

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
BOARD OF ADJUSTMENT

July 16, 2020

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Steve Philips, Chairman
Julie Clarke
Rob Zuckerman
Dinesh Behal
Amy Papi
Wesam Berjaoui
Anthony Riccobono
Ivan Wynter

ABSENT:

Christine Rampolla
Victor Santamarina
Deepak Arora

ALSO PRESENT:

Jay Weiner, Esquire
Aaron Blessing, Zoning Assistant
Jason Cline, Engineer
Keith Kipp, Director of Planning/Engineering

MINUTES

June 18, 2020 - Motion to approve by Mr. Riccobono,
second by Mr. Behal. Minutes approved.

NEW BUSINESS

Application #Z-20-08 - Harmon - Proposed addition to
single-family dwelling located at 17 Gunia Street,
block 174.06, lot 8, in the R-3 zone. Mandatory
date August 15, 2020. Motion to approve with
conditions by Mr. Riccobono, second by Mr. Behal.
Application approved with conditions.

ADJOURNMENT

Motion to adjourn by Mr. Riccobono, second by Ms. Papi. Meeting adjourned. Next meeting is August 6, 2020.

THE CHAIRMAN: Township of East Brunswick. Notice of electronic meeting of the Zoning Board of the Township of East Brunswick. Please be advised that the zoning board will hold its regular meeting on July 16, 2020, at 7:30 p.m., via the online video conference. Pursuant to the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-8B, this meeting will be held by means of the use of electronic communications equipment. Due to the COVID-19 pandemic, no members of the public shall be permitted to physically attend the meeting. The public, however, is invited to attend the meeting electronically via telephone. The zoning board will hear -- will be broadcast live on EBTV for the public to listen and view exhibits or documents presented. The public can attend the zoning board meeting and view all exhibits through the following link:

<https://www.eastbrunswick.org/358/Zoning-Board>.

That is also visible on the East Brunswick web site.

The zoning board will take formal action at this meeting. The township is using this format in an effort to mitigate the chance of exposure to COVID-19 as part of the township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. This action will be enforced for all existing meetings until otherwise notified by public notice.

Now for the normal -- we'll start. This is the July 16, 2020, East Brunswick Township Zoning Board of Adjustment meeting. In accordance with the Open Public Meeting Law, on November 27, 2019, notice of this meeting stating the time, date, and location of this meeting was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building.

The zoning board will not hear any case beyond 10 p.m. with the exception of any hearing in progress at that time and will terminate all testimony at 10:30 p.m. The Chair reserves the right to call any application in an order different from that appearing on the agenda.

If we can, we can rise for the pledge of

allegiance.

(Flag salute)

THE CHAIRMAN: Thank you. Keith, I was kind of waiting for your background, but it didn't happen.

MR. KIPP: Sorry. I had some technical difficulties.

THE CHAIRMAN: Okay. So if you could, then, Aaron, if you could give us a roll call.

MR. BLESSING: Certainly. Mr. Berjaoui.

MR. BERJAOUI: Present.

MR. BLESSING: Mr. Arora is absent.

Miss Papi.

MS. PAPI: Here.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Present.

MR. BLESSING: Mr. Riccobono.

MR. RICCOBONO: Here.

MR. BLESSING: Mr. Zuckerman.

MR. ZUCKERMAN: Present.

MR. BLESSING: There we go. Miss

Clarke.

MS. CLARKE: Here.

MR. BLESSING: Mr. Santamarina is not present. Mr. Behal.

THE CHAIRMAN: Is Dinesh in?

MR. RICCOBONO: He was just here a minute ago.

MS. MCGURK: I see him, but he's muted.

MR. BEHAL: I am muted.

MR. RICCOBONO: Oh, there you are.

MR. BLESSING: Miss Rampolla is absent.

Chairman Philips.

THE CHAIRMAN: Here. Okay. We have a quorum. We'll start with the minutes of the June 18 meeting. I'll listen for a motion.

MR. RICCOBONO: Motion to approve.

MR. BEHAL: I'll second it.

THE CHAIRMAN: Okay. We have a motion and second. Motion by Tony and second by Dinesh. Do I have that correct?

MR. BEHAL: Yes.

THE CHAIRMAN: Okay. Now, with regard to these minutes, are there any additions, deletions, corrections, or changes to the minutes as presented? Hearing none, then if you could, Aaron, please call the roll.

MR. BLESSING: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MR. BLESSING: Miss Clarke.

MS. CLARKE: Yes.
MR. BLESSING: Mr. Riccobono.
MR. RICCOBONO: Yes.
MR. BLESSING: Mr. Wynter.
MR. WYNTER: Yes.
MR. BLESSING: Mr. Berjaoui.
MR. BERJAOUI: Yes.
MR. BLESSING: Mr. Behal.
MR. BEHAL: Yes.
MR. BLESSING: Chairman Philips.
THE CHAIRMAN: Yes. Minutes are

approved. Thank you.

And now we have one item on the agenda this evening, and that is application Z-20-08, Harmon, proposed addition to a single-family dwelling located at 17 Gunia Street, block 174.06, lot 8, in the R-3 zone. Let me start off by asking who is here from this application.

MRS. HARMON: Ryann and Danny Harmon.

THE CHAIRMAN: Okay. Okay. And are you representing yourself? You have no counsel; is that correct?

MRS. HARMON: Correct.

THE CHAIRMAN: Okay.

MR. WEINER: Mr. Chairman, if I may just quickly jump in and indicate for the record that I had an opportunity to review all the notice proofs that have been submitted by the applicant. They all appear to be in order, and the board has jurisdiction to hear this application.

THE CHAIRMAN: Okay. Thank you very much. That's going to be the next question so you took care of that.

All right, then if you could, Danny or Ryann, if you could proceed to give us an idea of what you're trying to do and why you're before us this evening.

MR. HARMON: We're basically just trying to add on to the side of our existing home, put a family room in so that we can eventually make our current living room a dining room so we can, you know, have a dining room table to eat as a family and a larger space for our growing family.

THE CHAIRMAN: Okay. There was some talk about having -- some of it's going to go on a second floor; is that correct?

MR. HARMON: Just two pocket dormers up top to give us some cross breeze because it gets pretty hot upstairs.

THE CHAIRMAN: Okay. I think that the

department indicated that they wanted -- that they considered it possibly to be a two-story.

MR. HARMON: I mean --

MRS. HARMON: The house, itself, is a two-story but not the additional build. The build will be a one-story. It will just be a first floor addition, not a two-floor addition.

MR. HARMON: Yeah, we're putting on two pocket dormers in the front just to add two windows upstairs.

THE CHAIRMAN: Colleen, in your notes here, I see that you had specifically addressed that one question.

MS. MCGURK: Right. I mean, the addition is the same height as the existing dwelling, which I consider a two-story dwelling. The architect called it a one-and-a-half-story dwelling.

MR. HARMON: Yeah, we're just going full height, like a vaulted ceiling. That's all we were doing there. We're not adding anything to the second floor of the side addition.

MS. MCGURK: Okay.

MR. RICCOBONO: It's a typical Cape Cod. That's what I did to my house initially. What we did, we put -- there was no floor up there initially, and we put a flooring in and just -- we ended up putting up a dormer, but some people put up just the little pocket things like you want to put in.

MRS. HARMON: Yeah, so I think this is a --

MR. RICCOBONO: We made it into a bedroom. There's also -- there's also pipes up there for a bathroom if you wanted to put a second bathroom up there.

MRS. HARMON: Yeah, so we already currently have -- the way the house was built when we had it, upstairs we already have two bedrooms and a bath, and downstairs we have two bedrooms and a bath, so all we're doing on the upstairs is putting that additional pocket dormer in the front. As you mentioned, it's a cape, so we're just putting a small dormer on the front to have a little bit more space, and then the addition is an addition on the side of the house, but the addition on the side is going to have a tall vaulted ceiling. There's not going to be any additional build on the second floor. There won't be a second floor of that addition. It will just be a full open ceiling.

MS. MCGURK: Okay. Thank you. That wasn't clear in the architectural plans.

MR. KIPP: Yeah, and also, I think it's important to notice there's no access from the second floor. There's a side wall to rooms up there, so they couldn't access that second floor if they wanted.

MS. MCGURK: Yeah, I see that. You're closing off the window and putting up a wall.

MS. PAPI: That was my question. My question was, was it going to have anything to do with the existing building. In other words, the roof's not going to be touched. You're adding a separate, you know, its own roof for the addition, and that addition, there's no -- the walls do not, you know, have an entrance or anything to the second floor that's currently there, which you just answered.

MRS. HARMON: Correct.

MS. PAPI: Right.

THE CHAIRMAN: So this is a -- some of the areas where they don't meet the zone requirements are preexisting nonconforming. The lot size obviously is the lot size that it was probably back in 1950 when they did the subdivision off of Route 18, so that would be -- that's something that they obviously can't -- the lot width now requiring a hundred, but back then it was 60 foot and, you know, there's not going to be anywhere they can expand.

There is no spare room -- land on either side of your current home; is that correct?

MRS. HARMON: No, on either side we have neighbors.

THE CHAIRMAN: Yeah, you can't expand widthwise no matter what. People there. You can't buy more property.

MR. HARMON: Correct, yeah.

MRS. HARMON: Yes.

THE CHAIRMAN: Okay. Well, I just want to get that for the record so that we can clarify what, you know, what your options are.

MS. PAPI: Mr. Chairman.

THE CHAIRMAN: Yes.

MS. PAPI: I have a question. Regarding the crawl space that you're going to have for that addition, I'm certain that you've all, you know, concerned with the grade level for the water. There's no problems regarding, you know, flooding of any sort or anything like that.

MRS. HARMON: Was that for us? I'm sorry.

MR. KIPP: If I may, I don't think they have a concern because it's not usable space. So, you know, they have -- you have a basement currently, right?

MRS. HARMON: Yeah.

MR. HARMON: Correct.

MR. KIPP: So this would be hat a higher level so I don't think flooding would be an issue.

MS. PAPI: Oh, higher level.

THE CHAIRMAN: So as I look at it, then, the only real area of issues with variances would be the fact that the side yard setback right now is 25 feet on one side and 5 on the other, and you're moving that to 6 foot, 6, so you're going to have a total of 11 foot, 6 instead of the 25 that the zone requires, but again, because the lot's undersized, you know, it's preexisting nonconforming.

MRS. HARMON: Yup.

MS. MCGURK: Chairman Philips, the total side yard setback requirement is 20 feet.

THE CHAIRMAN: Right, and right now they meet that.

MS. MCGURK: They more than meet that, yes.

THE CHAIRMAN: Yeah, but by doing what they're doing now, they're only going to be at 11 foot, 6.

MS. MCGURK: Correct.

THE CHAIRMAN: Yeah, so that's where the board would be asked to give them a variance.

MS. MCGURK: Yes, that's their only variance.

THE CHAIRMAN: Okay. So I guess we've already established that they really can't move east or west to buy any additional property, so that would be what you would be requesting. The board historically, whenever we get something like this, we try to give a couple of extra inches because 11 foot, 6 means that it's exactly 7 inches or something close to that, and what we try to do is -- because during the course of building there's oftentimes a bit of an over, you know, an overextension on the part of one of the sub -- putting in the foundation or the subfoundation, and now you're stuck because it's -- so we would usually try to give you another half a foot for leeway just in case.

MRS. HARMON: Okay.

THE CHAIRMAN: Does anybody on the board have -- recognize that we would want to do something different than what I just suggested?

MR. RICCOBONO: That's fine.

MR. BEHAL: That's fine.

THE CHAIRMAN: Okay, so if the board -- I'm asking the board whether or not we just make it 11 foot, recognizing you want 11 foot, 6, and the purpose of that again is to give you some leeway if the board approves your application that you can go over a couple of inches and not be in a situation where you have (audio distortion).

MRS. HARMON: Understood.

MR. HARMON: That would be great. Thank you.

MR. WEINER: Mr. Chairman, just for the record, what is the leeway that you want to give them over the 11, 6?

THE CHAIRMAN: Eleven even, 6 foot.

MR. WEINER: I'm sorry?

THE CHAIRMAN: The other side of the house is not having, Jay.

MR. WEINER: Yes.

THE CHAIRMAN: So it's only on the side that they'd be doing any work.

MR. WEINER: Okay, but right now the proposed is 11.6. You said you wanted to give them leeway. I misunderstood.

THE CHAIRMAN: Yeah, we want to -- we'll let it go to 11.

MR. WEINER: I'm not following.

MS. CLARKE: Go to 12?

MR. WEINER: Twelve is what you mean. That's what I'm (audio distortion) because you're shrinking it with 11.

MR. KIPP: It's giving them more room. The 11 gives more room for the addition.

THE CHAIRMAN: Thank you.

MR. WEINER: Okay.

MS. MCGURK: There's always a few inches that they go over.

MR. WEINER: I guess just for the resolution, should the board be favorable on this application, the resolution would reflect that they're allowed up to 11 on the proposed.

THE CHAIRMAN: Correct, instead of 11 foot, 6, so they have that extra leeway in case something should happen.

So if you could, we're going to go through some recommendations -- there's not many --

and we need you to agree with them, or if you have something -- some reason why you think that the recommendations wouldn't be met, then you have to let us know.

MRS. HARMON: Okay.

THE CHAIRMAN: Okay, so the property contains a shed and a fence beyond the property line; is that correct?

MRS. HARMON: Yes. Not anymore. We have moved that.

THE CHAIRMAN: You've moved it?

MRS. HARMON: Yes.

THE CHAIRMAN: Okay.

MS. MCGURK: Chairman Philips.

THE CHAIRMAN: -- your property.

Colleen, were you --

MS. MCGURK: Chairman Philips, we had somebody go out to the site today from the office and take some pictures, and from the pictures, it shows that the shed's been removed, relocated on the property outside the area that's the township owned, and that the fence has also been removed, so the applicant has complied with that.

THE CHAIRMAN: Would we ask them then for a final survey to validate that the shed is now no longer on township property and would be on their property?

MS. MCGURK: I wouldn't mind us going out and doing another site inspection and doing another measurement.

THE CHAIRMAN: Well, don't they have to get a survey in order to validate?

MS. MCGURK: When they do their as-built, yes.

MR. KIPP: They need a foundation as-built, yes.

MS. MCGURK: Foundation location and as-built, yes.

THE CHAIRMAN: When they do that, then they can also site those two items of the shed so that if -- there is no question anymore that they are in compliance.

MS. MCGURK: Yes, we can check that.

THE CHAIRMAN: Okay.

MR. WEINER: I can -- should the board approve -- move favorably on this application, I can amend recommendation A as to condition that the foundation location as built to survey will include location of shed to confirm on -- within property line.

THE CHAIRMAN: Okay.

MR. KIPP: And fence, also, all right, Jay?

MR. WEINER: And all fences, shed and all fences.

THE CHAIRMAN: I think they took the fence down in the back. The existing one --

MR. WEINER: There will be no fence on there.

THE CHAIRMAN: Okay. The scale should be corrected, and I think we did get a correct -- what do you call it -- one-eighth inch because I have -- I got two plot plans so I'm assuming that that was the change. Is there something I missed on that, Colleen, one-eighth instead of one-sixteenth?

MS. MCGURK: The architectural plans have the wrong scale on them.

THE CHAIRMAN: Okay.

MS. MCGURK: When they submit to the building department, the correct scale should be on there.

MRS. HARMON: And we'll work that with our architect.

MS. MCGURK: Thank you.

THE CHAIRMAN: Okay, and then we have the -- so then the question about the architectural plans indicating story and a half. Do you understand why the town is looking at it as two stories?

MR. HARMON: I thought it was just a confusion on why it was so high.

MS. MCGURK: The existing structure, too. He referred to it as one and a half, but it really should be two-stories.

MRS. HARMON: Oh, the existing structure, as well, so that's just wording.

MS. MCGURK: Yes.

MRS. HARMON: Okay. That's fine.

THE CHAIRMAN: Okay.

MR. WEINER: Colleen, perhaps we could, again, if this matter is -- the board is favorable and should approve it as a condition, I'll defer to your expertise on this, but perhaps with C, perhaps just a clarification that the height is corresponding to the existing two-story property; however, there is only going to be one physical story and no second floor in the new addition portion.

MS. MCGURK: Yeah, that's fine.

MR. WEINER: Okay.

THE CHAIRMAN: All right, and then in D -- you have a copy of these, by the way, that I'm reading?

MRS. HARMON: Yes.

MR. HARMON: Yes.

THE CHAIRMAN: Okay. Proposed narrow setbacks could present difficulty for emergency services to gain access to the rear. I think what they're asking for here is that you don't store -- you don't make that even tighter by storing garbage cans and recycle cans and all of that within the side yard setback in the event for some reason there needs to be emergency access to the rear of the property.

MRS. HARMON: Understood, and we also have a gate at that entrance, as well, on the side of the yard.

THE CHAIRMAN: Okay, and that will not be the site for your recycles and garbage.

MRS. HARMON: Correct.

MR. HARMON: Correct.

THE CHAIRMAN: Okay, so that way there would have free access should it be necessary.

MRS. HARMON: Yup.

THE CHAIRMAN: Let's see if we have anything else. There does not appear to be any other -- other than from the water and the sanitary sewer. Do you have the one from the Township of East Brunswick Water and Sewer?

MRS. HARMON: Yeah.

THE CHAIRMAN: You have it?

MRS. HARMON: Yes, we have the notice.

THE CHAIRMAN: Okay, so under the water service, the utility plan shall be modified to incorporate the following design changes or comments for the water service, and A, utility shall not be liable for the maintenance of any minimum pressure in the water system.

MRS. HARMON: Uh-huh, okay.

THE CHAIRMAN: Show the existing water service line, curb box, and meter location on the survey.

MRS. HARMON: Okay.

THE CHAIRMAN: Materials and construction methods shall conform to East Brunswick Water and Sewer Utility standard specifications.

MRS. HARMON: Agreed.

THE CHAIRMAN: And under the sanitary sewer, the utility plan shall be modified to incorporate the following design changes or comments

for the proposed sewer services. The property -- are you adding sewer services?

MR. HARMON: No, we're not. We're not doing anything with water.

THE CHAIRMAN: Okay. With water or sewer?

MRS. HARMON: Neither.

MR. HARMON: Yeah, neither.

THE CHAIRMAN: I'm not sure then --

MS. MCGURK: Chairman Philips, I think that's their standard comments, and I don't know that they actually apply in this case.

THE CHAIRMAN: Yeah, I don't -- excuse me. I'm sorry. I don't think that they did, either. So I think, Colleen, we can let that ride. I'm not going to read the rest of that. All right.

MR. WEINER: Mr. Chairman, I think, though, we should add, should the board move favorably on this, as an additional condition that there will be no water or sewer service to the new addition.

MR. HARMON: Correct.

THE CHAIRMAN: And no alterations to existing connections.

MR. WEINER: No water or sewer service to new addition and no alteration to existing service.

THE CHAIRMAN: Okay.

MR. WEINER: That negates the conflict with the memo from the utility.

THE CHAIRMAN: Okay. I don't see -- staff, anything else? Did I catch what you had written?

MS. MCGURK: Chairman, I don't have any further comments.

THE CHAIRMAN: Okay. Very good.

MS. MCGURK: Well, sorry. I could add that the undersized lot and lot width do create a hardship for the applicant.

THE CHAIRMAN: Yeah. It's preexisting nonconforming. It's grandfathered in. This board probably has, going back X number of years, we've probably been -- we've had to deal with this I'm going to say 20 times maybe, Tony?

MR. RICCOBONO: At least, at least 20 times. Of course, there was notorious bread and breakfast, but that's another story.

THE CHAIRMAN: That's different. That person was using a little bit more of a gratuitous note on their property.

MR. RICCOBONO: Yes.

THE CHAIRMAN: Just in terms of the number of homes we've had that recognize that if they want to do more, they're already like above what the existing lots allowed in the first place.

So anybody -- other comments from the board?

MS. PAPI: Sounds good.

THE CHAIRMAN: Okay, so then let me open this up to the public now. You're running the public, Aaron? Do we have -- we can ask if there's any phone calls from anybody regarding this application.

MR. BLESSING: Keith, do you?

THE CHAIRMAN: Who's handling the phone calls?

MR. KIPP: I have it. Currently nobody is on the line. You may want to make an announcement for EBTV and wait a few minutes.

THE CHAIRMAN: Well, that's what we've historically done I think, Keith, as we've started these meetings.

This is a note to the public. If anybody from the public is interested in speaking to the board by application Z-20-08, the phone numbers are being posted on the EBTV site, and you can call in now, and we'll give them a couple of minutes, Keith.

MR. KIPP: Perfect.

THE CHAIRMAN: Okay.

MR. KIPP: Steve, yeah, maybe we'll bring in your laptop tomorrow and give it to the IT guys to see if they have to run some updates.

THE CHAIRMAN: It went through some kind of crazy thing, Keith, that it kept shutting down, telling me -- I got the circle of death, you know, on the -- Windows is updating and nothing happens, you know, and now it keeps telling me that it wants -- I haven't met the VPN laws or something. I don't know.

MS. MCGURK: That's a security thing.

MR. KIPP: That's an update. We've had a lot of trouble with the VPN updates.

I don't see anybody.

THE CHAIRMAN: Nobody?

MR. KIPP: Nobody has called in, Steve.

THE CHAIRMAN: Okay, so then let me close the public portion, and then I will now listen for a motion on application Z-20-08.

MR. RICCOBONO: I'll make a motion to

approve.

MR. WEINER: With the conditions.

THE CHAIRMAN: Who second?

MR. WEINER: No, I said with conditions,
Mr. Riccobono?

MR. RICCOBONO: Yes, sir.

MR. WEINER: Thank you.

MR. BEHAL: I second it.

THE CHAIRMAN: Okay. We have a second
from Dinesh? Who seconded?

MR. BEHAL: Dinesh, yes.

THE CHAIRMAN: Okay, Dinesh. Any
further discussion from the board? Hearing none,
then I will ask if we can call the roll.

MR. BLESSING: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MR. BLESSING: Miss Clarke.

MS. CLARKE: Yes. Good luck.

MR. BLESSING: Mr. Riccobono.

MR. RICCOBONO: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: My vote is yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Mr. Behal.

MR. BEHAL: Yes.

MR. BLESSING: Chairman Philips.

THE CHAIRMAN: And I'm also going to
vote yes, and this is a situation we've had numerous
times where somebody wants to improve their home and
what was very acceptable in 1950 is no longer
acceptable, but yet you can't add more property on
the lots. So people are going up, and they're
trying (audio distortion) and so this is something
we've seen a lot, and I'm happy to be able to help
somebody move that along. So my vote again is yes.
Thank you.

MRS. HARMON: Thank you so much for all
of your help with this.

MR. HARMON: Thank you guys, seriously.

MRS. HARMON: We appreciate it.

THE CHAIRMAN: Before we leave this
evening, we have to -- we have to say a polite best
wishes and good-bye to one of our members. Not
leaving town, but they're leaving the board. She,
Julie, has been asked to move over to the planning
board, and she has graciously accepted. Months
later than we accepted there, Julie, but --

MS. CLARKE: I know. It it's okay.
Should be interesting.

THE CHAIRMAN: And this is going to cause movement on the board, and the town council will be making some decisions as to exactly how they backfill and how they move around the board members accordingly. But we have to wish Julie well.

MS. CLARKE: Thank you.

THE CHAIRMAN: Julie, I will still see you.

MS. CLARKE: I'm sure we will see you.

THE CHAIRMAN: I'm on that board, also.

MS. CLARKE: Oh, good.

THE CHAIRMAN: So I will see you --

MR. KIPP: Read up on those planning board minutes.

MS. CLARKE: Great. Nothing else to do. It will be good. I'll miss you.

THE CHAIRMAN: Okay. Thank you very much, Julie, for your service. Appreciate -- and a good member. I'm sorry to see you go, but at the same time, you're going over to another place where the town also has a lot of action going on, and they need somebody who's had some experience, so you'll be very good over there, as well.

MS. CLARKE: I'll try. Try my best.

THE CHAIRMAN: Is there anything -- when's our next meeting, Aaron?

MR. BLESSING: August 6.

THE CHAIRMAN: August 6, so on August 6 we will have a meeting. Anything else from anybody on the board? In that case, then I'll listen for a motion to adjourn.

MR. RICCOBONO: Motion to adjourn.

MS. PAPI: Second.

THE CHAIRMAN: Second, Amy. All in favor. Okay. At that point then, thank you.