

MATAWAN PLANNING BOARD MEETING MINUTES

DATE: JUNE 3, 2002

TIME STARTED: 7:30 P.M.

TIME ENDED: 10:25 P.M.

IN ATTENDANCE: Mayor R. Clifton
Mr. R. Montfort
Mr. J. Duffy
Mr. K. Cassidy
Mrs. L. Nicora
Mr. M. Pellegrino

ALSO IN ATTENDANCE: L. Nebenzahl, Board Planner
Keith Smith, Borough Engineer
Mr. J. Stockel, Board Attorney

The meeting was called to order by Vice-Chairman Jim Duffy pursuant to Section 5 of the Open Public Meeting Act, and stated notice having been posted in the Asbury Park Press and on the bulletin board in Borough Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL: Six members present.

MEETING MINUTES: Motion to approve meeting minutes of May 6, 2002 with corrections as noted was made by Mr. Montfort, seconded by Mrs. Nicora. All members in favor.

CORRESPONDENCE & VOUCHERS:

OLD BUSINESS: Mr. Stockel stated Val-Lang Enterprises will be carried to July 1, 2002 and all applicable escrow fees are to be paid within the next two weeks.

Mr. Smith stated that they must post a certain amount of fees and the professional fees are drawn off of that so there is always an additional amount of fees drawn from the applicant so that the borough does not get stuck with outstanding fees.

Motion was made to extend the temporary Certificate of Occupancy for thirty days with the conditions that the escrow funds be submitted within two weeks from tonight's meeting so that the engineer has time to review any change in plans that come before him

was made by Mr. Montfort, seconded by Mr. Roselli. Roll call was taken and all members voted in favor.

NEW BUSINESS:

1. F. Thomas & Tammy Ward - 31 Mill Rd., - Informal Interpretation.

Tammy Ward asked that the builder, Mr. Andy Herchikowski explain what her proposed plans are.

Mr. Andy Herchikowski stated that he took the original plans to the Construction Official for a permit and was denied permit due to the fact that his interpretation differs from the architect interpretation and himself, the builders interpretation of what a substantial roof or wall connecting to a principal building which will make it a part of the principal building is.

Mr. Herchikowski presented the board with the same plans to look at that he took to Construction Official.

Mr. Nebenzahl asked if this was informal presentation asking for an interpretation or was it an appeal of the interpretation of the zoning officer? If so an application should be made.

Mr. Herchikowski stated that they were recommended by the Construction Official to come before the board informally.

Mr. Reinhold, Construction Officer, stated that the original application that he received was a set of blue prints for a guest suite attached by an open shade breaking roof which he deemed not a substantial connection between the principal building which the garage will be the guest suite. The applicant also proposed to build an additional accessory structure which was a garage. He stated that his interpretation was even though it now is connected, he did update the plans and calls it an artist studio, he still feels that an open air walkway connected by an open porch by a roof he feels is not a substantial connection. He feels that it does not follow the definition of such in the Zoning Ordinance so he is asking the board for an interpretation of the word substantial.

Mr. Herchikowski stated that the plans show that a 20 x 20 new family room addition with a master bedroom above it. An existing garage will be the art studio. The connection between the principal home to the art studio will have concrete walk, over that will be a solid connected colonade with a fascia, ceiling beams, soffet, pitched roof connected to the art studio and the other end connected to the home.

Mr. Nebenzahl stated that the reason why the Zoning Ordinance requires that the buildings be connected by a substantial roof is because you don't want this to be more than one principal structure without a sub-division. In other words you can't have two houses on a lot, so you would still have a garage, there will be one dwelling, it will look as though the old garage was simply part of the line on the property. There won't be another family moving into the home, it's a one family home and it will remain a one family home.

Tammy Ward stated yes, that is right.

Mr. Reinhold stated he is asking if the board considers that this is only a one accessory building and is strictly for the applicant's use.

Mayor Clifton stated that he has seen a similar house and does not seem that it will be a problem.

Motion was made by Mayor Clifton that the board has ruled on interpretation that this will be a substantial connection and would not create the need for there to be two accessory structures on the lot. Motion was seconded by Mrs. Nicora. Roll call was taken and all board members voted in favor.

2. Yohanna Haynes - 12 Clinton St. - Setback Variance.

Mr. Stockel verified that all mailings and notifications were in order, notification was published in the Courier newspaper.

Ms. Haynes was sworn in and stated that she is the applicant and is requesting a Variance for front yard setback. The primary residence is being widened and they are asking to continue the existing front yard variance they now have.

Mr. Stockel stated that the Ordinance requires a 25' setback, the existing structure on the property only has a 4.25' setback and she want to reduce it by an additional 2", so it is dimenemous.

Mr. Montfort asked about East on Clinton St. where there is no house, but what about on Orchard St. are the setbacks of the area houses the same?

Ms. Haynes stated that all the homes in the area are mostly the same.

Mr. Reinhold stated that when they combine, it will limit them to one accessory building.

Mr. Nebenzahl stated that the shortest of two frontages are deemed to be the front yard. Clinton Street will be the front yard and anything right on the Clinton Street side will be

the side yard. The rear yard faces the firehouse.

OPEN TO PUBLIC: None

OPEN TO BOARD: Motion was made by Mayor Clifton to grant the variance. Motion was seconded by Mr. Montfort. Roll call was taken and all members voted in favor of approving this application.

3. Sam Mezzacappa - JMP Estates, subdivision - 8 Edgemere Drive - Mr. Mezzacappa presented another conceptual plan for the board to consider. After the last month's meeting he met with neighbors within the 200' and gave them small drawings to go over showing the plans. They had a couple of meetings and hopefully the board will approve this plan as it so far has been their most acceptable plan. This plan requires few waivers. The main house and boathouse will have flag lots, he is trying to have a plan which will keep the property to look the same. The three lots will face Edgemere, they have the 100' at the setback and are over 15,000 sq ft lots. In part of the meeting with the neighbors, they discussed how to make the property to try to stay the same. On each side of house there will be wide driveways and in addition the middle house will have a driveway. This will change the look because there is no driveway there. It will be at an angle because there is a 10' tree there. He will make the builders comply with the 60' setback and will not disturb any of the trees in the front. He will guarantee that 70% of the trees will stay and they can have a penalty in the deed if that does not happen. This plan should please the neighbors, the borough and himself.

Mr. Montfort stated that he likes this plan the least, he feels that there is crowding, which is his personal opinion.

Mr. Mezzacappa stated that he met with the neighbors and since they are the people who will be living there and this is their most favorable plan he will try to make them happy as well as the town.

OPEN TO PUBLIC: Katherine Herring, 15 Edgemere Dr. was sworn in and stated that she is the neighbor across the street and she feels that she would like to just see two houses and no change in the traffic pattern.

Mr. Smith stated that Mr. Mezzacappa is in compliance for three lots, the frontage is 100'.

Mr. John Sedel, 15 Sunset Ave., stated that he would like to see the 100' shown on the final plans.

Mr. Nebenzahl stated that it will be shown on the final plans, this is only a conceptual

discussion for him to find some direction from the board.

Mr. Mezzacappa stated that he will bring in the road if that is what the neighbors want but he is going to do one thing or the other and he is trying to find out what direction to go.

Mr. Jerry Sullivan, 308 Main St. and stated that he is not in favor of flag lots he thinks the town should be opposed to flag lots and should take serious consideration to the plan with waivers.

Mr. Bob Cash, 12 Edgemere Dr., stated that he feels that the primary interest he has in all of this and most of the neighbors that their objective as a group is to try to preserve the look and feel of the neighborhood the best to be preserved. Still Sam has the right to have what he legally has the right to do. His personal preference for an appearance scenario is that two houses would be better but he knows that Sam has the right to build three. The meetings with the neighbors were productive and consensus was this plan with the look and feel is the least disruptive or invasive in terms of how the neighborhood will look and feel.

Mr. John McKenna, 20 Edgemere Dr., stated that there are many flag lots in Matawan throughout the R100 zones. In fact the lot next door to him is a flag lot which is 60' He also feels that this plan that is being submitted now is definitely the least disruptive to neighborhood and will look very nice.

Mr. Phil Kramer, 24 Sunset Ave., stated that when the first driveway was put in there was a flag lot, by having a continuance of Sunset it is concealed. Overall the way it is set up there is hardly any disturbance, as far as fire protection this is the simplest way as far as the main house and the boat house. This plan exceeds any plan that has been put before this board so far.

Mr. Anthony Delia, 17 Edgemere Dr., stated that the integrity of the neighborhood would be vastly changed by a road coming through. The two existing driveways would just keep what is there now, keeping the tree line and hoping to maintain what's existing.

OPEN TO BOARD: Mr. Nebenzahl stated that the three lots as proposed is vastly superior to the roadway in the plan we saw last time. There are a large number of benefits to be derived by the granting of any variances that will need to be required, he feels that the neighborhood will be served and there will be no presidences being set and the word flag lot is not a bad thing. The existing homes will not be affected in any way.

Mr. Smith agrees that there is far less disturbance with this proposal.

Mr. Mezzacappa stated that he wants to make sure that there is no problem with the driveways being side by side. The two driveways will have no separation.

Mr. Nebenzahl stated that he feels that the driveways should be separated.

Mr. Smith also feels that the driveways should be separated.

Mrs. Nicora stated that she directs that Mr. Mezzacappa is to go with the most recent conceptual plan that he has presented with the three lots; with the side by side driveways. All board members were polled and all agreed.

Mr. Mezzacappa was advised that he must give notice and all plans must be presented to the borough clerk ten days prior to the meeting for the professionals to review.

4. Daniel Hicks - 2 Schenck Avenue - Use Variance

Mr. Norman, attorney for Mr. Hicks stated that Mr. Hicks is asking for an interpretation of the borough ordinance as to whether this use falls into a permitted use.

Mr. Stockel stated predicated upon the Zoning code itself Mr. Hicks does not in his opinion fall within the classification of being a professional as per the definition in the code therefore a Use Variance would be necessary.

Mr. Norman asked if this was based upon past applications?

Mr. Stockel stated that this is based on past applications as well as what is being presented to this board.

Mr. Norman asked that he be able to present this to the board itself because he feels that his client's profession is the same as the artist. The code section does not just limit the professions, it includes other occupations so designated by the Zoning Board of Adjustment and he feels that the board before they begin to consider an application for a Use Variance that they decide whether Mr. Hicks artistic landscaping be considered as an artist.

Mr. Stockel stated that there are only five board members who can vote on this application.

Mr. Norman asked that tonight they put the question before the board to take a vote and adopt a resolution that this be included in this use. There will be two part time employees who would be working in the basement less than 25' of habitable space, all work done by computers and internet. There will be no use of the garage and will be limited to area of basement of existing house and he believes the board can decide whether this use is permitted. His client will come back if a Use Variance is required and will request a continuance until a full board is present to vote.

Mr. Norman feels that it is the boards discretion if this profession falls into a similar professional use outlined in the Ordinance.

They will be hearing testimony to determine if a Use Variance is required.

Mr. Norman stated that this was filed as an interpretation and then if needed they will come back and present as a Use Variance.

Mr. Hicks was sworn in and testified that he is the owner of property at 2 Schenck Ave.

Mr. Hicks stated to the board that he is a set designer and showing evidence exhibit A1 is a resume.

Mr. Nebenzahl asked Mr. Norman if it is his suggestion that the proposed part time assistants would be permitted whether or not this use is deemed a professional use or not?

Mr. Norman answered that he deems the two part time employees are an accessory to the nature of the business itself the same as a doctors office.

Mr. Nebenzahl stated that the definition of the Permitted Uses in a residential zone, referring to the R100, it says that the professional has to be in residence of the dwelling. There is no specific language that says that he or she cannot have employees but the professional has to be in residence is an open question. The board will have to decide that issue as well. The legal argument will be presented to the board.

Mr. Norman asked Mr. Hicks if he resides at that residence, Mr. Hicks answered yes.

How many hours would your employees work in a normal work week.

Mr. Hicks stated approximately 25 hours in a normal work week.

Mr. Nebenzahl stated that he has a problem with the employees. He feels that there is a question whether any employees are permitted in a residential property where there is professional office permitted.

Mr. Norman asked what about if this was an application for a doctors office there would be employees as well as patients.

What Mr. Hicks is proposing is three people on site at a business where there will be no meetings at the house, everything will be done off the property, in fact there Mr. Hicks would accept a condition that is imposed that no more than two part time employees as part of this application.

Mr. Norman asked Mr. Hicks if it was true that no walk in clients will be coming to the house?

Mr. Hicks stated it is true no walk in clients, no foot nor motor traffic will be coming to his house except for the two part time employees, period.

Mr. Norman asked Mr. Hicks to outline for the board his professional credentials.

Mr. Hicks stated that he has a bachelors degree in industrial design with honors. He worked four years in retail store and custom fixture design, working fourteen malls. In 1994 he joined Production Design Group in New York City and for the last two and half years worked as a free lance designer and project manager on television news sets such as Dateline, CNBC and others. He has been involved in many special projects and award winning news casts. In 1996 he joined a company as a free lance designer and started designing his own designs for customers. Mr. Hicks read what a description of what the business really is. On Set Design is a professional design business in the field of exhibits and industrial meetings, special events and television news industries. They design scenic environments. Daniel Hicks and two part time assistants use computers to design environmental spaces, this consists of pencil sketches and/or color renderings produced on a computer and sent to clients via e-mail. Drawing packages for the construction of scenery are prepared as needed for a particular project. Questions are fielded by phone, No construction is ever prepared at the studio location. The studio space is located in an existing room located in the basement of existing home at 2 Schenck Ave., Matawan. All communication is handled through phone line and the internet. No client meetings are held at the house location with the exception of two part time workers, no foot or car traffic comes to the house. No business signage will or will be posted at the residence. Fed Ex picks up envelopes a few times a week, otherwise all business mail is handled through a post office box located at the Matawan post office. No business is or will be conducted from the garage space being constructed on the premises, the garage is for personal use only.

Mr. Norman asked to enter into evidence Exhibit #2, a photo depicting six pictures of work areas and otherwise storage areas. Mr. Hicks described each photo View 1, V2, are where the computers are where all work is performed located in the basement which was built by previous owners. There is a copier area, a laundry room with a furnace.

Exhibit #A3, a document drawing prepared by Mr. Hicks. This sketch plan of the house shows three views of house, first level, second level and the basement with studio area and copier area are the areas which are used as studio space. The square footage of each space is shown, the total of space used is 263 sq ft. 17% of usable space in the house which is within the 25% required by the ordinance, correct?

Mr. Norman asked if he proposes any other use than what is shown in the shaded areas?

Mr. Hicks stated none.

Mr. Norman presented the next set of exhibits which he calls exhibit's A #4 thru A #8. A #4 is four photos of the street view at 9:30 a.m. on Schenck Ave. which was taken on June 3, 2002. A #5 is a view from the corner of Schenck Ave and edge mere which shows two cars for employees. A #6 is a view from 42 Edgemere Dr. looking toward Schenck Ave. showing the garage. A #7 is a view from 36 Edgemere Dr. looking towards Schenck Ave. clear with no congestion. Exhibit A #8 is an affidavit of service and publication in the Asbury Park Press. Exhibit A #9 four photos of nature of work, images of sets completed within the last few months. Exhibit A #10 images which were sent out to clients via Fed Ex or postal which is a sample of booklets.

Mr. Nebenzahl stated that this use is obviously established in the basement all ready. This is obvious from the photos so at a minimum there has to be a site plan approval attached to this application one way or another, there has never been a site plan approval requested nor granted and this is for a use other than a residential use.

Mr. Norman stated that he respectfully feels that normally site plans would be required but he does not feel that this is the type of use that requires a site plan.

Mr. Nebenzahl stated that it wouldn't except that there are employees so he wants the board members to realize that.

Mr. Norman said that they are willing to accept the condition that no more than two part time employees are allowed. They have shown the photos.

Mr. Nebenzahl stated that the applicant can ask for a waiver but he thinks that it is required by our Ordinance.

Mr. Stockel stated yes, especially when they will be dealing with 25% usage of the existing structure.

Mr. Norman stated that they will be using 17% of the existing structure.

Mr. Nebenzahl stated that the Ordinance requires a site plan because of the employees, the applicant can ask for a waiver either way.

Mr. Montfort agrees with Mr. Nebenzahl in that he is very concerned with employees in the fact that the zoning is kind of silent on it, there can be one to ten and you could justify it by saying that it would not matter as to the amount. He is looking for direction that something has to be addressed with regards to the employees so he is looking to a site

plan as to whether this is a permitted use.

Mrs. Nicora stated that even if it were a doctor's office it would need to come before the board as a site plan.

Mr. Nebenzahl stated that there is an opposing council in the audience who came to be heard and he should be heard.

Mr. Stockel stated that there is no problem with hearing the opposing council but he stated as far as the major question as to whether or not Mr. Hicks falls within the definition obviously opposing council should be heard as to the professionalism.

Council representing the neighbors stated that he is representing his clients and stated that it is clear looking at the Ordinance, he doesn't feel that there is anything in that language that limit's the amount of employees. He further stated that this profession is not listed as one of the recognized professions in the definition of professional office. Additionally council read a portion of the Ordinance with regards to a professional office. Council read that professional engineers and other professional occupations which may be so designated by the board of adjustment upon finding by such board that such occupation is truly professional in character by virtue of the need of similar training especially as condition for the practice thereof. He stated that he didn't hear any testimony that any special licenses were held by Mr. Hicks, he understands that Mr. Hicks has a vast amount of experience in the profession that he is currently pursuing, has a bachelors degree in industrial design, however, he does not have any specialized training or any exams like other professionals and he feels that this is what the municipality had in mind when they established this Ordinance. Furthermore with regards to parking, without getting into the actual application itself, looking at another Ordinance, if this does qualify as a professional office and recognized profession, then there's additional parking requirements. The Ordinance specifies for a single family residence there must be two offsite parking spaces. Another Ordinance specifies a single family residence also has an office inside of it then an additional off street parking requirement has to be met. That is essentially their concern, he doesn't feel that it is as simple as looking at the language of this Ordinance and interpreting it the way it is. He stated that he has pointed out three or four items all ready and when you look to interpret a Zoning Ordinance, you may interpret one word or sentence but here they are trying to redefine essentially what the Ordinance specifies. He stated that it is his belief and for his clients that the best way to proceed is by way of a Use Variance, he doesn't see any way possible to proceed by way of a zoning interpretation.

Mr. Nebenzahl stated to the chairman that he feels that the board is ready to vote whether this use is permitted.

Mayor Clifton asked for the professional's opinion of the Ordinance.

Mr. Nebenzahl stated that he has no problem with Mr. Hicks being deemed a professional but he has a real problem with the employees. He doesn't believe that the Ordinance envisions or permits employees who are not inhabitants of the residence to be permitted whether it be a doctor, lawyer or Indian Chief so he thinks that this use as requested is not permitted.

Mr. Stockel stated that he concurs with Mr. Nebenzahl as far as his interpretation is concerned and obviously it's not deemed to be a profession per se in that it requires outside assistance by way of employees.

Mr. Smith stated that he also agrees with Mr. Nebenzahl's interpretation.

Mr. Montfort stated that he is confused by what the professionals both said and asked that they clarify.

Mr. Nebenzahl stated that it is very simple, you can be an author and set up an office in your home and there would not be an impact on the neighborhood and that is why it is permitted use.

Mr. Montfort stated that he agrees with that definition in mind what he is doing interpreted as professional himself but he is back to the same problem that Mr. Nebenzahl described, it's not whether Mr. Hicks is a professional it's the business being in the residential zone without a Site Plan and the employees and the parking and that kind of thing.

Mr. Norman stated that what he would like to comment on is that it is an accepted practice in the Land Use Law to first go through this process of doing this interpretation or even deciding the Use Variance before you even make someone come back for a Site Plan because a Site Plan can be very expensive and requires a lot of planning and studies. The first thing the applicant wants to know is if they can even do this, is the use permitted so it's a very common practice in boards to make the application first to make the interpretation and then if it's decided favorably then the Site Plan comes by way of a Site Plan application.

Motion was made by Mrs. Nicora that a Use Variance is needed, seconded by Mr. Cassidy. Motion was rescinded.

Motion was amended and moved by Mrs. Nicora to read as follows: that the Use as proposed is not permitted in this residential zone. Motion seconded by Mr. Cassidy.

Discussion on motion; Mr. Nebenzahl stated that this applicant said that he had two part time employees and the motion is that the use proposed is not permitted.

Roll Call was taken and all members voted in favor of this motion.

Mr. Norman requested that this application be heard before a full board and that this application be continued with no further notice to be heard at the next meeting on Monday, July 1, 2002.

Members of the public were told at this meeting of the applicant's request to be put on the agenda and be heard on Monday, July 1, 2002 at 7:30 p.m.

Mr. Reinhold asked since this business is proceeding does this present use deter any penalties until case is fully heard?

Mr. Norman stated that any penalties should be stayed until this case is fully heard.

Mr. Nebenzahl agreed with Mr. Norman and said that there were no Ordinance violations.

OLD BUSINESS: Memorialization of Resolutions:

1. Mr. & Mrs. Abela - 23 Ravine Dr. - Variance
2. Saul Kent - 200 Main St. - Interpretation for Pre-Existing Use

Motion to approve these resolutions was made by Mr. Montfort, seconded by Mayor Clifton. Roll call was taken and all members voted in favor of the above Resolutions.

Mayor Clifton stated that there is a problem at The Atrium Assisted Living Home. It seems that the ambulance pick up is too close to the residences at Minnisink Village and exhaust fumes fill their apartments and the sight of removing deceased clients from the Atrium is disturbing to the residents. Mayor Clifton stated that he feels that there are some inconsistencies with the plans that they adopted and what actually what was constructed and he is asking the professionals to review and advise. Mr. Smith will write a letter to The Atrium and point out these deficiencies to them.

Mr. Nebenzahl stated that there is someone in the audience from North Carolina who is asking to be heard quickly before the board for a clarification.

Mr. Pat Gorman, 268 Main Street, Block 41, Lot 7 stated that he applied for a permit to sell his house as a two family but was denied because it is not zoned as such. He stated that it has been a two family residence since 1962, it has been transferred through three owner, his mother being the owner prior to him. All appraisals looking back through letters state that they made collections through Matawan Borough. By calling and getting verbal confirmation he found that it was a R50 II, he understands that has changed since. The residence has two gas meters, electric meters, separate entrances to upstairs and downstairs, two kitchens. Mr. Gorman and his sister shared the house and has a

Certificate of Occupancy. Mr. Gorman went to contract to sell and he was asked to have the zoning confirmed. When he called Matawan he was told that they did not recognize it as a two family. Zoning in Matawan says R50, Freehold has a R50II.

Mr. Gorman stated that no one at the residence was notified that there was a change in permitted use.

Mr. Nebenzahl stated that the use is not permitted in the zone presently.

Mr. Gorman asked is he now to ask for a Variance?

Mr. Nebenzahl stated that now he has to have the board agree to is that he has a valid non conforming use that it was in fact permitted under the R50 II as a two family and when the council changed the zoning you should still have a valid non conforming use.

Mr. Reinhold, Zoning Official stated that the only concerns he has is that it would have to be determined that it not be a mother/daughter house.

Mr. Gorman stated that he has letters from JCPL as far back as they have sent to Apt. A and Apt. B.

Mr. Montfort asked Mr. Kramer, Fire Official if this has been inspected and is it in fact a two family residence?

Mr. Kramer stated yes it has been and if the board decides it is a two family house then there would have to be a house meter for the common area. The landlord would have to have that paid for. This building will not be owner occupied so it would come under a different code. The apartments would have to be marked A and B for the post office delivery.

Mr. Gorman stated that he would comply to having a separate water and electric meter. In the past the water bill was included in the rent, the electric was a separate panel.

Mr. Kramer stated that there was the basement which is also a common area. The heat had two furnaces and two hot water heaters.

Mr. Montfort asked are they sure that this is a valid non nonconforming use?

Mr. Kramer stated that he did the CO and he knew that it required four smoke detectors.

Mayor Clifton stated that from personal knowledge that this was a two family home.

Motion was made by Mrs. Nicora that this was a valid non conforming two family use,

seconded by Mr. Montfort.

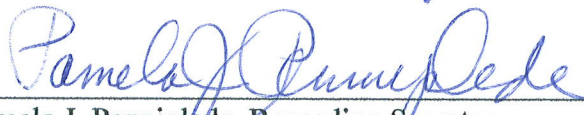
Mr. Nebenzahl stated that the board direct Mr. Reinhold that a certificate of non-conformance be issued. Mrs. Nicora so directed, Mr. Montfort seconded.

Mr. Kramer stated that he will issue two CO's one for Apt. A, one for Apt. B.

Motion to adjourn the meeting of June 3, 2002 was made by Mrs. Nicora, seconded by Mr. Duffy. Meeting ended 10:25 p.m.

The next regular Business Meeting be held on Monday, July 1, 2002.

PREPARED BY:


Pamela J. Pennipede, Recording Secretary

c: Board Members

Mr. P. Kramer, Fire Official

Mr. K. Smith, Board Engineer

Board Attorney

Mr. L. Nebenzahl, Board Planner

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