

MINUTES
REGULAR MEETING
DEMAREST ZONING BOARD OF ADJUSTMENT

January 18, 2022

The notice requirements of the Open Public Meetings Act of the State of New Jersey have been satisfied by the inclusion of the date, time, and place of this regular meeting in the annual schedule and notice of regular meetings of this Board. Such annual schedule and notice of regular meetings are posted at Borough Hall, were mailed to the Star Ledger and The Record, and have been filed with the Borough Clerk of Demarest on December 28, 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/7318183076?pwd=cGY3R3JOQnlmSGE1V0pQMkp1NG9RZz09>

Meeting ID: 731 818 3076
Passcode: 271918

1. Roll Call
2. Flag Salute
3. Matters to Address
4. Nominating Committee Report:
 - Annual Appointments: Chair, Vice Chair, Attorney, Engineer
5. Administrative Matters

BOARD ROLL CALL:	PRESENT	ABSENT
Mr. Woods, Vice-Chair	X	
Mr. Davis	X*	
Mr. Corrado	X	
Mr. Morrison	X	
Mr. Park	X	
Mr. Press	X	
Ms. Hayden, Chairwoman	X	
Alternate #1 Mr. McLain	X	
Alternate #2 Mr. Adelman	X	
Present:		
Recording Secretary, Jessica Wang	X	
Mark Madaio, Board Attorney	X	
Colliers, Board Engineer, Craig Zimmerman	X	

*joined before first hearing

Nominating Committee Report

Nominating Committee (Mr. Press and Mr. Corrado) met to discuss nominations. Mr. Press announced the nominations: Chair Ms. Hayden, Vice Chair Mr. Woods, Board Attorney Mr. Mark Madaio, Colliers Engineering for Board Engineer. Motion to approve the nomination was made by Mr. Morrison. Seconded by Mr. Press.

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	X		
Mr. Davis	Not present		
Mr. Corrado	X		
Mr. Morrison	X		
Mr. Park	X		
Mr. Press	X		
Ms. Hayden, Chairwoman	X		
Alternate #1 Mr. McLain	X		
Alternate #2 Mr. Adelman	X		

Administrative Matters

Before starting the hearings, Chair Ms. Hayden announced that in December the applicant of 40 Lincoln St. has requested their application be carried to the 2/15/22 meeting. the Board also received a request for the 108 Serpentine Rd application to be carried to the 2/15/22 meeting. Both requests are approved and have agreed to extend all statutory deadlines.

Variance Application 806.20 **APPLICATION CARRIED TO 2/15/22 meeting**

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175 §175-27 for Improved lot coverage

40 Lincoln Street
Block 65 Lot 40
Mr. and Mrs. Lavin
Zone D

Hearing History: 2021:March rescheduled due to improper notice; May hearing, applicant requested carry to August, then October and December meetings. 2022 January carried to February

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	15,000 sf	No Change
Frontage	100 ft	100.00 ft	No Change
Lot Depth	100 ft	150.00 ft	No Change
Min. Front Yard	25 ft	32.5 ft	No Change
Min. Side	10 ft	12.5/17.5 ft	No Change
Min. Rear Yard	30 ft	57.9 ft	No Change
Bldg. Height	30 ft	---	No Change
Building Coverage	20%	3196 sf/21.3% (ENC)	No Change
Impervious Coverage	30%	4870 sf/32.5%*	4792 sf/31.9
FAR	30%		

(*) Variance Required; ENC - Existing Non-Conforming

Motion:
Second:

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			
Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			
Alternate #2 Mr. Adelman			

Variance Application 818.21.20 APPLICATION CARRIED TO 2/15/22 meeting

Relief sought: N.J.S.A. §40:55D-70(C) & Chapter 175, §175-27 for Improved Lot Coverage
108 Serpentine Road
Block 23 Lot 22.02
Mr. and Mrs. Yuk
Zone C

Hearing History: Carried from November 2021 meeting to January 2022, then February meeting

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf	12,086 sf	No Change
Frontage	100 ft	84.21 ft ENC	No Change
Lot Depth	100 ft	142 ft	No Change
Min. Front Yard	25 ft	40.21 ft	No Change
Min. Side Yard Width Abutting Street	25 ft	25 ft	No Change
Min. Side Yard Width Abutting Lot	10 ft	10ft	No Change
Min. Rear Yard Depth	30 ft	59.5 ft	No Change
Min. Rear Yard Width	100 ft	75 ft ENC	No Change
Building Coverage	20%	17.63%	No Change
Height of Building	24/30 ft		No Change
Max Livable Area (FAR)	30%	30.05%	No Change
Maximum % Improved Coverage: principal residence, vehicle access and parking	25%	3,193 sf (26.4%)	No Change
Max. Total Improved Lot Coverage	30%	3706 sq ft (30.7%)	4387 sq ft (36.3) %*

*Variance Required

* must have been present at 1st hearing or submitted certification they have listened to recording of that hearing to be eligible to vote

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			

Mr. Davis	Pending certification listened to recording			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Pending certification listened to recording			
Alternate #2 Mr. Adelman	Yes			

Variance Application #821.21

Relief sought N.J.S.A. §40:55D-70(C) & Chapter 175, §175-16 building coverage & side yard setback

83 Pine Terrace
 Block 84.04, Lot 9
 Applicant: Robert & Andrea Kessner
 Zone BB

Hearing History: Carried from November 16, 2021, meeting to revise plans

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	30,000 sf.	25,227 sf.	No change ENC
Frontage	150 ft.	169.92 ft.	No change
Lot Depth	150 ft.	133.34 ft.	No change ENC
Min. Front Yard	50 ft.	51.5 ft.	50.58 ft.
Min Side Yard (abutting a street)	50 ft.	51.5 ft.	50.04 ft.
Min. Side Yard (abutting a lot)	25 ft.	36.3 ft.	14.15 ft.(r) 25.04 ft.(L) *
Min. Rear Yard	50 ft.	44.05 ft.	51.37 ft.
Rear Yard Width	150 ft.	111.69 ft.	No change (ENC)
Bldg. Height	30 ft.	unknown	29.6 ft.
Building Coverage (all blding, acc. uses, structures)	15%	9.96%/2513 sf.	16.61%*/4192 sf.*
Maximum % Improved coverage: principal residence, vehicle access and parking	25%	17.18%	22.81%
Total Improved Lot Coverage	30%	19.13%	28.94%

ACCESSORY STRUCTURE	REQUIRED	EXISTING	PROPOSED
Min. Side Yard	25 ft.	N/A	25 ft.
Min. Rear Yard	10 ft.	N/A	50.10 ft.
Max. Building Height	12 ft.	N/A	<12 ft.

ENC - Existing Non-conforming

*variances needed

This was the first hearing for the night: 83 Pine Terrace is now being represented by Lawyer John J. Veteri Jr., Esq. of 3 University Plaza, Hackensack, NJ. Mr. Veteri wasn't not at the last hearing and thanked the Board for the audio of that meeting. Mr. Veteri said he will provide testimonies from architect Mr. Dan D'Agostino (AIA, Plan Architecture), a different engineer from previous meetings but from same firm, engineer Mr. Brian Hoarle (RDH Design Group), and from the Mr. Paul Grygiel (licensed planner at Philips Price Grygiel) to run through the justification of the variances. Mr. D'Agostino has previously been sworn in. Board Attorney swears in Mr. Hoarle and Mr. Grygiel.

Chair Ms. Hayden announced Zoning Board Member Mr. Davis has joined the meeting (7:41PM) and since the hearing hasn't really begun, Mr. Davis is qualified to vote.

Mr. Veteri requested Mr. D'Agostino update the board on new changes to the plans and answer questions the board may have.

Mr. D'Agostino stated he was present to provide architectural testimony for the architectural upgrades and modifications. Working with his clients and engineering teams, two of the previous sought-after variances have been eliminated: the front yard variance and the impervious coverage variance. Two variances remain (building coverage and side yard).

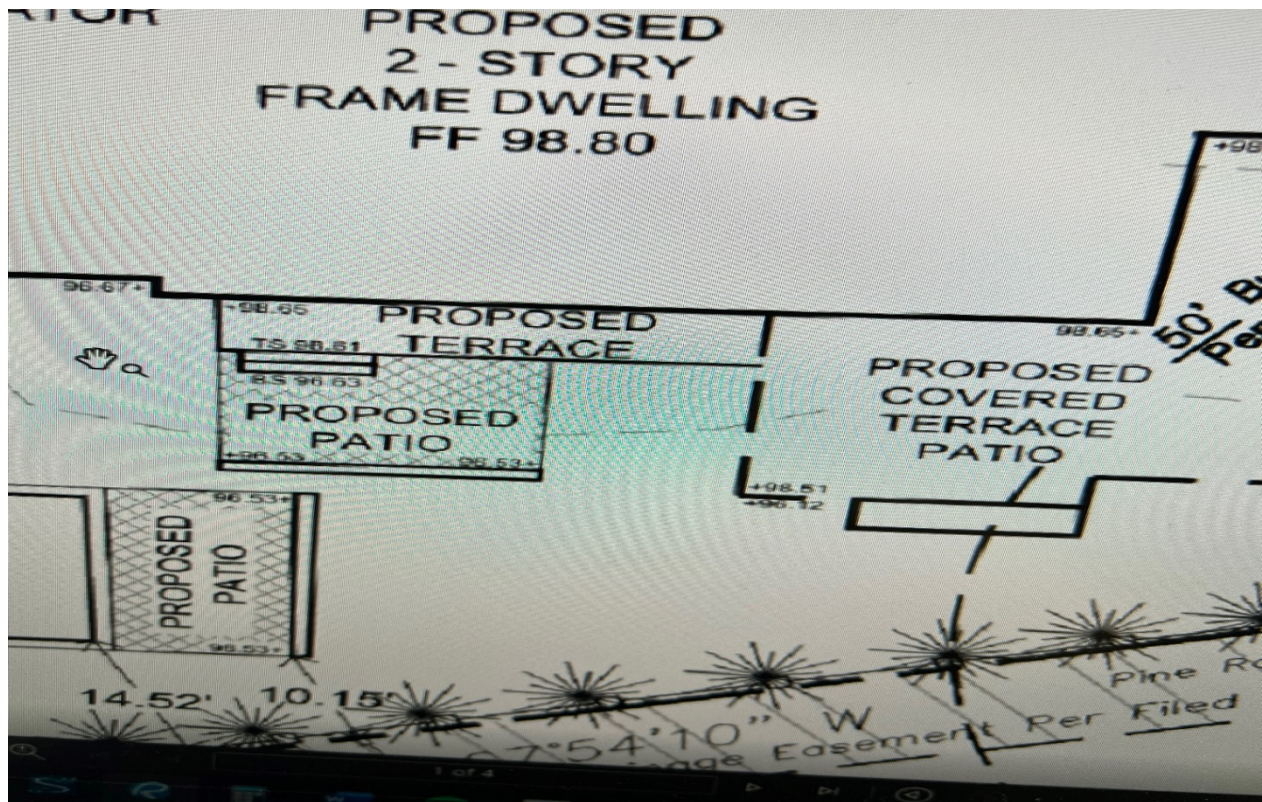
Mr. D'Agostino shared his screen, and showed Exhibit A.201, he showed that front yard setback had been reduced and the proposed elevated rear terrace have been eliminated and shifted it to the left and reduced the width of the covered terrace, this combined reduction has reduced building coverage by 156 sq. ft.

Chair Ms. Hayden asked Mr. D'Agostino if at some point if he or engineer will discuss exhibit SI.0. Mr. D'Agostino said he will leave that for the engineer to discuss but went over briefly the layout of exhibit SI.0, of which patios were removed and moved. Mr. Agostino said there is no path from the front door to the front street, there are steppingstones from the front door to the driveway. Chair Ms. Hayden said the steppingstones did not appear to be included in improved coverage calculations. D'Agostino said he did make the calculations and will leave that to the engineer to answer.

Mr. McLain had a quick question to make sure he was looking at the correct plan. Mr. McLain stated that the revised 12/29/21 plan he has in front of him was different than the one on screen. On the screen, exhibit SI.0, there is a "proposed patio" connecting to a "proposed covered terrace patio" by a "proposed terrace." Mr. McLain stated that his revised 12/29/21 plan has that "proposed terrace" labeled as "proposed raised walk." Mr. McLain said his plans do not match what he is looking at on the screen. Chair Ms. Hayden also said her plan says, "proposed raised walk." Mr. McLain asked if the rest of the plans are the same or not.

Mr. D'Agostino said the only instance that says "proposed raised walkway" that he has is on exhibit A.201. He shows it on screen, and says that is on the architectural plans, and that everyone should have the same plans that he has.

Mr. Veteri asked that the engineer, Mr. Brian Hoarle, explain. Chair Ms. Hayden requested that plans that the Board has be shown. Mr. Brian Hoarle said he has the plans that says, "raised walkway." Mr. McLain said it is important to know which numbers/coverages they need to examine and from which plans.



On exhibit S1.0 (proposed site plan), Mr. Hoarle said the proposed increase in impervious coverage is 2,476 sq. ft.

On exhibit S1.2 (grading and drainage plan), Mr. Hoarle discussed that the plans fit all stormwater management building codes.

Mr. McLain pointed out that “proposed pool shed” wasn’t on the other sheet and that should be cleared off and not be exhibit S1.2. Mr. Hoarle agreed. Chair Ms. Hayden asked, “Why is the proposed pool shed still on this plan?” Mr. Hoarle said, “I think we just didn’t delete the language. The shed is gone, and it’s gone from the calculations.” Chair Ms. Hayden said, “It should be consistent with the other plans we are seeing, which has ‘proposed pool equipment in that area.’ The Chair stated she was concerned applicant is presenting something different than what the Board has. Board engineer Mr. Craig Zimmerman stated that there might still be irregularity in the plans as he doesn’t remember if his plans say pool shed or pool equipment. Chair Ms. Hayden asked, “Is the applicant comfortable with what is being presented tonight?” Applicant responded that, “We agreed to remove the pool shed, it looks like just an error/typo, it’s not there. It’s pool equipment.” Chair Ms. Hayden said, “I am a bit concerned with sloppy errors and numbers being wrong because eventually things get submitted for construction.”

Exhibit S1.0, Mr. Hoarle showed that is what is being presented and it says, “Proposed Pool equipment.” Mr. Hoarle confirmed it is a “pool equipment area and that there is no shed.”

Mr. McLain had a few specific questions in regard to impervious calculations on the S1.0 chart. First question was if the calculation was “of the entirety of the front steppingstones pathway” or “just the steppingstones, just the individual steppingstones.” Ordinance 1025-15 says whether its impervious or pervious driveways, walkways, etc. all areas are to be calculated. Second question is he sees steppingstones on the side but doesn’t see the calculations.

Mr. Hoarle said the calculations was just on steppingstones since it is set on soil, and the number is 315. Mr. Hoarle said he will redo those numbers.

Another question was about the “proposed raised walkway”, he estimated the area to be 6x24 ft, 144. sq ft. Mr. Hoarle said the “raised walkway” is listed under “open rear terrace” of 131 sq. ft. Mr. McLain said he did not see the patio listed by the pool. Mr. Hoarle said he can get the individual patio measurements.

Mr. McLain noted that on the plans there is a 4ft fence, but NJ has state law, S1562 called William’s Law requires a 5ft fence around pools, which most good fence companies are aware of this. It has to be 5ft, not 4 ft.

On exhibit S1.0, Mr. McLain mentioned around the corner below the 14.15’ setback marker to Emily Ct. that if a fence is within 25 ft within roadway, it cannot be greater than 4 feet, so Mr. McLain said another variance might need to be requested but cannot tell as Emily Ct is not fully drawn in. Mr. Hoarle said he will double check that.

This property has 5 lot lines and there was a discussion on which is a side yard. It looks like the pool is encroaching on the side yard and pools are not allowed in a side yard. Exhibit S1.0, on the left side, there is a marker 48.12” and that looks like the pool is encroaching the side yard. The generator is also encroaching the side yard, but it is the pool that is more concerning. There was discussion of what is the side yard and rear yard. Borough attorney Mr. Madaio said there needs to be a discussion with the applicant and the plan need to be reworked. Chair Ms. Hayden said this application does not seem ready to be voted on, but the board will listen to the planner Mr. Grygiel.

Mr. Grygiel’s reviewed the planning perspective of this property and spoke about the “public good.” Mr. Madaio asked what is the “public benefit”? Mr. Grygiel said “public good” is to try to follow the master plan. Mr. Press asked about the noise factor as an example, and Mr. Grygiel said noise is a factor especially in commercial areas, but this is a residential area. Mr. Grygiel spoke about “needs” such as a house, patios, and pool. Mr. McLain disagreed that a “patio” is not a need but a want, that the “proposed covered patio” is also a “want”, and not a “need” to live in the house. Also, that there is an importance of the 50’ set back since all the other homes are following the 50’ setbacks. Mr. McLain said this was one of the largest outdoor covered terrace patios he has seen proposed. And disagrees with planner Mr. Grygiel that it fits in with the neighborhood. Mr. McLain said there are “needs” like the dwelling but accessories that Mr. Grygiel mentioned such as extra patios and pool are not “needs” but “wants” of their “dream house.” Mr. Grygiel apologized and said he did not intend to sound like everyone is entitled to a pool in their backyard.

Exhibit of Google.com map of property image was shown and www.newjersey.maps.arcgis.com, to see the property lines to discuss which are the side and rear yards.

Mr. Corrado made the motion to open to the public. Seconded by Mr. McLain. Chair Ms. Hayden asked if anyone would like to make a comment on the application or ask questions to the professionals. No comments from the public. Mr. Corrado made a motion to close the discussion to the public. Seconded by Mr. Press.

Mr. Veteri commented that it as his understanding that board was going to allow planner Mr. Grygiel to testify but they were going to look at the application and come back after studying the side year/back yard. Mr. Veteri requested that they come back after studying the side yard etc.

Chair Ms. Hayden said this will be carried to the March 15, 2022, meeting and the application will carry with no need to further notice.

*** must have been present at 1st hearing or submitted certification they have listened to recording of that hearing to be eligible to vote**

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	Yes -Submitted certification			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	Yes -Submitted certification			
Alternate #2 Mr. Adelman				

Variance Application 819.21

Relief sought: N.J.S.A. §40:55D-70(C) and Chapter 175, §175-27 for Improved lot coverage

52 Woodland
 Block 27 Lot 280
 Applicant: Chirag Mithani
 Zone D

GENERAL ZONING	REQUIRED	EXISTING	PROPOSED
Lot Area	10,000 sf.	8,000 sf.	No change (ENC)
Frontage	100 ft.	80 ft.	No change (ENC)
Lot Depth	100 ft.	100 ft.	No change
Min. Front Yard	26.60 ft.	26.60 ft.	No change
Min Side Yard	10 ft.	10.46 ft.	No change
Min. Rear Yard	30 ft.	30.84 ft.	No change
Bldg. Height	30 ft.	29.92 ft.	No change
Max. Livable Floor Area (FAR)	30%	33.90%	No change**
Building Coverage	20%	23.58%	No change**
Maximum % Improved coverage: principal residence, vehicle access and parking	25%	30%	No change (ENC)
Total Improved Lot Coverage	30%	33.1%**	35.65%*

ACCESSORY STRUCTURE (POOL)	REQUIRED	EXISTING	PROPOSED
Min. Pool Side Yard	10 ft.	N/A	10 ft.
Min. Pool Rear Yard	10 ft.	N/A	10 ft.

ENC – existing non-conforming condition

*Variance needed

**Variance granted in 2011

Roll Call to Approve:	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair			
Mr. Davis			
Mr. Corrado			

Mr. Morrison			
Mr. Park			
Mr. Press			
Ms. Hayden, Chairwoman			
Alternate #1 Mr. McLain			
Alternate #2 Mr. Adelman			

Lawyer Mr. Matthew Capizzi (Capizzi Law Offices, Tenafly) represented the applicant, Mr. Mike Hubschman of Hubschman Engineering, Bergenfield, is planner and civil engineer. Mr. Capizzi stated this application is about installing an in-ground swimming pool of 14ft wide by 30ft long creating the need for impervious improved lot coverage variance. A patio would be removed and then the proposed pool would be an additional 200 ft of improved coverage to the property. Mr. Capizzi said there was a prior application in 2011 that was denied 2011, but then after court proceedings, the matter was remanded back to the board, and in 2012 certain variances were approved, those relate to FAR, improved coverage and building coverage. The improved coverage is at 33.1% existing based on prior approvals and proposing to go to 35.65% or about 204 sq. ft. The pool complies with all the required setbacks. Mr. Mike Hubschman will discuss the site plan and layout of the pool, drainage, grading, etc. Mr. Madaio swears in Mr. Hubschman.

Mr. Hubschman stated that the 52 Woodland Rd. property is 80 ft x 100 ft lot, 8,000 sq. ft., and in the D-zone. Mr. Hubschman stated they are seeking a small pool of 14ft x 30ft in the rear yard. Owner Mr. Mithani would remove a small patio in the rear of 80 sq. ft. to minimize the coverage. Mr. Hubschman stated the driveway cannot be removed which goes straight out. This would be a C-1 Variance driven by the hardship of the undersized nature of the lot. Previous variances were C2. The 14ft x 30ft pool has one side that narrows to 8 ft at the center of the lot. Proposing to relocate the storm chambers. Setback for the pool would be 10 ft from lot line.

Chair Ms. Hayden said, "The hardship applies to a principal structure on the property. The idea is that without granting some relief, the property would be zoned into inutility. Not having a pool or patio or any type of accessory structure does not zone something into inutility." Mr. Hubschman disagreed as "the pool is a permitted structure and would be in the same realm as the house and driveway. It would be a hardship for the entire property." "it is the hardship of the property." Chair Ms. disagreed said, and said she finds it hard to believe that "hardships do apply to things like a pool."

Mr. Capizzi interrupted by discussing case 73382D-464 1999, Lang v. Zoning Board of Adjustment of Borough of North Caldwell.

Mr. Madaio said, "That the concept of property being zoned into inutility, that's the traditional isolated undersized lot analysis, which is what allows the applicant to gain variances for the principal structure. The zoned into inutility question does not apply here, that is not the hardship standard here. The hardship standard here is the traditional C1 standard, which is, does the unique characteristics of the lot, narrowness, shallowness, shape, result in peculiar, exceptional, and practical difficulties to the improvement." Mr. Madaio said the applicant has already received variances for the coverage and granted 33.1% and now is asking to increase it to 35.65% for a pool.

Mr. McLain stated that in 2015, an ordinance passed to max improved coverage at 30%, and in 2021 it was change to 25% for houses plus 5% for accessory structures. Therefore, going to 35.65% seems to be going against the direction of the town. Mr. Capizzi said the change in the ordinance reflected an intent to encourage accessory structures. Ms. Hayden stated the intent of the Mayor and

Council in changing the ordinance was to prevent builders from maxing out houses at the full 30% of allowable coverage thus forcing homeowners to come to the Board if they want a patio or pool, etc.

Mr. Press stated that, “Mr. Capizzi equated the swimming pool to the driveway to have equal necessity.” Mr. Press said he does not believe the driveway and pool can be equated to have the same level of necessity. Driveways are needed to get cars off the street especially at night. A swimming pool is a very nice luxury, not a necessity. Mr. Press would not equate all accessories structures equally.

Chair Ms. Hayden mention that a 420 sq. ft is on the smaller size. She thinks the average size pool that the Board has approved is at 600 sq. ft. Mr. Hubschman said the pool size can be reduced to a 10ft by 20ft pool.

Mr. Capizzi said he wasn’t ready to close and requested for a 5-minute recess to call his clients. Following the recess Mr. Capizzi requested the opportunity to carry the application.

Chair Ms. Hayden said this application will be carried to the March 15, 2022, meeting without further notice.

**Memorialization of Resolution to Approve
Variance Application 817.21**

Hearing History: Carried from 9/2/21 and 11/16/21 meetings; heard 12/21/21

Relief sought N.J.S.A. §40:55D-70(c); and Chapter 175 §175-16 & §175-27 for building coverage and improved lot coverage

38 Rodney Place
Block 68 Lot 119
Joshua Jagid
D District

Motion: Mr. Morrison
Second: Mr. Park

**Only members who voted for the action taken may vote on the memorializing resolution MLUL: §40:55D-10*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes	X		
Mr. Davis	No – not present 12/21/21			
Mr. Corrado	Yes	X		
Mr. Morrison	Yes	X		
Mr. Park	Yes	X		
Mr. Press	Yes	X		
Ms. Hayden, Chairwoman	Yes	X		
Alternate #1 Mr. McLain	No – not present 12/21/21			
Alternate #2 Mr. Adelman	No -missed part of hearing			

**Memorialization of Resolution to Approve
Variance Application 816.21**

Hearing History: 9/21/21 requested carry to 12/21/21 meeting to revise plans

Relief sought: N.J.S.A. §40:55D-70(c); and Chapter 175 §175-19 A (3) & B (7) side yard setback and accessory structure (pool) in a side yard
 159 Donnybrook Drive
 Block 87.03 Lot 5
 Joshua Rubach
 B District

Motion: Mr. Corrado
 Second: Mr. Morrison

**Only members who voted for the action taken may vote on the memorializing resolution MLUL: §40:55D-10*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes			
Mr. Davis	No – not present 12/21/21			
Mr. Corrado	Yes			
Mr. Morrison	Yes			
Mr. Park	Yes			
Mr. Press	Yes			
Ms. Hayden, Chairwoman	Yes			
Alternate #1 Mr. McLain	No – not present 12/21/21			
Alternate #2 Mr. Adelman	Yes			

Approval of Minutes of December 21, 2021, Meeting

Motion: Mr. Morrison
 Second: Mr. Park

**Must have been present at the meeting to be eligible to vote*

Roll Call to Approve:	Eligible to Vote*	YES	NO	ABSTAIN
Mr. Woods, Vice-Chair	Yes	X		
Mr. Davis	No - not present 12/21/21			
Mr. Corrado	Yes	X		
Mr. Morrison	Yes	X		
Mr. Park	Yes	X		
Mr. Press	Yes	X		
Ms. Hayden, Chairwoman	Yes	X		
Alternate #1 Mr. McLain	No - not present 12/21/21			
Alternate #2 Mr. Adelman	Yes	X		

Motion to Close the Meeting (10:41PM):

Motion: Mr. Corrado
 Second: Mr. Morrison

Roll Call to Approve:	YES	NO
Mr. Woods, Vice-Chair	X	
Mr. Davis	X	
Mr. Corrado	X	
Mr. Morrison	X	
Mr. Park	X	
Mr. Press	X	
Ms. Hayden, Chairwoman	X	
Alternate #1 Mr. McLain	X	
Alternate #2 Mr. Adelman	X	

Next Meeting February 15, 2022, at 7:30 p.m. via Zoom conference