

**TOWNSHIP OF FRANKLIN  
ZONING BOARD OF ADJUSTMENT  
COUNTY OF SOMERSET, NEW JERSEY**

**REGULAR MEETING  
March 1, 2018**

This Regular Meeting of the Township of Franklin Zoning Board of Adjustment was held at 475 DeMott Lane, Somerset, New Jersey and was called to order by Robert Thomas, Chairperson, at 7:30 p.m. The Sunshine Law was read and the roll was called as follows:

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**PRESENT:** Laura Graumann, Bruce McCracken, Alan Rich, Robert Shepherd (arrived at 7:37 p.m.), Anthony Caldwell, Gary Rosenthal, Joel Reiss, Cheryl Bergailo and Chairman Thomas

**ABSENT:** Raymond Betterbid and Donald Johnson

**ALSO PRESENT:** Mr. James Kinneally, Planning Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

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**MINUTES:**

- **Regular Meeting –January 18, 2018**

Mr. Rosenthal made a motion to approve the Minutes as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

**FOR:** Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Ms. Bergailo and Chairman Thomas

**AGAINST:** None

**RESOLUTIONS:**

- **Board Attorney**

Vice Chair Graumann made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

**FOR:** Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Mr. Reiss, Ms. Bergailo and Chairman Thomas

**AGAINST:** None

- **Olsen / ZBA-17-00024**

Mr. Rosenthal made a motion to approve the Resolution as submitted. Mr. Caldwell seconded the motion and the roll was called as follows:

FOR: Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Mr. Reiss, Ms. Bergailo and Chairman Thomas

AGAINST: None

- **Sletta / ZBA-17-00023**

Mr. Rich made a motion to approve the Resolution as submitted. Mr. Caldwell seconded the motion and the roll was called as follows:

FOR: Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Mr. Reiss, Ms. Bergailo and Chairman Thomas

AGAINST: None

- **Muslim Foundation, Inc. / ZBA-17-00012**

Vice Chair Graumann made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Vice Chair Graumann, Mr. McCracken, Mr. Caldwell, Mr. Rosenthal and Chairman Thomas

AGAINST: None

- **Dean Mercado / ZBA-17-00027**

Mr. McCracken made a motion to approve the Resolution as submitted. Mr. Rich seconded the motion and the roll was called as follows:

FOR: Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Ms. Bergailo and Chairman Thomas

AGAINST: None

- **Franklin Greens Fieldstone Properties / ZBA-17-00020**

Mr. Rosenthal made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Ms. Bergailo and Chairman Thomas

AGAINST: None

- **Vipul Shah / ZBA-17-00022**

Mr. Rosenthal made a motion to approve the Resolution as submitted. Mr. Caldwell seconded the motion and the roll was called as follows:

FOR: Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Ms. Bergailo and Chairman Thomas

AGAINST: None

**DISCUSSION:**

- **Muslim Foundation, Inc. – ZBA-17-00014 – Extension of Time**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Muslim Foundation, Inc. He stated that in November, a Resolution was adopted granting the Muslim Foundation, Inc. a Temporary Use Permit from the Zoning Board to use the rear portion of the property for parking for the high holy days. He added that the Temporary Use Permit was a six-month permit pursuant to your ordinance and expires in April of 2018. Mr. Lanfrit then indicated that they were looking for an additional six-month extension. He noted that they probably only needed it till June, but were asking for the six-month extension of time so they could use the parking facility for that period of time.

Mr. Reiss made a motion to approve the Extension of Time. Vice Chair Graumann seconded the motion and the roll was called as follows:

FOR: Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, and Chairman Thomas

AGAINST: None

## HEARINGS:

- **SURINDER & RANO SINGH / ZBA-17-00020**

Hardship Variance in which the Applicant was seeking a variance due to his going 1,070 sq. ft. over the previously approved impervious coverage at 3 Buell Street, Somerset; Block 83, Lot 1.04, in an R-20 Zone. – **CARRIED TO MAY 3, 2018 – with no further notification required.**

**DL 05/31/2018**

- **GIL PETROLEIUM, INC. / ZBA-17-00008**

Site Plan w/Use and Sign Variances in which the Applicant was proposing to construct a two-story mixed use commercial building at 799 & 821 Hamilton Street, Somerset; Block 229, Lots 5-9 & 10 & 11 in the HBD Zone – **CARRIED FROM JANUARY 18, 2018 – with no further notification required.**

Mr. Lanfrit noted a correction to the Chairman's introduction that the Application was to construct a one-story building and not a two-story building. He then stated that the Application before the Board that evening was for a Site Plan and Use Variance, adding that the Applicant purchased the automobile station in 2008 and had been operating it as such since that time. In 2014, Mr. Lanfrit stated that the lot adjacent to the service station became available and his client acquired that lot. He added that the lot was previously the subject of an application under the name of Mercado for a mixed use building on Hamilton Street, which was never built. Mr. Lanfrit then explained that the Application before the Board that evening was to build a convenience store and an additional 2,000 sq. ft. of retail space on the vacant lot, both of which were permitted uses in the zone. He then told the Board that the gas dispensing facility currently had four (4) pumps on the site, and the Use Variance was required because they were looking to add two (2) additional pumps on the site. Mr. Lanfrit stated that the zoning did not allow for gas dispensing facilities in the district, and added that there were also a couple of sign variances and bulk variances. He then told the Board that the Application had originally been submitted in April of 2017, and they have had numerous meetings with the staff to revise the building and change the site to deal with some of the concerns that staff has had. Mr. Lanfrit also testified that they had submitted the application to the Hamilton Street Business District, who also had some additional concerns, but have reviewed the Application and were now satisfied with respect to the plan before the Board that evening.

As per Mr. Healey's Planning report, the Application required the following variances:

1. D(2) Use Variance (Expansion of a Non-Conforming Use) - Gasoline filling stations were not a permitted use in the HBD zone. The Application included additional gasoline pumps under the existing canopy (which constitutes expansion of the non-conforming use).
2. Parking: 21 spaces required – 11 spaces proposed.
3. Maximum Impervious Coverage – 85% permitted – 86.2% proposed.
4. Maximum Front Yard Setback – The HBD zone required that buildings be set back a maximum of 10 ft. from the front property line and the new building was located 139.5 ft. from Schevchenko Avenue.

5. Parking Within Required Setback – not permitted, existing/proposed.
6. Parking Between Building and Front Property Line – not permitted, existing/proposed.
7. Area of Building-Mounted Sign (Secondary Sign) – 24 sq. ft. permitted, 55 sq. ft. proposed (convenience store side entrance facing Hamilton Street).
8. Vertical Dimension of Building-Mounted Sign –5 ft. permitted, 5'1" proposed (both convenience store signs).
9. Height of Building-Mounted Sign - 14 ft. maximum permitted, 18.5 ft. proposed (both convenience store signs) and 16 ft. proposed (other space)..
10. Driveway Spacing – 50 ft. minimum, 37.5 ft. existing/proposed.
11. Buffering – Per Schedule 6, a 5 ft. wide planted buffer was required adjacent to a residence (westerly property line) – required plantings not provided.

Mr. Jasvinder Arjani, Architect, employed with Bertin Engineering, came forward and was sworn in. The Board accepted his qualifications. He testified that he prepared the architectural drawings and was responsible for organizing with his staff the site plan, storm water calculations, sewer flow calculations, environmental impact statement and traffic statement that were all submitted as part of the Application. Mr. Arjani then entered into the record as Exhibit A-1, the colorized Site Plan and Landscape Plan combined and dated March 1, 2018, then Exhibit A-2, which was the colorized version of the building elevations, proposed canopy elevations and the existing canopy design and dated March 1, 2018. He then marked the engineering exhibit as Exhibit A-3, a vehicular circulation exhibit, also dated March 1, 2018. Mr. Arjani indicated that he had a survey that was submitted with the original Application, and was marked as Exhibit A-4. He noted that the survey was prepared by Amertech Engineering, and was called Boundary and Partial Topographic Survey, dated April 5, 2016. Mr. Arjani then briefly described what was presently on the ½ acre site, noting that the frontage on Hamilton Street was 225 ft. with a 100 ft. depth. He then referred to Exhibit A-1, showing where the proposed building would be placed and where the existing canopy was on the site, indicating that it was 2,308 sq. ft. with four (4) existing dispensers and a small building consisting of 138 sq. ft. which was presently being utilized as a store. He also noted a small shed to the northeast of the canopy which was used for storage and was 130 sq. ft. Mr. Arjani then spoke about a couple of fenced enclosures that housed propane and trash and a freestanding sign at the intersection and some area lights. He then went on to describe what was located in the surrounding area, noting a couple of mixed use developments, two residential properties which were adjacent to the property and Fire Station #3 on the east side as well as a few residential properties towards the west. Mr. Arjani then briefly described what they were proposing as part of the Application, noting that they were planning to keep the existing canopy, but remove the small store building that was there as well as the small shed. He added that they were planning to add two (2) additional dispensers at the last two rows of columns. Referring to Exhibit A-2, Mr. Arjani then showed the renderings of what already existed and what was proposed. He noted that they would be toning down the canopy to better fit into the Hamilton Street streetscape and adding brick to the columns to match the proposed building. He told the Board that the two new dispensing pumps would be added to the north of the property where the existing small store building was located presently. He stated that the four (4) existing dispensing pumps would remain in their current location.

Mr. Shepherd asked for clarification of what would be within the kiosk that would be included in the fuel dispenser area. Mr. Arjani indicated that it would be an area for the employees and an area for financial transactions.

Mr. Arjani then drew the Board's attention to the proposed building, noting that it would be a one-story building comprised of 5,000 sq. ft. He noted that, with the canopy, the building coverage would be 32% where the ordinance allows for 50%. Mr. Arjani stated that the proposed building was designed to face both Hamilton Street and the side street (Schevchenko Avenue). He showed the Board where the doors to the building would be placed at the corners with canopies on both sides. He then noted where the condenser pads as well as the recycling and trash enclosures would be placed to the north of the building. A discussion ensued regarding where the residential properties were in relation to the enclosures as well as the location of the parking on the site. Mr. Arjani then indicated that they would also be providing air, vacuum and electric car charging and would have a total of eleven (11) parking spaces on the property, which would also be used to shop in the building for short-term use. He then discussed the layout of the convenience store, which he described as typical for that type of store, which would be run by the Applicant and would not be a franchise operation. Mr. Arjani stated that the west side of the building would be for a future tenant and would include 2,000 sq. ft. He then drew the Board's attention to the elevations of each side of the building. He told the Board that he was aware of the Hamilton Street Business District design standards and tried to incorporate those standards into the design of the proposed building. He then discussed the proposed building materials to be used on the retail building. Mr. Arjani then discussed the proposed roofline, noting a deviation in slope for the square building in order to make it more aesthetically pleasing. He also mentioned that shutters on the windows were a design standard, but did not provide those in the design for another deviation from the standards. Mr. Arjani then discussed the signage for the building, referring to Exhibit A-2, and showing the existing freestanding sign at the bottom of the exhibit. He indicated that there were no changes being proposed to that sign or its existing landscaping. A discussion ensued regarding a freestanding sign not being permitted at all in the HBD zone, but that it was pre-existing. He discussed the removal of the green bull nose signage, but that they would be leaving the rest of the existing signage with the canopy. He then stated that there were two (2) building signs proposed, with standard BP signage, with one facing the canopy and the other facing the street, both 55 sq. ft., with 24 sq. ft. allowed. He indicated that they would be asking for 30 sq. ft. for the tenant signage. Even though the signs were larger than what was allowed, Mr. Arjani felt that they were in proportion with the size of the building.

In reviewing Mr. Healey's Planning report, Mr. Arjani stated that they would remove the variance for the vertical dimension of a building mounted sign from the plan by removing the one inch of vertical space from the sign in order to conform to the ordinance.

Mr. Shepherd opened a discussion regarding the driveway spacing variance. Mr. Arjani explained that it was the spacing between two (2) of the existing driveways. He stated that there were currently three (3) driveways to access the site; two (2) on Hamilton Street and one (1) on Schevchenko Avenue. Mr. Arjani explained that they were not planning to make any changes to the three (3) driveways. He noted that they would be removing a curb cut on Hamilton Street on the vacant lot and including another parking spot.

A discussion ensued regarding providing diesel fuel, and Mr. Arjani indicated that they would not be providing any high speed diesel for trucks.

Mr. McCracken inquired about the electric car charging service, and Mr. Arjani indicated that there were two electrical outlets so the two spaces near that would be available for charging

simultaneously. A discussion ensued among the Board regarding the time required to charge, and Mr. Arjani explained that it was usually up to 15 minutes.

Chairman Thomas then inquired about requiring a generator to pump gas during a storm related power outage. Mr. Arjani indicated that they could provide a transfer switch and could rent a generator. The Board asked that they Applicant provide a permanent generator and a discussed ensued. According to the Applicant, Mr. Lanfrit indicated that if there was a transfer switch available, the State of New Jersey would provide a generator during times of emergency.

Mr. Healey asked for the rationale behind having two (2) building mounted signs that were both double the size of a conforming sign. Mr. Arjani indicated that they were providing a standard BP sign. A discussion ensued among the Board. Mr. Arjani stated that the lettering would be the same size as the tenant sign would have, but that it would include the BP store sign. Mr. Lanfrit offered to reduce the size of the store sign on Hamilton Street to be conforming and matching the size of the tenant sign, but keep the larger sign on the side street side as proposed.

Mr. Rich opened a discussion about how trucks would know they were not providing diesel gas for trucks. Mr. Arjani indicated that they could provide a sign.

Mr. Vikram Gill, Owner/Applicant, came forward and was sworn in. He explained that the dispenser nozzles at the subject gas station had a combination nozzle that would pump at a much slower rate than diesel pump nozzles made to fill large trucks. He testified that large trucks know where they need to go to fill up their trucks where they would have the appropriate nozzles. If the Board wanted him to provide a sign to indicate to larger trucks that they were not allowed, Mr. Gill stated he would not have an issue doing so.

Since there was no public in the chambers that evening, Chairman Thomas did not open the meeting to the public.

Mr. Brian Shortino, Engineer, Planner & Landscape Architect, came forward and was sworn in. The Board accepted his qualifications. Mr. Shortino described for the Board how the site operated for the gas station. He noted that there were three (3) two-way driveways for access to the site, and that the addition of two extra gas pumps would only add to the efficiency of the site. Mr. Shortino then discussed the ability to deliver fuel and to enter/exit the site, utilizing Exhibit A-3. He stated that the gas delivery circulation would remain the same as what happens on the site currently. He then discussed the circulation of a vehicle utilizing the air pump/vacuum/charging station and that it would not impede any other gas pumping on the site.

Mr. Shortino then addressed the comments in the Engineering and Planning reports, stating that they could comply with about 95% of the comments. Mr. Shortino then addressed item #5 in the Engineering report regarding the trash/recycling enclosure location. He discussed the one parking space in front of the enclosure would not cause issues with parking as it was the furthest parking spot from the building and that activity in that area was relegated to the very early morning hours. Mr. Shepherd asked about the lack of buffering around the enclosure causing the need for an additional variance. Mr. Shortino stated that the enclosure was surrounded on two (2) sides with a wall and the entire side of the property there was fenced.

Mr. Healey indicated, however, that the buffer area was not supposed to have anything within it but plantings, so there would be a variance required for that buffering. Mr. Shortino indicated that the enclosure was placed in the most appropriate place on the site and would be buffering the property with a 6 ft. vinyl fence, but do not have the room to place plantings there as well. He did indicate, however, that they could provide a 5 ft. planted buffer on the building side, but would not be able to fit it in the gas station area that was mostly adjacent to the fire company.

Chairman Thomas then inquired about employee parking, and Mr. Healey indicated that the ordinance for parking did not differentiate between employee and customer parking. The Chairman suggested utilizing the parking spot in front of the dumpster as employee parking. A discussion ensued among the Board about the possibility of employees either walking or bicycling to work, but Mr. Shortino agreed to mark the dumpster parking space as for employees only.

Since a comment was made about a hotel noted on the plans, Mr. Shortino stated that there was a typo on the Environmental Impact report stating that, but would be corrected.

Ms. Bergailo asked for clarification regarding the additional buffering landscaping, and also asked for landscaping along the 10 ft. side of the building as well. Mr. Shortino agreed to provide some there as well and would be worked out with staff.

Mr. Shortino then briefly described how storm water management would be handled. He told the Board that they would be adding an infiltration basin on the site to accommodate the additional 5,000 sq. ft. building. A discussion ensued among the Board regarding item #48 on the Engineer's report. Mr. Lanfrit indicated that they would work things out with the Township Engineer, but that they were not taking any of the runoff from the gas station into the infiltration basin, but just clean runoff from the building. Mr. Shortino stated that runoff goes out of the driveways presently and there were leaders taking runoff from the canopy presently.

Mr. Healey then opened a discussion regarding site circulation. He indicated that he had a concern about putting a gas station, typically an intensive use, and a convenience store, which typically has a lot of turnover, and putting them on one small site. He asked how people would access the parking spaces and enter the convenience store if there was any kind of queuing at the gas pumps. Mr. Shortino explained that when you have 90 degree parking, you also need 24 ft. backup space. He also said that they had 39 ft. to the pump island space, and felt that there would be a little bit of play in order to back out of the space. He also stated that patrons sometimes are having their tanks filled while they walk into the store to purchase something. Finally, Mr. Shortino admitted that the scenario described by Mr. Healey could happen, but felt that it was highly unlikely to happen. He also testified that he felt there was sufficient amount of room on the site that the potential conflict Mr. Healey was concerned about would be highly unlikely and feel that there was enough room to back out to exit onto Hamilton Street or Schevchenko Avenue.

Mr. Healey then asked if making a one-way flow would make things work better or if it would create more problems. A discussion ensued and Mr. Shortino and Mr. Lanfrit stated that it would make all motorists go through the gas pump area even if they just wanted to go to the convenience store if the other driveway were a one-way. They both indicated that they felt it would make things worse.



Mr. Caldwell then opened a discussion regarding where on the site the diesel fuel would be pumped from. The Applicant, Mr. Gill, stated that it was not decided yet, but that only one (1) of the six (6) gas pumps would be pumping diesel fuel.

Mr. Shortino then addressed Mr. Healey's Planning report, noting that they would comply with all of Mr. Healey's comments concerning the trees and the streetscape to make sure it was fully compliant with the Hamilton Street Business District. Mr. Lanfrit indicated that the plans really did reflect all of the requirements of the Hamilton Street Business District, and Mr. Shortino indicated that they would work with Mr. Healey to make sure they comply.

Ms. Christine Nazzaro Cofone, Planner, came forward and was sworn in. The Board accepted her qualifications. Ms. Cofone briefly reviewed the variances that they were seeking. She indicated that they were seeking a D(2) Use Variance for the gas station since it was no longer allowed in the zone. She added that the Application would be considered the expansion of a non-conforming use. She went on to state that since the area was used to having that use in the area already, the negative criteria would have a more liberal view. She added that the beautification of the area could be satisfaction of the positive criteria, but that they were also showing how the canopy area could be integrated with the architecture of the proposed building. Ms. Cofone also indicated how they took the suggestions from Mr. Healey to more closely match what was required in the zone.. She also reiterated Mr. Shortino's testimony, which indicated that they were also improving the stacking or queuing on the site by adding the additional two (2) pumps, which would greatly improve the circulation on the site. Ms. Cofone then spoke about improving an existing operation rather than utilize the land to build more of the same, and also felt that the improvements would create a much improved visual aspect to the site. Ms. Cofone then drew the Board's attention to the parking variance that was requested, where 21 spaces were required and 11 spaces were being provided. Mr. Lanfrit reminded the Board that they were not required to provide any parking on site and could pay into a Township fund in lieu of putting in the parking spaces. He added that, to the extent that the Applicant was deficient in parking spaces, they would agree to a contribution to the municipality for the parking spaces that were deficient. A discussion ensued regarding how many spaces they were deficient, accommodating for 15 spaces for the retail stores there. Mr. Lanfrit agreed with Mr. Healey's assessment that they were deficient by four (4) spaces in that area. A discussion ensued regarding the fact that the gas station did not also incorporate service, which was not addressed by the ordinance. Mr. Lanfrit indicated that Mr. Healey utilized the automobile service station criteria, the closest similar use, to come up with a required six (6) parking spaces. The explanation for this was a count of one (1) parking space for every gas pump. Mr. Lanfrit stated that he felt that they should use the number of employees working at the pumping station at any given time, which would be two (2). When added to the previously required 15 parking spaces for the retail spaces, Mr. Lanfrit thought the number of required parking spaces should then be 17 and they should have to pay for six (6).

Mr. Shepherd asked if there was a provision for a handicapped spot. Ms. Cofone showed the Board, utilizing Exhibit A-1, where the handicapped spot was marked on the plans.

Ms. Cofone went on to discuss the overage of impervious coverage by about 1.2%, which was a result of providing parking for the vehicle charging station. She then drew the Board's attention to a variance for parking within the required setback as well as one for maximum front yard setback since they were 139.5 ft. away from Schevchenko Avenue instead of the maximum of 10 ft. She noted that that was an existing condition and wasn't really being

exacerbated by the Application. Ms. Cofone indicated that she felt that the C-2 variance could be applicable to the requested variance. She then discussed the variance being requested for the size of the building mounted signage, noting that she felt that they were appropriately sized, sit well in the peaks and look architecturally in scale with the building, but could reduce them down if it were the Board's pleasure. Ms. Cofone then indicated that they were also asking for a variance for the height of the building mounted signs, which was a function of the architecture of the building. She stated that they had provided larger windows, but that it made it harder to make the signs lower to the ground as a result, as shown in Exhibit A-2. Ms. Cofone then discussed the negative criteria as it related to the project, noting that she believed that the detrimental aspect of requiring the variances did not outweigh the benefits of granting the deviation.

Mr. Vincent Dominach, Economic Development Director for the Township, came forward. He stated that the Hamilton Street Business District Board came together and reviewed the project, as a whole, and was satisfied with the concept. He indicated that the original plan was sent to a Zoning Review Committee, who made some comments that resulted in the plan that was presented to the Zoning Board that evening. Finally, he indicated that the Zoning Committee and the full Board were satisfied that the project met the intent and the purpose of what the Hamilton Street Business District Board and the Township wants in that area.

Mr. Shepherd asked Mr. Dominach if any on the Hamilton Street Business District Board were concerned with too much activity happening on the site. Mr. Dominach answered in the negative and stated that they were most concerned with the architecture on the site and the streetscape. A discussion ensued among the Board regarding earlier iterations that included putting the two operations on separate sites. Mr. Dominach stated that the Board suggested they combine the activities on one site. Mr. Healey also added that there would have to be a separate curb cut if the convenience store was on its own lot and would not be able to make available the four (4) street parking spots that are part of the plan today.

Chairman Thomas again noted that there was no public in the chambers that evening, so there would be no need to open the meeting to the public.

Mr. Lanfrit then made his closing summation.

Mr. Shepherd made a motion to approve the Application with all the variances required to build a convenience store and revitalize the gas station, subject to the following limitations, including: the sign size of the two signs facing Hamilton Street would be limited to 30 sq. ft. each, the parking space in front of the trash/recycling enclosure would be for employees only, the electronics and other mechanicals of the gas pumping system will allow for the incorporation of a diesel powered electric source if/when there was a weather even that knocked out electrical power, there would be six (6) gasoline dispensers with only one dispensing diesel fuel and the number of parking spots to be paid for in lieu was 6, with additional landscaping providing on-site. Additionally, a sign should be placed notifying truckers that diesel fuel for their trucks would not be available that the site. Vice Chair Graumann seconded the motion and the roll was called as follows:

FOR: Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Shepherd, Mr. Caldwell, Mr. Rosenthal and Chairman Thomas

AGAINST: None

### **WORKSESSION/NEW BUSINESS**

Chairman Thomas announced that there was a potential Resolution that the Board did not get that evening that was on the agenda because it was pulled back by staff to add some extensive clarification for what the intent of the Board was in granting certain approvals to the Applicant, Ananda Mandir. The Chairman stated that when the Board members get the revised Resolution, that they carefully review it to make sure everything was clear and satisfactory to their understanding of the Board's intent.

### **MEETING ADJOURNED**

Mr. Shepherd made a motion to adjourn the meeting at 10:10 p.m. The motion was seconded and all were in favor.

Respectfully submitted,

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Kathleen Murphy, Recording Secretary  
March 27, 2018