

Meeting of the Planning Board of the Town of Lewisboro held at the Town Offices at Orchard Square, 20 Cross River Plaza, Lower Level, Cross River, New York on Tuesday, December 17, 2013 at 7:30 p.m..

Present: Jerome Kerner, Chairman  
Robert Goett  
Gregory LaSorsa  
John O'Donnell  
Ronald Tetelman  
Jan Johannessen, AICP, Kellard Sessions Consulting, Town Planner/Wetland Consultant  
Joseph Cermele, PE, Kellard Sessions Consulting, Town Engineer  
David Sessions, RLA, AICP, Kellard Sessions Consulting, Wetland Inspector  
Margaret Clark, Esq., Special Counsel  
Lisa Pisera, Planning Board Secretary

Also in Attendance: Janet Andersen, Conservation Advisory Council (CAC).

The Chairman called the meeting to order at 7:33 p.m. and noted the emergency exits.

**I. DISCUSSION**

**Goldens Bridge Fire Department, 254 Waccabuc Road, Goldens Bridge – Removal of underground propane tank**

Joseph Simoncini, Sr. was present on behalf of the Goldens Bridge Fire Department.

Mr. Johannessen discussed the proposal from the Goldens Bridge Fire Department to remove an underground propane tank on their property. On a non-residential parcel, the consent of the Planning Board is needed in order for a wetland permit to be issued.

In response to Mr. LaSorsa, Mr. Simoncini stated that the tank to be removed is currently holding 50 gallons of diesel fuel. The company that would be doing the construction would drain the fuel into the new tank, and the Westchester County Department of Health (WCHD) would seal the tank.

The Board determined that the proposed action would be handled administratively by the Town Wetland Inspector.

**II. WETLAND VIOLATIONS**

**Kenneth Alderman, 11 Birch Spring Road, South Salem, Cal# 2-13WV**

Mr. Alderman was present.

Mr. Alderman provided his phone number to be used when contact is needed.

Ms. Clark stated that Mr. Alderman had signed an admission; therefore Mr. Sessions went through with an explanation.

Mr. Sessions stated that he had received a phone call that there was activity at 11 Birch Spring Road. There is a stream nearby. Mr. Sessions went to the site to observe what was being done. There was construction equipment in the buffer, near the stream.

Mr. Sessions shared photos displaying the parcel and house. The photos also showed the construction activity and tree clearing which had taken place. Mr. Sessions stated that vegetation had been removed, erosion occurred because of the machinery going back and forth, and soil was exposed. Mr. Sessions also stated that bluestone stairs had been constructed. After his visit to the site, Mr. Sessions issued a stop work order and a violation.

Mr. Alderman stated that the trees he removed had been damaged by Superstorm Sandy. Mr. Alderman indicated that he used a backhoe to take the trees down.

Upon instruction from Mr. Sessions, Mr. Alderman put mulch down on the site.

Mr. Alderman stated that he has been in the house for fifty years, and that it has been in his family since approximately 1930.

Mr. Alderman used the photos to explain to the Board the location of the trees that had been taken down. Mr. Alderman stated that he had received permission from his neighbor to take down the three trees (Norway Maples) due to the concern that the trees were near power lines. Mr. Alderman clarified that the trees had not damaged the power lines. The tops of the trees that he had removed were bent and split, lying on the tops of the remaining trees, causing concern.

Mr. Sessions stated that the key issue at hand is stabilization of the area. It was the opinion of Mr. Sessions that the entire area does not warrant planting. Mr. Sessions stated that at a minimum, some sort of meadow mix or seed mix should be planted.

Mr. Alderman stated that prior to removal, the route of the truck was dirt.

In response to Mr. Tetelman, Mr. Sessions estimated Kellard Sessions' future time to be spent on the project would be no more than a few hours.

Mr. Sessions recommended a seed mix, and a no-mow, or limited mowing situation in order to provide a filter between the house and the stream.

Ms. Clark clarified that no decision would be made immediately. The Board would adopt a resolution of the violation, possibly at the next Board meeting.

**Michael DeCandia, 14 Cove Road, South Salem, New York – Cal # 1-13WV and Cal# 109-12WP**

Ms. Clark stated that a violation was filed and an admission had been received.

Mr. Kerner recused himself and stepped down from the podium. Mr. O'Donnell acted as Chairman.

Mr. Sessions reviewed the history of the property. In November, 2012, the property was subject to a wetland permit. There were structural issues with an existing shed at that time. A limit of disturbance was established as a condition of the permit. The area to be disturbed was limited to the footprint of the building.

Mr. Sessions received a call from the town, who had received a call from a neighbor indicating that the activity was going beyond the approved limit of disturbance. Mr. Sessions shared with the Board the photos he had taken when he visited the site.

The photos showed that a good portion of the back yard had been recently disturbed, seeded and hayed. Mr. Sessions described the area of disturbance as being 360 ° around the shed. During his visit to the site, Mr. Sessions also noticed trenching. The door to the garage was open. Mr. Sessions looked into the garage and noticed new plumbing being installed within the structure itself.

Mr. Sessions stated that the conditions of the original permit were violated. A stop work order and violation were served.

Mr. DeCandia stated that when he originally came before the Board, he did not realize the magnitude of the project being proposed which dealt with the structural issues of the shed. The structure is adjacent to the road, and at the start of the project was approximately 2 ½ feet below the road's surface. Water had been running through the garage doors for years, corroding what was in the garage. Mr. DeCandia had the bottom of the frame of the structure lifted up. Mr. DeCandia stated that he had not realized that there was a limit of disturbance imposed.

Mr. DeCandia addressed the trenching. Mr. DeCandia stated that the slab was lifted up approximately eight inches. There was a 12 inch differential from one end of the building to the other. It was sinking into the ground due to water disturbance over the years. When leveled, the structure was 18 inches above grade.

Mr. DeCandia stated that he had inherited a violation when he purchased the property and that this violation had been satisfied. There was an exposed septic tank (from freeze and thaw action). Mr. DeCandia received permission from the former wetland inspector to cover the tank. Mr. DeCandia stated that he was told by this wetland inspector that there was no issue with bringing fill onto the site, only when digging.

Mr. DeCandia had pleaded guilty to the violation acknowledging that he had gone beyond the limit of disturbance.

Mr. O'Donnell requested a copy of the permit.

In response to Mr. O'Donnell, Mr. DeCandia stated that he is an architect and has been before the Planning Board as a professional.

Mr. DeCandia stated that there had been utilities in the building when he purchased the property. When Mr. DeCandia cracked and raised the slab, he did a repair and replacement of the connection to the existing septic. Mr. DeCandia stated that he does not live on the property. His son is living on the property.

Mr. Tetelman asked Mr. Sessions if there were any further remediation measures that Mr. DeCandia needs to take.

Mr. Sessions stated that he did not believe additional remediation is needed. It was his belief that the disturbed area had already been disturbed. Mr. Sessions stated that when he had visited the site, the area had already been seeded and hayed. Mr. Sessions stated his concern as to whether the septic system is approved and whether the sink/plumbing in the garage is a permitted use.

Mr. DeCandia responded that he did not install the sink or the septic. They were there when he ripped up the slab. The lines had to be severed. Mr. DeCandia replaced the galvanized, corroded line.

Mr. DeCandia stated that the septic was going to a tank that was covered. Mr. DeCandia was concerned about outflow going to the septic because he had severed the pipe. Therefore he replaced the pipe with PVC. His intent was to restore water to the building and possibly have a toilet and sink in the building in the future.

In response to Mr. O'Donnell, Mr. DeCandia stated that everything is tapped off at this time and that the Lake provided the water for the property.

Mr. O'Donnell asked what the distance of the septic from the lake was. Mr. Sessions stated that the fields are as far from the lake as they can possibly be.

Mr. O'Donnell asked whether this property might be subject to septic inspection/pumping reporting requirements.

Mr. DeCandia stated that he is trying to complete the seeding so that erosion does not occur.

Mr. O'Donnell stated that the Board would deliberate and that Mr. DeCandia may need a permit to complete one or two items and that there is the possibility that the permit would be handled administratively. Mr. O'Donnell indicated that Mr. DeCandia would receive notification in the mail and also stated that part of the permit process could require Mr. DeCandia to have some contact with the WCHD.

Mr. Kerner returned to the podium and resumed his position as Chairman.

### **Rui Ferreira Oliveira, 8 Brookside Trail, South Salem – Cal# 1-10 WV & Cal# 25-12 WP**

Mr. Oliveira was not present for the meeting due to the icy road conditions. No discussion took place.

### **III. PROJECT REVIEW**

#### **Guillermo Arias & Lexus Holding Company, LTD, 411 Smith Ridge Road, Vista – Application for Preliminary Subdivision Plat Approval of a two (2) lot subdivision – Cal# 9-04 PB**

Joe Riina, Site Design Consultants, represented Mr. and Mrs. Guillermo Arias, who were also present.

Mr. Riina stated that the applicants had to go back to the WCHD because the original testing that was done for the project had expired. Site Design Consultants visited the entire site with the WCHD to go over testing. Testing was done with Kellard Sessions for the stormwater management system on the new lot. Mr. Riina stated that the Department of Transportation (DOT) permit for the driveway had been renewed.

Mr. Johannessen reviewed the Kellard Sessions memo dated December 11, 2013.

Mr. Johannessen stated that the Environmental Assessment Form (EAF) that was submitted had been reviewed. The EAF was complete. Under the State Environmental Quality Review Act (SEQRA), a Negative Declaration could be issued, at the discretion of the Planning Board.

Mr. Johannessen stated that the plan should be a coordination of the items of disturbance shown on the plan submitted.

Mr. Johannessen stated that notes on the plan indicate that a deed restricted area is proposed on Lot 1; the boundaries of this area should be clearly defined on the construction drawings and subdivision plat and legal documents associated with the deed restriction should be submitted for review.

Mr. Johannessen stated that the plan is showing a landscape buffer easement along Route 123 and that this easement should be submitted for review

Mr. Johannessen recommended that a building envelope be established on Lot 2 to allow flexibility in the final location of the house. It was requested that the stormwater design be oversized to allow for a potentially larger footprint, patios, or future impervious areas.

Mr. Kerner questioned the infiltrator at elevation 608 stating that it looked like the whole property will sheet flow to the west.

Mr. Riina stated that the infiltrator will handle the impervious area related to the roof drains and any future patios in the rear. The driveway runoff will be handled by a vegetated swale along the north side of the driveway which will provide treatment and attenuation of the flow. Because of the setbacks required from the septic system, there is no room to put any infiltrators into the driveway.

Mr. Johannessen stated that this is a subdivision to legalize a subdivision that was created by deed years ago. Lot 1 is owned by the Guillermo Arias. Lot 2 is owned by Lexus Holdings LLC. It was discussed at a previous Board meeting that Lexus Holdings or their partners may own contiguous land. If this is the case, a contiguous holdings map should be provided as required per the Town's subdivision regulations.

Mr. O'Donnell stated that this had been brought up on prior applications.

Mr. Riina clarified for the Board that the lean-to referred to in the Kellard Sessions memo is depicted on the plans as a shed. They are the same structure.

With regard to the contiguous holdings, Mr. Riina stated that he represents the Arias' and has limited contact with Lexus Holdings LLC, but could reach out to them to forward the necessary information.

Mr. DeLalla stated that all of the approvals and work has been paid for by the Arias'.

Mr. Tetelman suggested that when a resolution is written, that it include a restriction on further subdivision of the lots.

Mr. DeLalla responded that the expired resolution contained such a restriction, which is the reason why Lexus Holdings LLC would not sign the plat.

Mr. O'Donnell stated that the Board had received legal advice in the past stating that the Planning Board can deal only with the application in front of them. Should an application be submitted by Lexus Holdings LLC, it may be addressed at that time.

Ms. Andersen stated that the CAC had no additional comments. The CAC shares the interest that should Lexus Holdings LLC come before the Board in the future, the CAC would like to review its application.

On a motion made by Ronald Tetelman, seconded by Greg LaSorsa, a Public Hearing was set for February 25, 2014.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

Mr. Johannessen stated that because the proposed action is an Unlisted Action, a coordinated review is not required and no lead agency status is required. The other agencies involved (DOT and WCHD) would do separate SEQRA analyses.

**James Snyder, 42 Bishop Park Road, Pound Ridge, New York – Applications for Wetland Activity Permit and Stormwater Permit Approvals to construct a 3 season porch and new terrace, enclose existing porch, replace existing deck, and make interior renovations. Cal# 105-13WP**

Ken Okamoto, architect, represented the applicant.

Mr. Okamoto stated that following the site walk, comments made by Kellard Sessions had been addressed, the site plan updated and drawings updated to include comments by the CAC regarding mitigation.

Mr. Johannessen stated that the bulk of comments made by Kellard Sessions had been addressed. Only a few details on the plan need to be addressed.

Mr. Tetelman expressed concern that the perc test that had been done was less than one hour.

Mr. Cermele stated that at worst case, the tests run for ½ hour maximum. Mr. Okamoto had three test runs with similar results. The perc tests indicated five minute soils.

Mr. Okamoto had previously submitted a letter from Dr. Jerry Blaiwas indicating that he had no objections to the plans provided regarding the placement of the generator, provided that the generator complies with the minimum noise requirements as indicated in the relevant codes, laws and ordinances for the town, county and state.

Mr. Kerner stated that on the site walk, it was suggested that the generator be moved slightly to the west. Mr. Okamoto stated that the generator would be positioned in the hollow, closer to the house.

Ms. Andersen stated that the CAC had no additional comments. The applicant had responded to previous comments made by the CAC, which was appreciated.

Mr. O'Donnell asked that the history of septic compliance on the property be discussed.

Mr. Johannessen stated that, according to Town records, the requirement of pumping on the property came from Wetland Permit 38-02WP granted to Marilyn and Paul Shields for construction of a garage. The permit was handled administratively by former Wetland Inspector, Jay Fain, and contained a condition that the septic system be pumped and inspected annually.

Records show that the system was pumped in March 2004 by the Shields' (prior owner), and in April 2010 and May 2013 by the Snyder's (current owners).

Mr. O'Donnell asked that Kellard Sessions give an opinion regarding prior requests made for modifications to the requirement.

Mr. Johannessen responded that in his opinion the requirement should remain as originally established. Mr. Johannessen pointed out that the applicant has stated in writing his willingness to comply with the annual pumping requirement. This document can be found in the Planning Board file 105-13WP, and a copy in the Septic Compliance file, 38-02.

Mr. Kerner opined that annual pumping of this septic system should not be required. Mr. Sessions stated that at a previous Planning Board meeting, he expressed his opinion that the required frequency should remain the same, however the requirement should be that the system be inspected, not pumped.

Mr. Okamoto stated that no one is living on the property.

Ms. Clark pointed out that a letter from the applicant had been received in March requesting relief from the annual pumping requirement.

The Board determined that the proposed action would be handled administratively by the Town Wetland Inspector.

#### **IV. SKETCH PLAN REVIEW**

**JT Farm (Peace & Carrots LLC), 1125 Route 35, South Salem – Subdivision application for a lot line change between two (2) parcels of land identified as Sheet 26, Block 10541, Lots 27 & 28 on the Town Tax Maps. Cal# 9-13PB**

Stephen Spina, John Meyer Consultants, represented Peace & Carrots LLC, doing business as JT Farm.

Mr. Spina reviewed the John Meyer Consulting letter dated November 13, 2013. The property consists of 38.4 acres subdivided into two lots which are 25.84 acres and 12.58 acres. The applicant is requesting a new lot line to split the property into a more even distribution between the two lots.

Mr. Spina indicated his willingness to address comments made by Kellard Sessions.

In response to Mr. Kerner, Mr. Spina stated that the asphalt driveway opposite River Lane is a shared access to the lot to the west.

Mr. Kerner stated that there should be a way to protect the lot in terms of access. Mr. Johannessen stated that an access easement exists as part of the original Special Use Permit approval and that no physical changes are being proposed. Mr. Spina clarified that the public uses the driveway for access.

In response to Mr. O'Donnell, Mr. Spina stated that the owner may sell the lot, but there would be no change in use. The land would be more evenly distributed.

Mr. Johannessen stated that the Planning Board approved the Special Use in the 1990's based on the total project acreage. If either one of the parcels is sold to a different party, each party would have to come back before the Planning Board for amended Special Use Permits.

Mr. O'Donnell recommended that the applicant demonstrate that the lots are buildable for human use, as well as for animal use.

In response to Mr. Johannessen, Mr. Spina stated that both wells are public, non-community wells. Mr. Spina pointed out the wells on the plans.

Mr. Spina indicated that the plan shall be revised to include a buildable area calculation for each lot as requested in the Planning and Engineering Comments of the Kellard Sessions memo dated December 11, 2013.

Mr. Johannessen suggested that the applicant speak to the Building Inspector regarding the fencing requirements. The adjusted lot line brings the lot line in proximity to some paddock fences.

Ms. Andersen asked if accessibility to Ward Pound Ridge or the Town Park was being cut off or added by the proposed lot line change. Ms. Andersen asked if there were any existing trails.

Mr. O'Donnell asked that part of the next submission demonstrate the existence of trails, if any. Mr. Spina agreed.

A Horse Management Plan is not currently being proposed, however, Mr. Johannessen suggested that in terms of mathematical setbacks and coverage requirements, the applicant should demonstrate compliance with the new code. Mr. O'Donnell reiterated that the applicant should show that both proposed properties comply.

Mr. Johannessen agreed to send to the Board the prior resolutions that he had reviewed.

The applicant was instructed to meet with Kellard Sessions, revise plans and resubmit.

## **V. REQUEST FOR EXTENSION OF TIME**

### **Charisma Holding Corp. d/b/a Estate Motors-Mercedes Benz, 321 Main Street (NYS Route 22), Goldens Bridge – Request for extension of time needed to secure financing for the overall project - Cal# 8-09 PB**

Bob Roth, John Meyer Consulting, represented the applicant. Lew Visconti, Estate Motors, was also present.

Mr. Roth stated that the applicant has not been able to file for a building permit as required in the resolution dated December 8, 2009.

Mr. Roth stated that the applicant is applying for an extension of time in order to allow the applicant additional time to arrange the financing necessary for the project.

Mr. Roth informed the Board that the Building Permit fee is approximately \$200,000 and that the Engineering and Inspection fee is approximately \$110,000. These are significant expenses that cannot be ventured by the applicant at this time.

On a motion made by Mr. Tetelman, seconded by Mr. Goett, a 90-day extension to April 7, 2014 was granted to Charisma Holding Corp. d/b/a Estate Motors-Mercedes Benz, 321 Main Street (NYS Route 22), Goldens Bridge to comply with the resolution dated October 11, 2011.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman

The Board discussed Estate Motors Mercedes Benz, (Charisma Holding, Inc., owner of record), 321 Main Street (NYS Rte. 22), Goldens Bridge, - Application for Waiver of Site Plan Approval Procedures – Approval

to demolish two old wood frame buildings located on the property, Cal# 4-13PB, which will appear before the Board in January.

Mr. O'Donnell asked Mr. Roth if he was aware of the letter written to the Planning Board asking if the Planning Board was insisting that the Phase I drainage improvements be completed. Mr. Roth stated that he had not written the letter.

Mr. O'Donnell asked if Mr. Roth was aware Estate Motors has repeatedly stated that they would do the drainage improvements on the north side of the property.

Mr. Roth responded that was aware of the requirement of the Board to address the drainage, and that he had not been instructed to challenge the requirement.

In response to Mr. O'Donnell, Mr. Roth stated that the WCHD has issued a permit to operate. The applicant has a non-community public water supply permit. The applicant is currently operating on a disinfection waiver because they do not have a disinfection system. The applicant has been instructed to get plans approved for the existing building, or to file and finalize plans for the mechanical engineering of the water detail system for the building expansion. Plans have been filed with the WCHD. The WCHD felt that Well #1 was within 50 feet of one of the detention systems. Mr. Roth stated that Well #1 is within 50 feet of a closed pipe system. He has not yet provided the WCHD with his response.

Mr. Roth stated that the applicant has WCHD approval for the septic system, and a WCHD permit for a non-community public water supply. The WCHD has asked that the applicant apply and get approval for plans for a non-community public water supply system that has disinfection that the system today does not have.

Drainage on the north side of the property was discussed.

Mr. Kerner stated that the plan submitted is not acceptable with regard to addressing the drainage on the north side of the property. Recommendations were made by the consultants, which the applicant did not incorporate. Mr. Kerner stated that the partial solution which still allows for a large percentage of the water to flow onto the DeNicola property is not an option. Mr. Kerner stated that a building permit would be based on the resolution that is currently in place.

Mr. Roth responded that the berm on the north property and drainage on the north property are related to demolishing the two houses on the property. Mr. Roth stated that the Estate Motors has addressed the drainage issue in the best way possible at this point.

Mr. Johannessen stated that the original approval stated that the drainage be addressed prior to demolition of the buildings. Therefore, Estate Motors is requesting that the Board modify the approved sequence of construction.

Mr. Roth informed the Board that Estate Motors is requesting to demolish the buildings only because it was brought to their attention by the insurance company.

In response to Mr. Kerner, Mr. Roth agreed that if financing were received, a building permit would be pulled, and the entire drainage would be addressed and entire project built.

Mr. Roth stated that he had seen the December 16, 2013 email written by Mrs. DeNicola regarding the plowing of snow on the property line, and piling of the snow in the northeast corner. Mr. Roth stated that the building of the berm and installation of the solid wood fence would take care of the majority of concerns between the Estate

Motors and Mrs. DeNicola. The berm and fence would provide a buffer. Mr. Roth restated that Estate Motors cannot afford to put in the entire drainage system at this time.

Mr. Johannessen asked if Estate Motors had reached out to Mrs. DeNicola regarding the installation of some sort of system on her property to mitigate.

Mr. Roth stated nothing will be done on the DeNicola property.

Mr. Tetelman asked if the applicant had considered building the berm, and sump, and pumping the stormwater over the hump in front of the service building down the hill.

Mr. Roth stated that stormwater cannot be pumped to this degree.

Mr. Tetelman suggested backing the water up onto the Estate Motors parking lot, and when the water exceeds the limit of the pump it would remain on Estate Motors property, rather than go onto Mrs. DeNicola's property.

Mr. Roth responded that there are \$100,000 cars on the lot and that was not an option.

Ms. DeNicola received permission to speak. Ms. DeNicola expressed her opinion that Estate Motors should flood their own property, not hers.

Mr. Roth stated that test pits had been dug and rock was found at two feet.

Mr. Tetelman acknowledged that the subsurface conditions are not conducive to any kind of perc.

Mr. Sessions questioned the status of the financing.

Mr. Visconti responded that the financing looks promising, according to the CFO of the bank with whom Estate Motors is currently working.

**Pasquale Popoli & Angelo Sicuranza, 1437 Route 35, South Salem – Application for Final Subdivision Plat Approval – Request for extension of time to meet requirements of amended approval resolution dated September 28, 2010. Cal# 8-02 PB**

James DeLalla represented the applicants.

Mr. DeLalla informed the Board that he recently spoke to a broker who indicated that there are potential buyers who are interested in the property.

Mr. Johannessen stated that the site is stable.

On a motion made by Mr. Tetelman, seconded by Mr. LaSorsa, a 90-day extension to March 8, 2014 was granted to Pasquale Popoli & Angelo Sicuranza, 1437 Route 35, South Salem, to comply with the resolution dated December 8, 2009.

## **VI. CORRESPONDENCE AND GENERAL BUSINESS**

### **Dry Hydrants**

Mr. Johannessen stated that he has been in contact with the South Salem Fire Department (SSFD). The SSFD has reached out to three or four private land owners and at some point in the future will be coming before the Board for a series of dry hydrants on private properties.

All dry hydrants that had previously come before the Board have been completed.

**VII. MINUTES OF October 15, 2013 and November 19, 2013**

On a motion made by Mr. LaSorsa seconded by Mr. Goett, the minutes of October 15, 2013 were adopted.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

On a motion made by Mr. Tetelman, seconded by Mr. O'Donnell, the minutes of November 19, 2013 were adopted, as amended.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

**VIII. EXECUTIVE SESSION AND ADJOURNMENT**

On a motion made by Mr. Tetelman, seconded by Mr. Goett, the Board entered into Executive Session with counsel for attorney/client privilege discussions at 9:06 p.m.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

On a motion made by Mr. LaSorsa, seconded by Mr. Tetelman, the Board exited Executive Session at 9:42 p.m.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

On a motion made by Mr. O'Donnell seconded by Mr. Goett, the meeting was adjourned at 9:43 p.m.

All In Favor: Mr. Goett, Mr. Kerner, Mr. LaSorsa, Mr. O'Donnell, Mr. Tetelman.

Respectfully submitted,

Lisa M. Pisera  
Planning Board Secretary