr. Bossong – Yes correct.

Mr. Duffy – The revision date on that was also 5/29.

Mr. Bossong – The only change is the addition of the mechanical units. Can you walk the Board through the sheets?

Mr. Reda – We have the existing first floor which is two bay mechanic shop small office and bathroom for the mechanic shop and for the existing one for the gas station. The next one is the proposed first floor construction plan which it shows the proposed use of the new convenience store. It will show the service counter and two showcases for the food sandwiches and there is a shelf in the back. There is a small office for the convenience store five feet by eight or nine feet and there is ADA compliant bathroom. The second floor which is the proposed office will be a big room and bathroom. The roof it shows the framing of the roof and the two HVAC units would be toward the east side of the property in the middle of the roof.

Mr. Bossong – With the parapet wall that will screen the bulk of the mechanical equipment.

Mr. Reda – Yes. In the back it will be 36 inches.

Mr. Bossong – We have a rendering that we've prepared. This has not been submitted to the Board. We'll mark this as A3 the rendering that was submitted to the Board is a little further away this is more of a close-up to show you some of the details.

Mr. Reda describes the rendering that was submitted and marked as A3. It shows the front of the building with the second floor addition. Then he shows a rendering of the west side facing Harrop Avenue which is marked as A4.

Mr. Bossong – Generally speaking would you agree this would be a tremendous improvement to the site and to the overall design?

Mr. Reda – Yes it would.

Mr. Bossong – We do have a picture of the existing building.

Mr. Cialone – Mark that as A5.

Mr. Bossong – You received an engineering review letter from Neglia Engineering dated May 14, 2026?

Mr. Reda – Yes I did.

Mr. Bossong – You've already made some of the notations and the corrections and that's why we've had to mark revised plans tonight. Are there any comments in the Neglia review letter that we can't or won't comply with to the best of our ability?

Mr. Reda – No.

Mr. Bossong – Neglia made comments regarding the cracked broke and deteriorated noncompliant sidewalk sections. Everything will be reconstructed up to code.

Mr. Reda – Yes.

Mr. Bossong – Existing ADA curb ramp will be reconstructed and upgraded as necessary?

Mr. Reda – Yes.

Mr. Bossong – We'll submit to the County and see if they want to review or provide any comments. We'll submit everything to the Township Fire Department and Police Department for their review and address any comments or concerns that they have?

Mr. Reda – Yes.

Mr. Bossong – That's all I have Chairman.

Mr. Duffy – Can you put up the artist rendering? This is what you are proposing it to look like when it's done something similar to this.

Mr. Reda – Yes.

Mr. Duffy – This doesn't appear to be a convenience store to me it looks more like a Starbucks. You have a coffee setup there's sandwiches there's a menu so that doesn't go along with what you're telling me.

Mr. Reda – We just added a coffee station.

Mr. Duffy – That's not a coffee station this qualifies out of a convenience store to a restaurant.

Mr. Reda says it is a rendering showing a proposed coffee station.

Mr. Bossong – When you say a coffee station you're talking a self-serve coffee where you go in.

Mr. Duffy – Right but your rendering doesn't show that it shows me something else that you have in mind. The point being I don't want to see and I don't think any of the Board members want to see that this is what we're proposing oh and by the way this is how it might look better than half way down the road you've changed. What we see what we approve or deny whatever way it goes has to be what we're discussing, not we can change it down the road. That raises a big question right there. So what's it going to be?

Mr. Bossong – In the artist rendering leave the floor plan up. On the first floor you have four racks that go front to back of the building. In the artist rendering you're not showing those racks correct.

Mr. Reda – No.

Mr. Bossong – A better picture could have been shown for that window right.

Mr. Reda – Yes.

Mr. Bossong – The idea is to have racks similar to any convenience store you see where there's prepackaged goods that somebody is going to come and pick up. Bags of chips, candy bars items of that nature right.

Mr. Reda – Yes.

Mr. Duffy – That artist rendering if that becomes what you're talking about that changes the entire premise of people coming in and out where parking is going to be. That's not a convenience store.

Mr. Reda – It will be a convenience store it won't be like a coffee shop.

Mr. Duffy – If we are to move forward on this this evening it will not be on that artist rendering it will be on the plans that have been supplied.

Mr. Bossong – It'll be on the plans that have been signed and sealed and submitted to the Board and will be compliant if the Board acts favorably with resolution compliance and everything that is put in there.

Mr. Duffy – There's details to the size of your shelves the width each of the counter spaces the aisle space so I'm not comfortable with that at all. Second thing the proposed office upstairs what is the use?

Mr. Reda – It would be for the business of the gas station.

Mr. Duffy – If it's for the business of the gas station downstairs why is it a separate entrance? Outside entrance going upstairs so it becomes available to be rented because now you have a separate entrance. If it's part of the building downstairs.

Mr. Reda - It's not part of the convenience store.

Mr. Duffy – That's my point.

Mr. Reda – It will be part of the gas station business for the management.

Mr. Duffy – 1120 square feet this is a pretty big size. You really do a lot of gas business that's a big sized room for a gas station. It has how many pumps?

Mr. Reda – Two pumps.

Mr. Duffy – You have to understand how we view this. This is a very large open area that your explanation is.

Mr. Reda – It's for the owner of the gas station to manage his business.

Mr. Duffy – There's a demising wall.

Mr. Reda – No there is no demising wall just an open space.

Mr. Duffy – just open space. So we're not renting out desks or doing anything like that

Mr. Reda – It's not for rent.

Mr. Bossong – That's why there's no demising walls installed so they couldn't be rented out.

Mr. Duffy – You could rent out cubicles by the hour.

Ms. Murray – They can have apartments there too.

Mr. Burbano – You have a 1200 square foot office space with a break room and you have one person pumping gas.

Mr. Reda – He wants to manage the business there too.

Mr. Burbano – Does he manage other businesses or just that business?

Mr. Reda - Just that business.

Mr. Burbano – You have to understand from our point of view. You have a separate entrance, you have a break room, you have a 1200 square foot office space that potentially if this gentleman or the business

sells can become an office rentable space for somebody else. For a gas station for one attendant and one manager who probably just orders gas once every two weeks to fill the pumps it's a very large space. Mr. Paparozzi – Just in reference to Mr. Burbano the former office was 154 square feet roughly. You're going from 154 to 1200.

Mr. Burbano – The convenience store is 3 times the size has more employees and they have an office like a tenth of the space. Our concern is that it now gets rented as a separate space as an office for anybody not for this gentleman or the current owner but future owners. It's like a rental apartment. It's like a house we say okay you can put a kitchen up there with a separate entrance it's not what they're doing they might do it for whatever reasons they do it but what happens moving forward. Now we have a rentable office I mean the break room can turn into whatever. That's a huge expense to add that entire second level and make it beautiful. I'm all for the beautifulness of this and the convenience store but that's a massive space and a massive expense just to have a manager and a pump guy who's mostly outside come inside. It doesn't make sense to us or to me at least and it sounds like not to Mr. Duffy either. I know you need a separate entrance because that's a separate business I get that.

Mr. Duffy – It's not a separate business.

Mr. Burbano – the outside gas station is. It's not the same owner that owns the pumps and the convenience store in normal circumstances is it? Is it going to be the same owner?

Mr. Reda – The owner of the property he wanted the whole property.

Mr. Burbano – Then why does he need a separate office upstairs? There's an office downstairs for the convenience store.

Mr. Reda – The office right now is for the mechanic shop.

Mr. Burbano – But you have an office in the new space as well.

Mr. Reda – In the new space we'll have an office for that space.

Mr. Burbano – But you have a proposed office on the first floor as well.

Mr. Reda - Right.

Mr. Burbano – Wouldn't that be good enough for him for the pumps and everything else without the second level?

Mr. Reda – It's very small for both.

Mr. Burbano – Is there a way to incorporate the door so it's all one space rather than have a separate entrance?

Mr. Reda – We thought of that if we decide means we have to cut from the walk in box and make space to get to the stairs.

Mr. Burbano – Not if you make the entrance through that storage area and you put some storage upstairs you have plenty of room for storage upstairs. You somehow incorporate an additional door in the back there but again you eliminate the concern of having an exterior door where you can rent it to somebody else and in my part it reassures me it's not going to be rented to somebody.

Mr. Duffy – Hold on I don't want to get into helping you design this. You're here this evening to explain to us what you want to do. The questions are coming up as to something that does not make sense to us at least not to me how this office upstairs is going to be part of the business downstairs has a separate entrance and is extremely large. I don't understand that. If this was two offices and you were looking to rent out both of them then it makes more sense to me but this doesn't make sense to what's going on here. And we're not here to tell you how to adjust. I have other members that have concerns and I want to hear it.

Ms. Murray – Your renderings are very confusing because according to the layout everything that you can see through the windows is wrong. Because you can't see the sandwich area and that counter without not seeing shelves in front of it. So as I'm looking at your window picture it doesn't make sense. From the side view that I'm looking on the back here you can't look at from Harrop Ave and see that picture there. You'd see a counter half way up and you'd see a counter blocking the windows. So your rendering is definitely deceiving to the eye and confusing to people who look at these drawings and have to understand that this is the way it's going to be built. If we approve something like that and this and it conflicts how do you deal with that? We have two conflicting pieces of information and two pieces of evidence so we can't approve something that doesn't match. At least I can't and then my concern was

the upstairs office as well. Only I was more concerned not about you renting it out I was concerned people were going to live up there.

Mr. Reda – Live up there.

Ms. Murray – Yeah live up there it's not unheard of that people go and live in office space and if it's open and empty you can do a whole lot of stuff with furniture and things and put curtains on the windows or blinds.

Mr. Reda – What do you propose they shower upstairs there's only a bathroom and no stall.

Ms. Murray – There are workers that if they're sleeping like they have to switch shifts and stuff it's been known that they do things like that sleep in the office. There's no showers in the offices but if they slept in the office they're going to be there. So my concern was that other than that how many people are you going to put up there? Even if you allow 100 square feet per person including desks and walk around that's 11 cubicles easily upstairs. I don't understand why would you need 11 cubicles for a gas station.

Mr. Bossong – There's no proposal for cubicles.

Ms. Murray – No I'm not saying that.

Mr. Bossong – We understand the Board's concern in regards to the size of the office space and we're going to go back we're going to look to shrink it a little bit and readjust some items.

Ms. Murray – that's my concern when you look at this and you understand the business of a gas station. It's usually an owner or a lessee cause maybe the owner of the building leases out his pumps to someone else. There's usually a few people that work. One's usually a manager of some sort needs a place for paperwork. This much square footage allows for approximately 11 people to sit up there if you laid it out that way. That's what I'm saying I didn't say you were going to use cubicles but I do it for just noticeable. So your renderings are I'm not confused by them I'm deceived by them because they're not what they should be. I should see the end of shelves through the glass in the front. I shouldn't see a sandwich display and a coffee bar and everything open and from the side I should also see a counter for coffee. So those are just my concerns the layout and Mr. Burbano is right an outside staircase allows the opportunity to rent the upstairs out or someone else.

Mr. Bossong – We're going to rework this and we'll present revised plans.

Ms. Murray – And the other one was the limited parking. For what you're doing I see the parking spots you have on the drawings and it seems to be limited.

Mr. Reda – It's fine parking because like the previous business the cars used to stay as mechanic shop used to stay for days a parking space but right now we're proposing only for convenience store it would be just getting in and out.

Ms. Murray – But you can't get to your dumpster there's cars parked there so you also have to provide a way to get to the dumpster at an hour that won't affect the neighbors by coming at 4:00 am to empty a dumpster and I don't believe according to the planner's notes that you would have enough room to have recyclables separated from the same area so there's an issue with that as well.

Mr. Duffy – How did you calculate the parking?

Mr. Bossong – If we adjust the size of the office it's actually going to adjust the number of parking spaces that are required correct.

Mr. Duffy – Where's the employee parking?

Mr. Bossong – You also really do need to have a place for these employees to come in.

Mr. Burbano – The convenience store bathroom that's for customers as well.

Mr. Reda – Yes.

Mr. Kurus – Did you go over the parking calculations?

Mr. Duffy – No he's looking for something.

Mr. Kurus – When you go through them we did have a comment about the handicap stall which what's there doesn't meet the van accessible requirement so it's got to be you have to have 11 feet with a five foot island or eight and eight. So you have 9 and 5 so the 9's got to become an 11 which may impact your final parking count.

Mr. Bossong – We'll adjust it.

Mr. Paparozzi – What are the hours of the coffee shop?

Mr. Reda – We don't have a coffee shop it's a convenience store.

Mr. Paparozzi – What are the hours of the convenience store?

Mr. Reda – The same hours as the gas station.

Mr. Paparozzi – So 6 to 10 when are they going to pick up the garbage they can't come before six I think there's a code. They can't come after 10.

Mr. Reda – According to him he said they're going to come around the same time around six o'clock.

Mr. Bossong – Exactly how it exists today.

Mr. Paparozzi – If the convenience store opens the same time as the gas station and there are people going to get coffee before going to work.

Mr. Reda – I assume people start around seven.

Mr. Paparozzi – You have to hope that because if they're there at six the garbage truck can't get in.

Mr. Reda – They don't come before 6 am that's right now and according to the owner.

Mr. Paparozzi – It's not a convenience store right now.

Mr. Reda – No right now it's not a convenience store.

Mr. Paparozzi – So when it's a convenience store if it's open at 6 you have to assume people may be there at 6 right.

Mr. Reda – Yes and I don't assume that the whole parking would be full at 6.

Mr. Paparozzi – Okay in my opinion it doesn't work but you also need another dumpster for recycling and you don't have enough room. This dumpster is roughly 4 by 6.

Mr. Reda – Yes.

Mr. Paparozzi – So you need a separate dumpster for recycling which I don't how you're going to fit that.

Mr. Reda – We have space right here like 11 feet 9 inches or 12 feet. As of right now what I observe the site I see some space for some cars they brought it inside. They had like space for a car for parking which is like over 17 feet.

Mr. Paparozzi – I don't know how that's going to work with the dumpster area but I would have to see that. That's all I had Chairman I have some concerns about the dumpster area and in the parking and the coexistent of the garbage being picked up the same time as the opening of the convenience store.

Mr. Bossong – Understood.

Mr. Duffy – Anyone else have any questions?

There are no more questions from the Board.

Mr. Duffy – Can I have a motion to open the meeting to the public.

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

Mr. Duffy – Having heard none.

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

Mr. Bossong – We'd like to request to carry this to the next meeting so we can go back and review some of the concerns that have been raised this evening and address those comments.

Mr. Duffy – Our next meeting is July 6th. We have a request to adjourn to carry this application to the July 6th meeting do we have a second on that?

Ms. Murray seconds the motion. All in favor – YES.

Mr. Duffy announces that the application is being carried to the July 6th meeting without further notice and the applicant agrees to the tolling of time.

Mr. Bossong – Yes.

Mr. Duffy asks for a 5 minute recess at 7:47 pm.

Mr. Duffy reconvenes the meeting at 7:54 pm.

B.) Ready Spaces Management, LLC, 575 North Midland Avenue, Block 1701, Lot 1.02

Applicant is proposing to amend the September 12, 2022 Zoning Board of Adjustment Approval to:

a. Implement a modified layout of the accessory (refuse) area; and b. Eliminate condition (F) of the prior approval which states: "A maximum of one 15 amp circuit per unit regardless of size". **(Applicant was initially heard at the March 2, 2026 meeting and was intended to be carried to the April 6, 2026 meeting but due to scheduling conflicts they were unable to appear until this meeting.)**

Lawrence Calli is the attorney for this application and he comes forward.

There was no notice for this application as it was carried from the March 2, 2026 meeting without further notice.

Mr. Duffy – Unless Mr. Calli has any additional witnesses anyone else who was here at the last meeting was already sworn in.

Mr. Calli – This started about a year ago if you recall before the March public hearing. We came back with that amendment Mr. Petrovic who is the CEO of Ready Spaces he has 38 locations by the way he is not a fly by night operator of Ready Spaces. He has locations all over the country and others in New Jersey as well. Mr. Petrovic appeared at the initial application for the amendment and we for lack of a better term or maybe just my 19 years of Catholic School we paid penance before the Board because the prior witness appeared before the Board at the initial application and the Board felt that Mr. Maher the initial witness the employee of Mr. Petrovic wasn't totally forthcoming. Mr. Petrovic endeavored to make that right with the Board so a year ago we started with a very limited request before this Board for an amendment to allow for the lifting of a condition which restricted one fifteen amp circuit outlet per tenant space regardless of size. That was not pragmatic to Mr. Petrovic as Ready Spaces was operating around the country that was not a condition that he had been beholden to at any other of the 38 locations of Ready Spaces so he was proposing to lift it. We came to the Board and the Board said there's a lot of stuff in your site that we don't really like. Mr. Petrovic a man of his word said I will go and fix that. So since that first public hearing about a year ago he has undertaken that and I would send sequential updates to Mr. Barrale when things were done in the field just so you know this is done in the field now. The lighting, the post, the signs whatever the case may be and we appeared before the Board thereafter in March. My colleague was here before the Board and we concluded civil testimony with Mr. Sehna of Dynamic Engineering and we left it with what was originally the only item on the table for the applicant which was let's discuss lifting this condition. So that's what we hope to do tonight Mr. Chairman and members. We've got a limited witness deck tonight. We're going to recall Mr. Petrovic he will testify second. He was previously sworn in he's not qualified as an expert but he's the CEO of Ready Spaces and he can speak to the operations and the request before the Board and the initial witness we do have this evening is a civil engineer with an expertise in electrical engineering. He's licensed in the State of New Jersey he is familiar with this property, with other Ready Spaces properties. We submitted a load letter to the Board where the expert opined and he'll testify that the current service is adequate from a life, health and safety perspective. Then we can go into more technical details with our first witness after we swear him in and qualify him and then conclude with Mr. Petrovic to explain to the Board again and give his plea as to why this makes sense here for this space. I will say one thing the Board is well protected here. There's a lot of eyes on this property and there has been for a number of years. I've been talking with the Town Attorney a number of times going back a ways on site issues that have been corrected once Mr. Petrovic got involved. We conceded to every applicant filing for a CO so everybody that comes into that property gets reviewed by the Town as to whether or not they're within the scope of either the zone's allowable uses or the use variance that was granted by the Board from a zoning perspective. Any type of enhancements or alterations to the electrical supply is going to be by way of permitting so that goes to the Building Department for review as well. So there is going to be scrutiny once we leave this Board today regardless of the outcome whether or not there's more outlets or not. My client will make his pragmatic and reasonable case to the Board as to why it's warranted under the circumstances and that's what we hope to do tonight Mr. Chairman.

Mr. Calli calls his first witness to discuss the electrical supply for the building.

Mr. Duffy – He's discussing the electrical supply.

Mr. Calli – Yes.

Mr. Duffy – To the best of my knowledge no one has been granted a CO at this point correct?

Mr. Calli – I'll let Mr. Petrovic offer testimony to that. There have been a number.

Mr. Duffy – They may have applied but I don't believe they've been able to be granted a CO because the site plan final wasn't approved yet.

Mr. Calli – Yeah that might be the technical aspect of the case Mr. Chairman.

Mr. Duffy – It's technical it's a fact so it's got to be on record.

Mr. Calli – It's a fact but it's technical. It's a technicality because they're saying the site plan was still open for reasons completely unrelated to occupancy of that building but yeah. You've got the tenant list as of May. There's been full candor with the Board and the optics have been wide open as to who's there, who's doing what, what dates they applied, what fees were paid, what fees were collected by the Township. The door's wide open in that respect the technicality is the fact that engineering said site plan was still pending and again site plan is ready now so site plan was twofold. Site plan started with the initial application when the amendment came in the Board said we don't think that resolution compliance really was straightened out properly. That was the undertaking for the past year was the resolution compliance. This now is really just an amendment for the use variance aspect of it at this point. So I guess in the nutshell the punchline is site plan is compliant at this point so the CO's really should be issued. There's no preclusion from that perspective at this point.

Mr. Duffy – Did that sound correct?

Mr. Mazzer – You know I don't know because it's a storage facility and now they want to up the electric to make business operations.

Mr. Calli – For the record we're not asking for any change in use. If we withdraw this application today life goes on tomorrow. The only delta is my client has one outlet in each space that's the only delta. This applicant's not here pursuant to a violation. This applicant's not here pursuant to a corrective application. This was an application filed by the applicant on his own accord seeking to amend a condition of the approval not to change the use. That's not part of this ask that's not what a resolution of approval would say and that's what the applicant would do tomorrow if this were approved.

Mr. Duffy – So this is as I stated when I opened this up. It's the modified layout of the accessory refuse area that needs an approval. So there's two items here one is that the refuse area and then the other is amending the original resolution of part F.

Mr. Calli – The testimony of the refuse area has concluded I think the March public hearing ended with maybe making sure there's room for space for the recycling area. That was confirmed to be compliant per Mr. Sehnal. He testified to conclusion it was open to the public cross examination concluded so civil engineering has concluded so the reconciliation of those plans if this is approved is going to be incorporation of that site plan amendment to this application.

Mr. Duffy – And that's A.

Mr. Cialone – And in conjunction with the amended site plan you need a new parking variance because you've reduced the number of parking spaces.

Mr. Calli – Yeah.

Mr. Cialone – That was the other question because your client's calculation and the planner's calculation as to the number of proposed new spaces is different. I think Mr. Paparozzi has 108 you have 113 or 115.

Mr. Calli – On the civil plans?

Mr. Cialone – Yeah.

Mr. Calli – They were signed and sealed so I'm going to for now rely on those civil plans that were filed not having my engineer here with me again. So the best we can do is rely on Dynamic Engineering.

Mr. Cialone – Mr. Paparozzi you counted 108 on the plans.

Mr. Paparozzi – Correct.

Mr. Cialone – We're going to go by what's on the plans.

Mr. Duffy – Okay. Let's dive into this request.

Mr. Calli calls up Sherif Abdel-Meseh as a witness. Mr. Cialone swears him in, he gives his qualifications and is accepted as a witness.

Mr. Calli – Do you regularly prepare and submit plans to New Jersey municipalities and New Jersey governmental agencies for approval and permit sign off?

Mr. Abdel-Meseh – That's correct.

Mr. Calli – You're familiar with the property here in Saddle Brook.

Mr. Abdel-Meseh – Yes.

Mr. Calli – You're familiar with Ready Spaces operations in general is that right?

Mr. Abdel-Meseh – Yes.

Mr. Calli – And you're familiar specifically with the one here in Saddle Brook?

Mr. Abdel-Meseh – Yes.

Mr. Calli – How long have you been involved with this site, this applicant, this property in Saddle Brook?

Mr. Abdel-Meseh – Two years.

Mr. Duffy – Mr. Burbano had to recuse himself so Mr. Latona can you come up and take his spot. That B requires five affirmative votes.

Mr. Calli – Thank you Mr. Chairman. The document you submitted to the Board dated May 20th discusses the monthly and annual load and usage including the peak electrical supply at this property is that right?

Mr. Abdel-Meseh – Yes.

Mr. Calli – So you're familiar with that is that fair to say?

Mr. Abdel-Meseh – Yes.

Mr. Calli – If you wouldn't mind summarizing for the benefit of the Board the analysis and conclusions of that letter you filed on May 20, 2026?

Mr. Abdel-Meseh – Ready Spaces currently has two meters each meter has a service. So we collected all of the bills from PSE&G for those 2 meters and we made sure we got the peak of each month so we added it up and the usage that they have is less than 4%. So they have a lot of capacity.

Mr. Calli – Under existing conditions.

Mr. Abdel-Meseh – Yes.

Mr. Calli – Can you give us some numbers as to where we are on average?

Mr. Abdel-Meseh – The first service we have 3000 amp and the usage is almost 100 amps out of the 3000. This is only one service the r service they have 2500 and their highest usage is 85 amp of the 2500 amps.

Mr. Calli – Your position is we're coming in with a usage far below what the capacity could be at this location with the supply that's there is that right?

Mr. Abdel-Meseh – Yes.

Mr. Calli – You're familiar with the reasons that bring us to the Board this evening is that right which includes the perspective addition of outlets within tenant spaces as may be needed moving forward for any given tenant is that right?

Mr. Abdel-Meseh – Yes and also it's a safety or trip hazard or fire hazard we try to avoid using extension cords. Having more outlets is safer than having one outlet with a lot of extension cords.

Mr. Calli – Assuming the Board grants the applicant permission to exceed the allowance of one outlet per tenant space as an electrical engineer do you perceive any life, health or safety issues if there were more than one tenant outlet in any given tenant space at this facility?

Mr. Abdel-Meseh – No.

Mr. Mazzer – How much more are you going to go?

Mr. Calli – Can you expand on that first we will answer that question. That's going to be ad hoc that's going to be dependent on what a tenant might need and Mr. Petrovic will testify to that and if a tenant needs more that will be a permit that's filed with the Building Department. The Zoning Officer's going to review that tenant to make sure they are eligible that's the review. It's beyond the Zoning Board I can tell you Mr. Mazzer I represent several communities on that side of the table. I know that side of the table very well I know the limitations of a Board jurisdictionally but it's comforting to know that beyond those limitations there are other protections in place in the municipality that's building and enforcement is what that is. There is no plan right now to expand the heck out of this facility. That's not what Mr. Petrovic is doing. He's very tempered in his undertaking.

Mr. Mazzer – He's got to give us a limit there he can't just say well I need more than one fifteen amp thing. You got to give us.

Mr. Calli – A ceiling.

Mr. Mazzer – Yes.

Mr. Calli – I understand but there is no grand plan right now of an electrical loop as to what's going to because it's not going to be that grand plan it's going to be as needed. So Mr. Petrovic hears you he'll maybe figure out a way to sort of negotiate what that limit might be and I understand that concern.

Mr. Abdel-Meseh – In our load letter at the end we said for future adding load. The contractor would submit a load letter and submit it to the Town before getting a permit and if you had enough power and the permit gets approved he will run the outlet and there should be no problem with that.

Mr. Calli – In your experience with these types of facilities both Ready Spaces and similarly situated facilities is it customary and standard for a tenant space to have more than one outlet?

Mr. Abdel-Meseh – Yes.

Mr. Mazzer – If every one of them units puts what you are looking for you don't have enough service in that building.

Mr. Abdel-Meseh – That's why we have to submit to fire and do the load letter.

Mr. Duffy – This whole conversation that you're bringing forth right now is trying to justify or tell us that the building has enough service.

Mr. Abdel-Meseh – That's right.

Mr. Duffy – That wasn't the original reason why the 15 amp restriction was put in. We never contested the amount of power we didn't say anything about that.

Mr. Calli – We understand that but a lot of questions about life, health and safety and fire hazards did come up during prior meetings where usage might spike. So maybe this is not dispositive to you to sway a vote but this is part of the record as to the this is maybe it's not dispositive to you to sway a vote what this testimony is but this testimony is clearly establishing that the supply is there and not compromising life, health and safety.

Mr. Duffy – I wasn't contesting his testimony as far as the amount of service. That building prior ad probably ample service I'm not questioning that.

Mr. Calli – More than enough and we know that but there has been in the record and we've reviewed the transcripts there has been contention that this is not a safe operation if there's too much power being used.

Mr. Duffy – It's not too much power it's how it's being drawn and that's when you're coming into extension cords which that's temporary power. Extension cords going from one place to another to power anything is considered temporary power.

Mr. Calli – I understand but his testimony is that that's not a practical solution.

Mr. Duffy – I didn't say it was a practical solution.

Mr. Calli – That's all Mr. Abdel-Meseh has testified to so far. If we can conclude with our witness we're glad to make him available to any cross examination you might have. Mr. Petrovic is going to come back up and talk about the tenant operations which again there have been no tenants cited for illegal operations that have brought us to this Board for a confirmation of that. Whether on an interpretation, an appeal of a Zoning officer's denial or otherwise. This is an application again of the applicant's own volition saying I want my 38th facility to operate just like my others why shouldn't it? So if there's an issue with the Board saying we don't want it there because one of the issues we've now crossed off is there's not a life, health and safety issue for the supply and that specific topic has come up during prior hearings of this Board on this application.

Mr. Mazzer – My whole thing is that you're right you have enough power for each unit to have a 15 amp circuit. My question is where's the limit because if you try and put this for everyone you tell me if you have enough power going to the building.

Mr. Abdel-Meseh – Already each unit has an outlet.

Mr. Mazzer – No if each unit gets battery chargers, air compressors, lighting, security cameras is there going to be enough power in the building?

Mr. Abdel-Meseh – If we reach the max for the service then we would apply for a service upgrade.

Mr. Mazzer – Okay.

Mr. Abdel-Meseh – We are not even four percent and we have two services. This is plenty of power.

Mr. Mazzer – It's plenty of power now for one fifteen amp that's my thing. You're saying it's plenty it's not plenty if you start putting in all this stuff for every unit.

Mr. Calli – They're not.

Mr. Mazzer – How do you control that who controls that?

Mr. Calli – Mr. Petrovic will answer most of your questions are driven towards Mr. Petrovic who's going to be up here next. You've already met him he's already testified a few times now but this is not like a concierge service where we're providing this for every tenant coming in. They're not all getting a compressor. They may have the need to plug that in at some point that's the logic as to why people need more than one outlet in general. Every business is also different here too right. Some businesses deal with paper some with metal whatever the case may be they're all different businesses. Some don't have the same needs as others so there are going to be different things that are needed that require power supply that's an example and that's a memo from Mr. Petrovic not Mr. Abdel-Meseh's office. Mr. Abdel-Meseh is the professional engineer signed memo of May 20th from Urban Design Engineering. The other memo is directly from the applicant the tenant in the Town and Mr. Petrovic will speak to that. If there's any questions coming out of that and it's well do you have supply for that he's going to be the guy to ask so we'll keep him up here close in case we have to go back to him.

Mr. Abdel-Meseh – There is a lot of power in that space and if you reach the max you apply for an electrical upgrade. It's going to be safe my point is if you get to 4000 amp you upgrade the service. A lot of businesses do that all over.

Mr. Mazzer – You do understand that this is supposed to be a storage facility not businesses all in here.

Mr. Calli – This is the model that Mr. Maher testified to and Mr. Petrovic expanded on. We're not looking for an enhanced use here. Ready Spaces operations are very clear what they do and they're not changing that right now. They're not asking to change it they're not asking to enhance it they're asking for another outlet potentially in a space and maybe not much and maybe there's a ceiling like you said maybe there's a limit.

Mr. Mazzer – Maybe he comes and says I want two more outlets in the space.

Mr. Calli – That's the totality of the ask before the Board at the moment. If we're asking to change the use we'd be back here an amended use variance case you would see our planner again you would see John McDonough here but that's not this application. The last item on the supply the prior use of the building we know we've got enough supply here we know the prior use of the building is much heavier than this current use is that right?

Mr. Abdel-Meseh – It is.

Mr. Calli – What was that prior use? I believe it was manufacturing is that correct?

Mr. Abdel-Meseh – Manufacturing.

Mr. Calli – Which is heavier than Ready Spaces operations. Mr. Chairman that's all we needed from Mr. Abdel-Meseh was confirmation that the load today is adequate. The existing use is significantly under peak. What is the percentage of the use approximately?

Mr. Abdel-Meseh – Less than four percent.

Mr. Calli – We're just letting you know it's not this parade of horrors come tomorrow with a potentially enhanced use of a few more outlets possibly in a tenant space. Some may not need some may need it and again it's going to be as needed. It's going to be considered by Mr. Petrovic and his team before permits are applied for. Those permits will be applied for potentially in connection with new tenancy which means a CO is also sought by that applicant. There's a lot of belt and suspenders reviewing people moving forward. This is for an extra outlet in a space and right now it's really to help avoid using extension cords which is going to happen short of more outlets.

Mr. Duffy – You mentioned manufacturing and machines. What were you referencing?

Mr. Calli – Prior use of the facility.

Mr. Duffy – Prior use before Ready Spaces.

Mr. Calli – Not Ready Space no.

Mr. Duffy – No I said before.

Mr. Calli – Correct not Ready Spaces prior to this building can handle this type of electrical supply. We know the historical use of this structure which had a much larger draw to it.

Mr. Abdel-Meseh – It's more safe.

Mr. Duffy – Okay does that conclude his testimony?

Mr. Calli – Yes.

Mr. Duffy – Any Board members have any questions for this witness?

Mr. Mazzer – Why is there two meters did you split the building in half?

Mr. Abdel-Meseh – No there's two services.

Mr. Mazzer – I know there's two services but why?

Mr. Abdel-Meseh – Because this is incoming service from PSE&G and the meter yield how much usage used for each service so that's why we have two meters we get two bills each month.

Mr. Mazzer – There's one service.

Mr. Abdel-Meseh – And one meter another service separate meter.

Mr. Mazzer – Why do you have two? Why isn't there one service for one building?

Mr. Abdel-Meseh – That's the way.

Mr. Duffy – Is that the building prior?

Mr. Abdel-Meseh – That's the way we had it as of now.

Mr. Duffy – This new service was not installed by you it was already there.

Mr. Abdel-Meseh – No these are old services.

Mr. Calli – And we're tenants just to be reminded we can only do so much to this building we rent the space and we've got an interesting landlord who's they're not having Thanksgiving dinners together landlord and tenant you know with the typical relationship so we've got limited abilities as the tenant on the site.

Mr. Duffy – Can I have a motion to open to the public?

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

Mr. Duffy – Having heard none.

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

Mr. Calli – We'll continue with our second and final witness it's going to be a recall of Kevin Petrovic. Kevin is the CEO of Ready Spaces. You have met him a few times now and we'll continue the dialog as to the goal and need of this amendment request before the Board.

Mr. Cialone reminds Mr. Petrovic he is still under oath.

Mr. Calli – Kevin you heard my limited proffer to the Board of what brings us back here this evening which is essentially the cleanup item of the larger item of the filing which is the amendment to lift that condition of the approval which limited the electrical supply to each tenant space. You have considered that you thought it prudent to file an amendment and we've undertaken now almost a year long process to get this before the Board for consideration with varied witnesses before the Board and you had an opportunity to put together a nice cogent memo I thought which we submitted to the Board in connection with the May resubmission ahead of this June 1st public hearing. If you wouldn't mind in your own words explain to the Board your goal here, why it makes sense for you and for Ready Spaces and how the Board can have a proper assurance that this will be a controlled addition to tenant spaces potentially.

Mr. Petrovic – Speaking of the scrutiny and the site visits I've said it before I want to say it again we certainly welcome the scrutiny and the site visits. We're not trying to hide anything here and we are trying to operate in as good a faith as possible and I want to touch on two things before I get to the electrical service that came out of the last meeting. The Board pointed out that our website stated that the facility was open 24 hours a day as our other 37 facilities are we moved to update that very quickly in the first day or two. If you go to the website now to the page for the Saddle Brook location you'll now see the proper hours referenced and a note about the appropriate Town ordinance. In connection with that we identified three customers who had business needs to occasionally visit the site outside of those hours and we were able to help them relocate outside of the Town to different spaces where they could meet those needs and not run afoul of the ordinance. We also heard observations from the Board last time that the Board had observed some of the loading doors to the building open past the loading hours past 8 pm and our site manager, operations team and I have been working to design solutions to that. We retrofitted several of the loading doors with remote controlled and timer operators to be able to close those doors on a schedule along with sensors and other relevant technology. So we're testing that on a couple of

doors and will plan on rolling that out to all of the loading doors assuming we don't have any issues with that. We are trying to take the Board's concerns and observations in mind. With the electrical issue I've been here now three times in front of you talking about this and requesting this change to the approval so it won't surprise you that this issue is very important to me and we've brought our engineer Mr. Abdel-Meseh to state as Mr. Calli said that we had heard some concerns from the Board previously about safety issues and overloading the building's electrical service and we wanted to make sure the Board heard from a professional on the topic that such a scenario was if not impossible extremely unlikely. The Board was also wondered why we were requesting this limitation to be lifted and I suppose I knew why but I didn't do a great job describing why we needed that and what those operational considerations were to the Board and that's why we prepared this memo that I believe is in front of you describing the bits and pieces. So at a high level number one I sighted some of the possible equipment that customers may need that would exceed the 15 amp 120 volt circuit limitation. For example, a fork lift which some of the larger tenants that are in the building may wish to have for convenience of moving their product. We provide several fork lifts to tenants on a sharing first come first serve basis including certification for fork lift training for those customers but some people that may be one or two customers in the building to have their own fork lift just to make sure they have one available whenever they need it. So that's one example and there's a number of other examples here including lighting, cameras and so forth. Number two we've discussed before already that the limitation of just the one outlet forces people to rely on extension cords and other non-permanent installations and in my opinion that poses a safety hazard. We've seen that at some of our other facilities and taken steps to make sure people aren't using those in part from feedback from building officials that we've worked with. So we believe that adding more outlets here where customers need them is a safety improvement on the net and number three we believe that in the end because of the requirement that we've agreed to that each customer does go through the CO process including the application and the inspection. We believe that the Township officials will have sufficient oversight to ensure that the operations in the building are safe. I heard Mr. Mazzer's comments regarding an upper limit. I think we're amenable to some sort of upper limit of circuits and service. We would not envision getting even past ten percent of the building load. We're at four percent now. I think it would be hard to imagine a scenario where we exceed even ten percent. We're not looking to get fork lifts for every tenant customer here. This is a list of what ifs and possibilities that we can envision we see in other facilities but they're one offs. You might expect one customer to request their own fork lift one customer to have an air compressor a couple of customers to add that lighting. Our objective in asking for the removal of the requirement is not to allow every unit to have ten circuits it's to be able to accommodate customer requests when they're appropriate in order to enhance the level of safety and customer efficiency of operations in the building. With that said we'd love to get the Board's support on the removal of the restriction and go forward and I believe that approval tonight would allow us to move forward with getting all of the customers the CO inspections and the CO's that we have submitted the applications for but as Mr. Duffy stated haven't been granted because I believe we have this outstanding matter.

Mr. Calli – Before we turn over to the Board for questions they may have of you do any of your other 37 locations have a restriction like this?

Mr. Petrovic – No.

Mr. Calli – The proposal here if we're successful in augmenting the prior approval and removing that condition your intent is not to modify the use of Ready Spaces but rather continue business as usual in comport with the terms of the underlying Board of Adjustment approval is that right?

Mr. Petrovic – that's exactly right and you can see if any Board member visits our North Bergen facility or our Kearny facilities that are nearby you'll see exactly the same type of operation in those facilities as you see in Saddle Brook today even though those facilities aren't subject to the limitations on electrical service.

Mr. Calli – You continue notwithstanding being the CEO and very successful so you're spread quite thin I'm sure day over day you have been very hands on with Saddle Brook for over a year now you intend to maintain that hands on approach with Saddle Brook is that right?

Mr. Petrovic – That's right it's our biggest facility here in Town 164,000 square feet so that makes it a very important one for the network but there's also a path forward even past this meeting. I've worked

with our architect and our engineer to refresh and prepare the plans to be submitted to the Building and relevant Sub Code Officials which we hope to do as soon as possible in order to move that process forward and the inspections so there's definitely a road ahead and definitely intend to make sure we see it all the way through.

Mr. Calli – I think it goes without saying but I want you to offer it up as sworn testimony that any potential changes to the electrical supply to a given tenant space would be pursued pursuant to the proper filing of a permit with the Township be in compliance with all building code requirements and approvals required by the Township Building Department is that right?

Mr. Petrovic – Yeah absolutely if nothing else then that it's the law it's also an insurance requirement and good practice and so yes absolutely.

Mr. Calli – I think in many your interests are very much aligned with the Township in the sense where you're not interested in tenant user sprawl potential deleterious measures being taken by tenants dangerous measures being taken by tenants or intensification of use beyond what Ready Spaces permits or what your underlying approval permits. I think you are aligned with the Township in that respect as the CEO of Ready Spaces is that right?

Mr. Petrovic – Yeah I think many of the kind of use cases being envisioned or may have been envisioned as the worst case scenario uses would be negatively impactful on kind of the community in the building. I want to emphasize to the Board that for those of you who have been in the building will know the spaces aren't fully enclosed or isolated so what one person is doing there effects everyone else whether through noise or whatever else. So we have a strong incentive to keep things managed well and we do have a full time site manager that oversees the site so we've got that active management that also meets and learns about each potential tenant's business operations before they move in.

Mr. Calli – In that regard being aligned with the Township interest and goals in that respect prior to a tenant submitting to the CO process which we agreed to do for every tenant pursuant to the underlying approval which we're not seeking to lift that condition you too as the CEO of Ready Spaces vets a perspective tenant I would think before they come in and rent space from you. You get familiar with what they're scope of operations are what they'd be storing on site what they would be doing and you vet them initially before even tasking them with submitting for a CO to become your tenant is that right?

Mr. Petrovic – Yeah that's right. So the process to rent space is that you first make contact with our centralized business development team where you speak to one of the team members where they learn about your requirements. You want to move in next week you want to move in in three months what do you want to do in the space how much space do you need. They talk to you about what you're looking for and try to find the right space that matches what you've got and at that point the potential customer comes in for a site tour with the building manager and there they see the space we talk to them about the rules and restrictions of which there are many that pertain to improvements they make. The customers can't add their own power on their own even if they get a permit we have to approve that but down to not leaving an empty pallet in the hallway. So we go through all those expectations with them we learn about their expected operation and so there's that multi-step process before they move in.

Mr. Calli – If there is a tenant misuse either in their day to day process and there needs to be landlord intervention I imagine that happens promptly and clearly from Ready Spaces management.

Mr. Petrovic – As promptly as the law allows us to do. So in certain cases where it's a behavior that isn't risking the building or life and safety or something like that we'll educate the customer on the issue, issue them a fine and try to correct the behavior that way. If it's a situation where the person has done something more risky that we find to be an incorrigible offense we issue them a notice to terminate the license agreement as quickly as the law allows us to do.

Mr. Calli –Circling back to your first comment which is this is significantly important to you you've been here for three trips now before this Board. I imagine that the Saddle Brook location of yours having three dozen of them has been the one that has been taking up most of your attention I would imagine in the past year is that right?

Mr. Petrovic – One of the top few for sure. Luckily this one customers love being in the Township they love being located here so that hasn't been an issue but certainly we have invested more in this site in terms of improvements than any other site.

Mr. Calli – You heard Mr. Petrovic state and quote the goal is not to allow every unit to have ten circuits but rather to accommodate appropriate requests. It's going to be met with consideration by management even still if this Board approves some sort of enhancement on the right to add outlets to tenant spaces with or without a ceiling. It is still controlled by Ready Spaces it is not going to be Animal House or the Wild West within there just because something like that might be lifted. There's still protocols in place internally for Ready Spaces. He cares as much as the Township in a different way for varied reasons liability insurance exposure reasons but also the secondary measures of building permits and CO's are still filed by all of these tenants moving forward for any modifications to any of these tenant spaces or any body changes and entity changes within the tenant space. That's essentially it that's all we have I would make Mr. Petrovic available for any questions you might have. That essentially sums up the amendment ask for the Board which with a long road of cleanup that led us here and I'm glad in a way it did because it showed you Mr. Petrovic was a man of his word. He said he was going to undertake it and he did. I think there was a while I was sending Mr. Barrale an email every 4 weeks just for your record Mr. Petrovic did this in the field he did that in the field. Some are small and inconsequential but nevertheless it was a task undertaken and I think it established not just a credibility Mr. Petrovic once you folks met him but he's trying to make this site operate better. He's not looking to put a monkey wrench in it with this request this is a very tempered request and you understand why he's asking for it now. Whether or not it's appreciated might be a different story but you folks understand the why for the ask.

Mr. Duffy – How many has been the question that has not been answered yet so you want us to lift the one. Everybody is aware of how we got there. It wasn't something we just picked out and let's penalize it wasn't done like that. Our full understanding of how this operation works is you can adjust the size of your spaces according to what the needs are of your clients and based upon that there was no way to actually turn around and say we need four outlets in this space five in this side whatever. Now you're asking us to lift that up no one has answered that question yet. So what are you looking for not arbitrary not appropriate let's hash out something that everybody on this Board can live with since we all voted for this. I'm sure they're going to ask questions in a moment but this is absolutely something that needs to be established because there are things that go on robotics and automation. Let me ask this question if I did this correct you have a 129 tenants right now roughly.

Mr. Petrovic – That sounds like it could be correct yes.

Mr. Duffy – What's the average range of the size of their spaces?

Mr. Petrovic – The smallest one is about like a single car garage about 150 square feet and the biggest goes to 5000 square feet and I believe we submitted to the Board the tenant list that was requested last time.

Mr. Duffy – That's why I came up with that number I counted them.

Ms. Murray – Maybe I don't understand your interpretation of flex warehouse multi-tenant facility which is what we approved. Multiple pages in the original one flexible warehousing multi-tenant spaces aimed at small businesses that need to rent on a short term basis. Flexible spaces for the proposed warehouse facility, flexible warehouse facility, flexible warehousing multi-tenant facility. For me that doesn't mean any making of things. On your client list you've got and it did say offices it said shared offices will be used in the front and those spaces would not include offices. You've got the first one on the list is an antiquing place that says office space and Instagram live showings. You've got pools which might have chemicals which that would be the Fire Department. Paint on another one but you've also got a screen printer in there that's making t-shirts and stuff. When we're told that it's supposed to be a storage and a warehouse facility my understanding is there's no working in here other than packing up and moving out or moving in and stacking up and storing. There's no office space. You could have a computer yes for inventory and I understand that I'm just going to log something in for inventory but I'm not thinking that you're going to have t-shirt printing in one of these spaces or somebody who's doing live Instagram showings of antiques. These people are occupying what is supposed to be a non-temperature controlled warehouse.

Mr. Calli – It's not temperature controlled.

Ms. Murray – Okay.

Mr. Calli – But bodies can be in there it is legally habitable space under the Uniform Construction Code and by any other measure it's habitable space for a body to be in there.

Ms. Murray – We approved it as a flexible warehouse space so somewhere along the line I didn't understand or I don't understand where flexible warehouse space became flexible manufacturing space and whatever. That's what it seems to me it's like the tenant list is very varied and some things are being made there and manufactured for lack of another word but they're being made and manufactured. People are using these spaces for offices which that wasn't part of warehousing. So you understand when you ask for more outlets I get it I understand it. One of my first questions during that entire meeting was I could rent three spaces in a row and I could have three outlets and all I need to do is just run my operation in three spaces. I knew that and I asked that and I was told no you can't do that we won't give you side by side spaces well that would be really foolish I could do it anyway. For me it's no longer a warehouse. It's co-manufacturing or co-tenancy or multi-tenant whatever because it's not really all just warehousing and storage. It's whatever the tenant wants come in and do there. It's really not for me making sense as just a warehouse multi-functional like a multi-tenant warehouse storage and that's based on your own client listing.

Mr. Petrovic – I hear and appreciate the concern and I think if there is a concern with any specific one operation like the screen printing or whatever it is I can get more detail about that specific customer and we're certainly happy to share it and if the Board doesn't feel that meets what was approved we're happy to work with that customer to relocate them. In my opinion the list that we presented substantially or completely does fit the warehousing and storage nature. Of course these are small businesses that have varying operations but fundamentally I believe that is what it is and I sort of remind that as part of the CO process there will be inspections of the spaces. I appreciate the concern we wanted to give the details about the uses in case the Board had specific concerns or questions about any of the uses.

Ms. Murray – I'm thinking to myself if I'm sitting in a warehouse working I'm gonna have a space heater. I'm gonna have a fan, I'm gonna have all these other things to make it warmer or cooler for me to work in there which having a space heater is going to be a problem if you have paint and chemicals in there and if you're in the next door space and you don't turn it off and whatever the case may be. Those things can be hidden from inspections and brought in after the inspection so for me it's not easy for me to think people are working there and you listed them as having offices and people working in there. We were told if they were going to work in there they would be using office space up front on a first come first serve basis not in the spaces. That's all I have.

Mr. Kurus – I think last time we talked about the final as-built survey and the paving is that all completed and submitted?

Mr. Calli – Was the work completed?

Mr. Petrovic – Yes.

Mr. Calli – The work was completed if the as-built was filed I'll find out from Dynamic. It would have been handled in house by Dynamic Survey so I don't know if the as-built was submitted but the field work was all completed that you've seen on the site plans.

Mr. Kurus – The paving of the gravel area and the lighting that was all done.

Mr. Petrovic – That's all done.

Mr. Kurus – With that list of the 164,000 square feet how much is rented and how much do you still have vacant?

Mr. Petrovic – It's substantially all rented. These are small businesses so there is turn over and upsizing and downsizing things like that frequently. That's part of the reason why we're asking for broad guidelines or we're working within broad guidelines as opposed to specific limitations on specific spaces but the 4% power draw is with substantially full occupancy.

Mr. Kurus – So I'm hearing fully occupied and everybody's happy. Of this list who's being impacted by the condition and what are some specific hardships you're dealing with, with these tenants?

Mr. Calli – I never assume anybody is happy. I always think my wife's happy she's not she's always yelling at me. So assuming a tenant's happy I don't know any tenants that are happy but I think they are demanding more in part some of them but I'll let Kevin testify to that.

Mr. Petrovic – I don't have any specific requests from any customer for any additional power. That's again we weren't coming to the table here to make requests for unit A12 and unit B4 I think it's more of a philosophical discussion about what the potential need for the power is either now or in the future but we

spoke about the extension cords I can say for some certainty there's some use of that in the building that we'd like to eliminate and we would if we were able.

Mr. Kurus – Thank you.

Mr. Calli – Your intent is not pulling 50 permits tomorrow necessarily if this were approved.

Mr. Petrovic – No it's for pulling the one permit for the whole building. We are not going to be attempting to add any circuits immediately.

Ms. Murray – So when you get a request to so I'm sure there's been a plan drawn up for as-built is right now what tenants are where. So you get a tenant that changes the configuration or somebody moves and gets a new space and then you move things around are you submitting new plans to the Building Department each time you make a change?

Mr. Calli – I don't think that was the as-built that was referenced the as-built was a site as-built outside of the building.

Ms. Murray – I'm asking this is for the interior space is that going to be supplied each time?

Mr. Petrovic – I think you're asking about the configuration of the partition walls right?

Ms. Murray – Yes.

Mr. Petrovic – So we have one fundamental layout of the building which include the hallways with the calculated exit distances and all of that and so that really never changes. I think in all of our 38 facilities we've maybe made a substantial change once to one facility. To the extent that things would change it might be we would divide a unit or we would merge a unit together something like that a couple of adjacent units into one space and so yes if we were dividing a unit and needing to run additional power there there'd be a permit filed for that. It doesn't happen that often. I think the advantage to the configuration is that you haven't put up or made a huge investment as to walls in a specific location that it costs a lot to move around. So you do have flexibility to change the sizes that you offer if you want to but given the amount of facilities we have I think we're pretty good at predicting where the market is and what people are looking for.

Mr. Duffy – What's the code as to where outlets can go on the wall do you know off the top of your head?

Mr. Mazzer – Usually it's every six feet or something like that but my problem is I understand he's a business he needs more. Is this if you get a tenant comes in and he needs more power why don't you just go down take a permit and out a couple more plugs in.

Mr. Duffy – Because we won't allow that.

Ms. Murray – We said one for each unit.

Mr. Mazzer – Okay I get that.

Mr. Calli – That's the only reason we're back here is because the Zoning Board Resolution said that.

Mr. Mazzer – You're right sometimes that doesn't make sense. So is there any way we can limit and say he has a tenant that needs a little more power he goes to the Building Department and gets it. The problem I have is whoever is gonna go out there when I first went out there, there was boats on the property there was all kinds of stuff out there. I'm saying there's got to be a way to let him put if somebody needs two or three more outlets okay fine you got to be able to do that. How can we keep a limit on it and let him run his business?

Mr. Duffy – Actually I agree with you. The only problem I have is that we originally said one 15 amp circuit so now to turn around and take that out are we just saying do whatever you want go to the Town and wipe our hands clean of it or do we say listen what's the average size of your units?

Mr. Petrovic – They're like 700 square feet.

Mr. Duffy – That's about the average right.

Mr. Petrovic – Yes.

Mr. Duffy – So on a 700 square foot unit what do you think you'd need?

Mr. Petrovic – So I did a quick analysis before coming here and I think if the Board wanted to revise the condition to say that there can be no more than two circuits times the amount of units in the building total and those can be distributed as needed that would far exceed what we would realistically ever need. What I mean by that is if there's a hundred spaces right now there's a one hundred circuit limitation one per space that would be 200 circuits total and you could have some spaces with most spaces will have

one and then you could have a space that has four, a space that has three, a space that has five then we have a bigger one or something like that.

Mr. Mazzer – With a limit.

Mr. Calli – That's the limit so if he's 2X he can allocate them however he wants. You may be working with one but the Chairman has a space he needs four so he may get the four but that means three other people are still left with one.

Mr. Duffy – Those are subject to building permits.

Mr. Calli – Yes.

Mr. Duffy – So then it falls back into their hands. It's workable and it's out of our hands.

Mr. Mazzer – At least it's doable and we're trying.

Mr. Calli – You are and we appreciate that. It's just a matter of finding that ceiling finding that limit and the Chairman said what's the number. I don't know if that's the number that was an example so I'd like Kevin to expand on that because if we're getting to a workable potential solution we want to make sure it's a number that works for him and the Board.

Mr. Petrovic – Double the circuits relative to the amount of units spread as needed is more than sufficient we would have no problem with that.

Mr. Duffy – So X equals.

Mr. Paparozzi – The number of units change.

Mr. Duffy – On average.

Mr. Paparozzi – You can't say 200.

Mr. Petrovic – Right now there's 129 units if you said 250.

Mr. Duffy – You have about a dozen that are empty right now.

Mr. Petrovic – Maybe less. If you said twice that like 250 that's more than enough. We're at 4% now that would still be very low probably in the single digits even if we utilized all of that which again I think is not going to happen.

Mr. Duffy – What kind of forklifts are some of these people using? There's seven different categories of forklifts. You can drive them you can push them which one are you talking about?

Mr. Petrovic – What we use is a sit on it's a 4000 pound capacity and that's pretty much the biggest that we allow in the building because the aisles have some limited width. For example we talked about the environment in the building what we found in a different facility many years ago people were bringing propane forklifts of their own and those have some emissions. They're used in warehouses all the time but they have dust and stuff like that so we're like okay everybody can only use electric forklifts now.

Mr. Duffy – The people that bring in their own forklifts have to have a dedicated charging station.

Mr. Petrovic – Yes.

Ms. Murray – You indicated that you have a plan of the floors so that basically can give you your plan for now that you can use to double the amount of service and it could go off of that.

Mr. Petrovic – I think there's.

Mr. Mazzer – 129 if we give you 200 we're good?

Mr. Schmelz – When you're saying 200 circuits are you talking about 200 fifteen amp circuits because fifteen amp circuits are not going to power a forklift.

Mr. Duffy – No that's 220 you'd have to make provisions for those type of circuits.

Mr. Schmelz – You have to figure out how you're gonna word that.

Mr. Duffy – How many forklifts do you have?

Mr. Petrovic – We have three.

Mr. Duffy – How many are in operation in the building that are outside of yours?

Mr. Petrovic – As far as I know zero because they have no way of powering them.

Mr. Duffy – Hopefully, they're not propane.

Mr. Petrovic – No we don't allow that but I can imagine for bigger customers who have limitations imposed on them they're gonna say that's not going to work for my operation I can't lease a space here because I do need my own forklift and if they don't have that ability that is what it is.

Mr. Duffy – In number one your first thing is battery chargers for electric pallet jacks and forklifts.

Mr. Petrovic – I think that higher voltage is relevant we are asking for that ability as well but in practice it is going to be quite limited.

Mr. Schmelz – A lot of the small ones they plug right into 120 outlet.

Mr. Duffy – Yeah they have that converter attached to them.

Mr. Petrovic – I think if we do two times as many circuits as the units so there's a 129 here and we said 250 and not more than 10% of those would be higher than 120 volts I think that would work fine.

Mr. Burbano – A circuit's a circuit so if he does 200 circuits you don't have to determine what the size of that circuit is. You're okay with saying 250 and he can make them all 240 amp because it's not going to make a difference anyway. To limit it to 10 of this it's not going to make a difference. Your goal wasn't to stop this many forklifts because it's not going to hurt the power.

Mr. Duffy – What's at stake here is the wording because we limited to a single 15 amp circuit per unit so we have to word it to give them the 200 or whatever number we come up with.

Mr. Burbano – You're mulling over stuff that's not going to matter.

Mr. Duffy – Actually it does matter because we put it in certain verbiage. We approved the resolution so since we did that we have to word this properly in order to accomplish this.

Mr. Duffy – Can I have a motion to open the meeting to the public.

Ms. Murray makes a motion seconded by Mr. Tokosh to open the meeting to the public. All in favor—YES.

Mr. Burbano comes forward to speak as a resident not a Board member as he has recused himself from this application.

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

Mr. Burbano – The circuits from the original meeting was done for a different reason but they're abiding by all of those reasons. Like when the Board, from my understanding made a decision was based on to try not to have multiple businesses that can come in there and do manufacturing and do certain types of things. They're not doing that the Building Department by putting the rule on of a CO you're limiting and you're stopping that and that's for the Building Inspector to enforce. The building code in Saddle Brook and New Jersey as far as I know there is no amount of outlets per space. You don't have to have it every 12 feet like in a residential or you don't have to have 110 you can put whatever you want and as many as you want in a space as long as it's compliant to the fire line safety. I am a Building Inspector in New Jersey I did take the classes so I know that unless it changed from when I took them. So you're okay with that. Now circuits if you give them 50 circuits for a space it isn't going to make a difference.

Mr. Mazzer – Explain why though. If you give them 50 circuits per space.

Mr. Burbano – The thing that you're trying to control is that they're not going to put 50 manufacturing machines in one space to where they're running an assembly line there's no way they're going to put that many outlets inside.

Mr. Mazzer – What we're trying to do is limit him a little bit but give him the freedom.

Mr. Burbano – All I can tell you is if you give him 250 outlets you don't have to decide what type of outlet that is. It's not going to make a difference whether it's 110, 240 single phase, double phase you don't have to decide.

Mr. Mazzer – I'll tell you what makes a difference on the overall when you go for the whole building with the engineer that's where it's gonna make a difference.

Mr. Burbano – They would need to get an upgrade then.

Mr. Mazzer – Then they would have to upgrade the service.

Mr. Burbano – That's life safety that's not what they're doing in a space. As a resident and I'm for the Board I don't think it matters. You can give them 250 or 300 it's going to be for Mr. Ambrogio to enforce if they're doing what they're not supposed to be in those spaces. The amount of outlets is not going to enforce it. The basis of why we did it originally has already been established that they're compliant with it because they're doing the CO's based on the space and if the Board wants to try to control how many outlets per space it is when somebody goes for a CO they should state what they're doing and what type of outlets they need and then they can apply for the permit based on that.

Mr. Mazzer – Here's the thing if we say 200 that's max so if Mr. Ambrogio goes in there and he counts 250 well then they're over. Now it's up to Kevin to say this guy I'm going to give him four this guy one this guy two but if he goes over the 200 then that's why we're here.

Mr. Burbano – That's for the Board to decide what I'm saying is it doesn't really matter the amount of outlets. If you limit it to 200 it does nothing but limits 200 outlets in the space. If the space can handle 400 outlets what's the point of limiting it to 200.

Mr. Mazzer – Then why did we limit it to one?

Mr. Burbano – Because originally nobody understood the concept of what these type of businesses do because they were new. So we were trying to limit it to say you couldn't have 12 outlets in a space to you couldn't run a full assembly line and run a business in one space but they're not doing that if they're getting a CO for a warehouse. They're getting a CO for a warehouse they might need a bubble wrap machine something that a warehouse does. They might need a forklift something that wasn't taken into consideration when the Board originally did it because we didn't understand what the space was for the most part. Now there's a full understanding of what the space does and it seems like you have soft gloves to limit them from doing what the Board was concerned about. That one outlet was that soft glove for the unknown that we didn't know but now we know.

Mr. Duffy – Can I have a motion to close the meeting to the public.

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

Ms. Nobile – Can I ask a question about the CO situation about how they are requested but haven't been issued why?

Mr. Cialone – They have not complied with the original site plan approval which they now have apparently from the testimony they provided and then they came in for this amended site plan.

Ms. Nobile – Okay.

Mr. Cialone – Neither the Construction Official or the Fire Department won't go in until their site plan was complied with resolution compliance from the first resolution and the Board made the decision on their amended site plan.

Mr. Mazzer – They haven't even been in there.

Mr. Cialone – Right.

Ms. Nobile – So we're basing all this on a CO that really hasn't.

Mr. Cialone – Well no the CO's have to be issued they've made applications.

Mr. Calli – The Town has not taken action because they want resolution compliance to the site plan to be signed off which then becomes grey because the DCA is very clear on when you can and can't issue a final CO it's got to be a life, health and safety measure but the applicant hasn't challenged that because we were coming back to the Board anyway. So we didn't mind the cleanup being all consecutively anyway.

Mr. Petrovic – I will add that the Township officials have been in the building. The Fire Official at the very least numerous times.

Mr. Duffy – So the special condition F states a maximum of one 15 amp circuit per unit regardless of size. In order to change that we need to reword it. It's on the original resolution.

Mr. Calli – In the request of the applicant I try to keep the wording clearly from our perspective what the ask is I think it's an average of two per number of tenant units is that what your request is?

Mr. Petrovic – Yes.

Mr. Calli – 2X per tenant unit on average because some tenants might need one some might need three it averages out to two.

Mr. Mazzer – Does that come to come to 200 Mr. Duffy?

Mr. Calli – It doesn't going to 200 I appreciate it because we finally have the Board agreeing with us but going to 200 is a surplus of 70 it's not even a one over one. Mr. Petrovic is looking to at least double that number to keep it modestly at an average of two.

Mr. Duffy – I don't see a problem with the 250 based on the comments from the residents but do we have to change the 15 amp circuit. That doesn't allow you to that's not going to work for a 220.

Mr. Calli – You would have to take out that qualifier to be meaningful.

Mr. Duffy – Then that would relegate everything to the Building Code Official if I have that correct. It would actually put us in a position and no offense but we'd close the door on this thing.

Mr. Petrovic – Yes.

Mr. Duffy – Yes what?

Mr. Petrovic – It would close this thing with respect to the Board.

Mr. Duffy – How does that number fell Mr. Mazzer?

Mr. Mazzer – Do 225 this way it's closer you have to have some restriction.

Ms. Murray – I probably would prefer the 250 because it's an even number. It's almost double of what his spaces are. To give two outlets can you say it's two outlets and that way you're not deciding on what kind of outlets. Two outlets and there's 250 outlets for him to distribute is that the wording.

Mr. Petrovic – I think the outlets is pretty vague I think the circuits is key.

Mr. Duffy – The other thing is the 250 it gives you the flexibility you need to do and I hope that appeases everybody here if that's the number. So how do we word this? Wait we didn't even discuss the enclosure. We did it the last meeting.

Mr. Calli – We did and Mr. Sehna said he would satisfy any of the engineer requirements from your Board Engineer. I think the design wasn't final I think the only inquiry that I saw from the notes of that meeting was a question from Mr. Paparozzi confirming a secondary space for recycling.

Mr. Duffy – A separation. You were okay with that Mr. Kurus and Mr. Paparozzi?

Mr. Kurus and Mr. Paparozzi are okay with the enclosure.

Mr. Duffy – How am I going to word this because I'm going to make a motion to approve the modification.

Mr. Cialone – It's a motion to approve the amended application to permit the storage of refuse and recycling outdoor. A parking variance for 108 parking spaces.

Mr. Duffy – Which is a change from the 115 I think it was.

Mr. Paparozzi – The number I have 112.

Mr. Cialone – It's a modification of condition F of the September 12, 2022 resolution. That is to state a maximum.

Mr. Cialone – I don't know the terminology you want to use for that.

Mr. Duffy – A maximum of 250 circuits to be distributed appropriately by the applicant upon approval of the Building Code Official. Does that sound right?

Mr. Cialone – Condition F would be modified to provide the applicant is permitted to have a maximum of 250 electrical circuits.

Mr. Calli – Could you qualify it 250 are reserved for the tenant spaces.

Mr. Duffy – Yeah.

Mr. Calli – I'm just thinking of a scenario I think Kevin's mentioned you walk through the main entrance are we counting an outlet there or not? I don't think we are.

Mr. Duffy – No that's common area this applies to the tenant spaces. We'll say for tenant spaces.

Mr. Cialone – A maximum of 250 electrical circuits for tenant spaces to be distributed by the applicant appropriately upon approval of the Construction Official.

Mr. Duffy – They have to submit the plan to the Building Department of what the need is and he can work within that.

Mr. Duffy asks the Board if they are okay with the language. He asks Mr. Cialone to state it again for the Board.

Mr. Cialone – We're going to amend condition F of the 2022 resolution to read a maximum of 250 electrical circuits shall be permitted for the tenant spaces to be distributed.

Mr. Duffy – We gave you one 15 amp circuit per unit so we want to raise it to 250. I think we're splitting hairs. Let it stay the way we said it there otherwise we're splitting hairs.

Mr. Cialone – The applicant is permitted to have a maximum of 250 electrical circuits for the tenant spaces to be distributed by the applicant appropriately upon approval of the Township Construction Official.

Mr. Duffy – Alright we have a motion on the floor.

Ms. Murray seconds the motion.

Mr. Paparozzi – If item F is just a condition and not an expansion of a nonconforming.

Mr. Cialone – So technically to modify this condition so anytime you modify a condition the applicant first has to show good cause or changed circumstances and that's for a site plan. If the condition is a condition for variance approval then you go to step 2 which is actually you're considering the change based on the positive and negative criteria. So you're actually considering the modification as a variance under the

case law. So the Board is weighing the positive and negative criteria to modify the condition so it's like a variance of the condition.

Mr. Paparozzi – So it's an expansion of a nonconforming use.

Mr. Cialone – Right but we're not calling it an expansion of a nonconforming use we're calling it a modification of the condition of a variance. By adding more electrical capacity you're expanding a use that's not permitted in this location.

Mr. Paparozzi – But also the D variance was already approved in 2022 and it runs with the land that's why I'm trying to make sure on the D variance level.

Mr. Cialone – We are it's five affirmative votes.

Mr. Duffy – I got a second.

Ms. Murray seconds it.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Tokosh, Ms. Nobile, Mr. Francin, Mr. Duffy – YES.

Mr. Latona – NO.

Mr. Calli thanks the Board.

6. RESOLUTIONS

A.) Approval Carmen Sta Maria, 145 Market Street, Block 609, Lot 9

Ms. Murray makes a motion seconded by Mr. Francin to approve the resolution.

Roll call - Ms. Murray, Mr. Mazzer, Mr. Burbano, Mr. Francin, Mr. Schmelz, Mr. Duffy – YES.

7. MINUTES

Meeting of May 4, 2026 Regular Meeting

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

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 5/14/26 (226-230 Market Street)

Gary Paparozzi to the Zoning Board of Adjustment, 5/09/26 (226-230 Market Street)

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

9. VOUCHERS

Neglia Engineering Assoc., 5/06/26, Carmen Sta Maria, 145 Market St., Block 609, Lot 9 \$247.00

Birchwale Pellino & Cialone, LLC, 4/22/26, Carmen Sta Maria, 145 Market St., Blk 609, Lot 9 \$763.50

Ms. Murray makes a motion seconded by Mr. Duffy to pay if the funds are available. All in favor–YES.

10. OPEN AND CLOSE MEETING TO THE PUBLIC

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

Mr. Duffy – Seeing no one.

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

11. ADJOURN

Mr. Duffy makes a motion to close seconded by Ms. Murray to adjourn. All in favor – YES.

Meeting adjourned at 9:32 pm.

Respectfully submitted,
Frank Barrale