

**FRANKFORD TOWNSHIP LAND USE BOARD  
OCTOBER 28, 2020 – 7:00 P.M.  
MINUTES OF THE REGULAR MEETING**

**CALL TO ORDER**

The meeting was called to order by Chairman, Mr. Romania, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

**ATTENDANCE**

Those Present were: Mr. Gstattenbauer (via telephone), Mrs. Albanese, Mrs. Bell, Mr. Wingle, Mrs. French (arrived at 7:05 p.m.), Mr. Dolan, Mr. Romania, Mr. Pierson, Mr. Kobis and Mr. Macri. Also present were Mr. Collins, the board attorney, and Mr. Pellow, the Board Engineer.

Those absent: Mr. Civitin (excused), Mr. Risdon (excused) and Mr. Delima (excused).

**MINUTES**

The Minutes of the August 26, 2020 Land Use Board Regular Meeting were reviewed. A Motion was made by Mr. Gstattenbauer and seconded by Mr. Dolan to approve the Regular Meeting Minutes of the Land Use Board for August 26, 2020. All were in favor. The Motion was carried.

The Minutes of the September 23, 2020 Land Use Board Regular Meeting were reviewed. A Motion was made by Mr. Gstattenbauer and seconded by Mr. Kobis to approve the Regular Meeting Minutes of the Land Use Board for September 23, 2020. All were in favor, except Mr. Romania who abstains. The Motion was carried.

**BOARD BUSINESS**

**Subcommittee**

- 1) **Green Ordinance Committee:** Nothing to Report
- 2) **COAH Committee:** Nothing to Report
- 3) **Open Space Committee for Updates to LUB:** Nothing to Report
- 4) **Master Plan Committee:** Nothing to Report

**Correspondence:**

The correspondence was reviewed. No formal action was taken.

**PUBLIC**

A Motion was made by Mr. Dolan and seconded by Mrs. Albanese to open this meeting to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Mr. Pierson and seconded by Mrs. Bell to close this matter to the public. All were in favor. The Motion was carried.

**ZONING OFFICER'S AGENDA**

The Zoning Officer's report dated October, 2020 was reviewed. No formal action was taken.

**RESOLUTIONS**

**Heather Mabie – Wacker’s Great Outdoors, LLC – LUB 20-04- Block 27, Lot 3 – 1 Dickerson Road – “C” Variance – Conditional Use (30-1027):**

The Resolution was reviewed. A Motion was made by Mr. Dolan and seconded by Mrs. Albanese to approve the Resolution for the denial of a “D” Variance and approval of the “C” Variance for a Conditional Use. Roll Call:

YES: 7 Gstattenbauer, Albanese, Bell, French, Dolan, Pierson, Kobis

NO: 0

ABSTAIN: 0

The Motion was carried.

**Establish Standard Protocols For Remote Public Meetings Held During A Governor-declared Emergency:**

Mr. Collins indicated that the DCA has adopted some emergency regulations which are called the more standard procedures throughout the state for remote meetings if you were to have them in future. One of the requirements is to adopt a Resolution and protocols that are set forth in the Resolution if you were to have a remote meeting.

The Resolution was reviewed. A Motion was made by Mr. Dolan and seconded by Mr. Kobis approve the Resolution to Establish Standard Protocols for Remote Public Meetings Held During a Governor-Declared Emergency, a copy of which is attached hereto and made a part hereof as Exhibit “A”. Roll Call:

YES: 10 Gstattenbauer, Albanese, Bell, Wingle, French, Dolan, Romania, Pierson, Kobis, Macri

NO: 0

ABSTAIN: 0

The Motion was carried.

**CARRIED APPLICATIONS**

**Lars and Kimberly Hawley – LUB 20-06 – Block 130, Lot 13 – 19 Upper North Shore Road – Interpretation and/or “D” Variance:**

A letter was received from the applicant’s attorney requesting that this matter be carried to the November 23, 2020 Land Use Board meeting without further notice. Mr. Haggerty indicated that the applicant extends the time frame for action by the Land Use Board until the end of November. The Matter was carried to the November 23, 2020 by the Land Use Board.

**NEW BUSINESS**

**Michael and Margaret Costello – LUB 20-11- Block 164, Lot 10 – 68 Myrtle Avenue – “C” & “D” Variances:**

Appearing before the board was the applicant’s attorney, William Haggerty. Mr. Collins indicated that the notice was sufficient and the application can be heard. Mr. Haggerty requested that the application be carried without further notice to the November 23, 2020 Land Use Board meeting. Mr. Haggerty further indicated that the applicant extends the time frame for action by the Land Use Board until the end of November. The board agreed to carry this matter without further notice to the November 23, 2020 meeting.

**Walter and Debbie Grote – LUB 20-10 – Block 170, Lots 5 & 6 – 65-67 Lakeview Point Avenue – “C” & “D” Variance:**

Appearing before the board was the applicant, Walter Grote, and his attorney, William Haggerty. Mr. Grote was sworn in by the board attorney.

Mr. Haggerty indicated that this an application for a Floor Area Ratio (FAR) Variance and a setback variance for a rear yard setback. It is a relatively small addition for a relatively small home. Currently the home is 891 SF to be increased to 1,186 SF. The house will remain a two (2) bedroom home.

Mr. Pellow reviewed his report dated August 19, 2020 last revised October 12, 2020 as to completeness:

ITEM 3: Certification of taxes, liens, and assessments paid. It was noted that the taxes have been paid.

ITEM 7: Compliance with legal notice requirements. Mr. Collins indicated that the notice was sufficient.

ITEM 11: A recent photograph of the property. Mr. Pellow indicated that numerous photographs have been submitted.

ITEM 42: Building Envelope. To be shown on Sheet 3 of 3. Mr. Pellow indicated that this still has not been shown.

ITEM 78: Graphic/written description of area surrounding the site so the prevailing zoning and actual uses in the area are clear. This needs to be submitted.

A Motion was made by Mr. Wingle and seconded by Mr. Macri to deem the application complete. All were in favor. The Motion was carried.

Mr. Pellow continued to review his report:

Paragraph 1: The applicant is proposing to construct a second floor loft area over a portion of the existing dwelling footprint and extension to the chimney.

Paragraph 2: The following Floor Area Ratio (FAR) variance is needed: FAR permitted is 18% or 1,113 SF; existing is 14.14% or 891 SF; and proposed is 19.18% or 1,186 SF.

**NEW APPLICATIONS CONT.**

**Walter and Debbie Grote – LUB 20-10 – Block 170, Lots 5 & 6 – 65-67 Lakeview Point Avenue – “C” & “D” Variances cont.:**

Paragraph 3: The following are existing, non-conforming conditions: (a) Lot Size: 7,500 SF to 20,000 SF required and 6,183 SF exists; (b) Minimum Lot Depth: 150 ft. required and 75 feet exists; (c) Front Yard Setback: 35 ft. required and 257 ft. exists; (d) Minimum Rear Yard setback: 50 ft. required and 21.2 ft. exists.

Paragraph 4: The following “C” Variances are needed: (a) Lot Size: 7,500 SF to 20,000 SF required and 6,183 SF exists; (b) Minimum Lot Depth: 150 ft. required and 75 feet exists; (c) Front Yard Setback: 35 ft. required and 257 ft. exists; (d) Minimum Rear Yard Setback: 50 ft. required and 21.2 ft. exists.

Paragraph 6: The well is on Lot 6, Block 170 and is shared with Lot 5, Block 170 – should be in the deeds for both lots. The applicant agreed.

Paragraph 7: A driveway easement is needed for the shared drive for Lots 5 and 6, Block 170. I believe Lot 6, Block 170 is owned by the Applicant, but it doesn’t show up on the adjoining owners lists on Sheet 1 of 3. How many vehicles can park on the driveway? Mr. Grote indicated that 3 vehicles can park on the driveway. Mr. Haggerty agreed to prepare a driveway easement for the common driveway.

Paragraph 8: The FAR for Lot 6, Block 170 is not shown in comparison of home. Mr. Pellow indicated that this was submitted.

Paragraph 9: Lot 7.01, block 170 is shown vacant in comparison of homes, but a dwelling exists. Mr. Pellow indicated that the property record card has been submitted.

Paragraph 10: This is a very small lot compared to all of the others within 200 feet.

Paragraph 11: The house has two (2) bedrooms, and the Board needs to know how many bedrooms the septic system was designed for. Will there be a bedroom in the loft? Mr. Haggerty indicated that there will not be a bedroom in the loft. He further indicated that this is a 2 bedroom home with a 2 bedroom septic and it will remain a 2 bedroom home.

Paragraph 12: The architect to explain all renovations for the existing dwelling, new siding and colors, and how the chimney will be lengthened. There appears to be a lot of renovations on the first floor. Mr. Grote indicated that the siding will match the existing siding. Mr. Haggerty indicated that this is for construction of a loft. They will be removing the existing spiral staircase and install new stairs to the loft. This loft is for storage.

A Motion was made by Mrs. Albanese and seconded by Mr. Wingle to open this matter to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Mr. Dolan and seconded by Mr. Wingle to close this matter to the public. All were in favor. The Motion was carried.

**NEW APPLICATIONS CONT.**

**Walter and Debbie Grote – LUB 20-10 – Block 170, Lots 5 & 6 – 65-67 Lakeview Point Avenue – “C” & “D” Variances cont.:**

A Motion was made by Mr. Dolan and seconded by Mr. Pierson to approve the “C” & “D” Variance Request of the applicant with the conditions of Mr. Pellow’s report, effective this evening. Also, the color of the addition shall match the existing house and the applicant to prepare and record a deed to confirm that the well may be used by both lots and the common driveway shall be shared and maintained by both owners. Roll Call:

YES:            10        Gstattenbauer, Albanese, Bell, Wingle, French, Dolan, Romania, Pierson, Kobis, Macri

NO:             0

ABSTAIN:      0

The Motion was carried.

**Our Lady Queen of Peace – LUB 20-12 – Block 19, Lot 1 – 209 US Highway Route 206 – “D” Variance:**

Mrs. Albanese stepped down from this application.

Appearing before the board was Father Philip Michael Tangorra on behalf of Our Lady Queen of Peace and the applicant’s attorney, William Haggerty. Father Tangorra was sworn in by the board attorney.

Mr. Pellow reviewed his report dated October 26, 2020 as to completeness:

ITEM 7: Compliance with legal notice. Mr. Collins indicated that the notice was sufficient.

ITEM 17: Sheet Size, 24 x 36. Need a waiver.

ITEM 32: Properties within 200 feet, lot and block number and owner, outline of 200 foot perimeter. Can be a condition of completeness.

ITEM 34: Key map showing location of tract to be considered in relation to surrounding area, within 200 feet. Scale not less than 1 inch equals 400 feet and north arrow. Can be a condition of completeness.

ITEM 56: Provisions for Certification and approvals.

Mr. Pellow indicated that this can be deemed complete to hear the application.

A Motion was made by Mr. Kobis and seconded by Mr. Wingle to deem the application complete. All were in favor. The Motion was carried.

Mr. Haggerty indicated that the applicants are trying to anticipate what fund raising activities might be conducted without having to come back to the board every time. They have submitted a list of the uses they anticipate and submitted it with the application. The uses are appropriate for the site, it is a large piece of property with a large parking lot. With this situation now with COVID 19, these fund raisers will help the Church. Some of the requested uses will be brought back inside when allowed. There will be no physical changes to the building.

**NEW APPLICATIONS CONT.**

**Our Lady Queen of Peace – LUB 20-12 – Block 19, Lot 1 – 209 US Highway Route 206 – “D” Variance cont.:**

Mr. Pellow continued reviewing his report:

Paragraph 1: The applicant is proposing outdoor fundraising and social events.

Paragraph 2: The map submitted is barely legible. The map used is from 2007 and was used for the pavilion – the pavilion was added on a few years ago. Mr. Pellow did indicate that he can see the parking area on this map which is sufficient.

Paragraph 3: During 1991, the applicant had a flea market approved with access and exits restricted to the north entrance and the south entrance being blocked off (see the 1991 Resolutions). The number of vendors were restricted to 25. There will be six (6) flea markets per year on Saturdays from 8:00 AM to 5:00 PM, April 1<sup>st</sup> through October 31<sup>st</sup>.

Paragraph 4: Now the Applicant is proposing 39 fundraising activities not exceeding 10:30 PM with Port-Johns, etc. Mr. Pellow talked to Mr. Haggerty about this application, and he has subdivided the activities into separate groups, and these will have to be discussed with the land use board. Mr. Haggerty indicated that the list has been narrowed down to 21 events. Father Tangorra indicated that these events would depend on the time of year and with COVID 19 they may not be able to have all the events. However, on a regular year he could do more events to raise money. Because of COVID 19 all events outside will depend on the weather. He indicated that some of the events will take a few months to organize, however, some of the events can be put together in 2 weeks. Therefore, he does not feel it is appropriate to limit the number of events.

Mr. Pellow indicated that this application is similar to the New Jersey State Fair/Sussex County Farm & Horse Show activities where they came from the land Use Board with activities and dates when they will be on the grounds. Possibly, this can be done with this application. Mr. Romania indicated that if the township would like to run this like the fairgrounds, he would suggest that Father when he gets updates as to when a function is going to occur, he will notify the township. At the beginning of the year, he can give a calendar of events as to what they plan on doing and throughout the year, just give the township updates as to what is being added. Mr. Pellow indicated at that time with the notice, they can give the hours of operation of the events. The board indicated that a 2 week notice to the township is sufficient. It was noted that some events will need permits from other departments, such as Board of Health and Fire. This list and notification will allow the township to inspect what they need to for each event.

Mr. Pellow indicated that having a traffic light at 206 for entrance and exit is a safe condition for these activities.

Mr. Dolan questioned that he does not remember the Church appearing before the board for the enclosure of the outdoor pavilion. Mrs. Bell indicated that it was in the Resolution as Phase II of the Site Plan application.

A Motion was made by Mr. Wingle and seconded by Mr. Macri to open this matter to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Mr. Wingle and seconded by Mr. Macri to close this matter to the public. All were in favor. The Motion was carried.

**NEW APPLICATIONS CONT.**

**Our Lady Queen of Peace – LUB 20-12 – Block 19, Lot 1 – 209 US Highway Route 206 – “D” Variance cont.:**

A Motion was made by Mr. Dolan and seconded by Mr. Pierson to approve the Amendment of the prior Use Variance and Site Plan approvals to confirm the various events outdoors and indoors on the list provided and made a part hereof as Exhibit “B” and the activities will be not exceed 10:30 p.m. Porto-Johns will be made available for capacities greater than the indoor hall and the Board confirms the enclosure of the previous outdoor pavilion. As a condition of this approval in the future the applicant will give at least 2 weeks’ notice to the Township of new activities to make sure that other possible permits that are necessary are obtained. Roll Call:

YES: 9 Gstattenbauer, Bell, Wingle, French, Dolan, Romania, Pierson,  
Kobis, Marci

NO: 0

ABSTAIN: 0

The Motion was carried.

Mrs. Albanese returned to the meeting.

**BOARD BUSINESS CONT.**

**Invoices:**

A Motion was made by Mr. Dolan and seconded by Mrs. Albanese to approve the October, 2020 Invoices on the Bill list attached hereto and made a part hereof as Exhibit “C”. Roll Call:

YES: 10 Gstattenbauer, Albanese, Bell, Wingle, French, Dolan, Romania,  
Pierson, Kobis, Macri

NO: 0

ABSTAIN: 0

The Motion was carried

**ADJOURN**

A Motion was made by Mr. Wingle and seconded by Mr. Kobis, to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ  
Land Use Administrator

## EXHIBIT "A"

### LAND USE BOARD OF THE TOWNSHIP OF FRANKFORD REMOTE PUBLIC MEETING PROTOCOL

In accordance with N.J.A.C. 5:39-1.1., et seq., the Land Use Board of the Township of Frankford (the "Board") hereby adopts the following meeting protocols whenever a declared emergency requires the Board to conduct a public meeting without physical attendance by members of the public. This protocol has been adopted by resolution of the Board.

1. The Board Chair, in consultation with the Mayor and the Township Clerk shall make the determination as to whether a remote public meeting should be held due to a declared emergency that reasonably prevents the Board from safely conducting public business at a physical location with members of the public present.
2. If in-person meeting attendance is restricted due to capacity restrictions, the Board must hold the public meeting in a location with adequate capacity or hold both an in-person and remote public meeting. No in person meeting may proceed if room capacity does not permit any member of the public to attend.
3. Remote meetings shall be conducted with adequate electronic communications technology, at no cost to the public, for attendance of at least 50 public participants (beyond those persons required to conduct business at the meeting).
4. A telephonic conference line shall be provided for the public to dial in to and listen to and provide public comment during meetings. Additional technology is permissible, including video and Internet-accessible technology, but a telephonic conference line must be provided.
5. All members of the public that provide public comment shall first identify themselves.
6. The public shall be provided with similar access to a remote control meetings as members of the local public body, staff, and individuals seeking approvals.
7. A public meeting must be broadcast by video as well as audio if sworn testimony is being taken at the remote public meeting. All individuals giving sworn testimony shall appear by video as well as audio.
8. If documents would be made available at a remote meeting, such documents shall be made visible on a video broadcast or available on the municipal website. If hard copies of a document would be made available to members while physically attending a meeting, the document shall be made available in advance of the meeting on the municipal webpage near the meeting notice and at the municipal building.



9. Members of the public may make public comments through live audio and live video (if the meeting is held via video), during the meeting. Public comments on matters that are not the subject of a public hearing pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., the Local Housing Redevelopment Law or any law requiring a public hearing, may be submitted to the Board Secretary via email or written letter if received at least eight (8) hours prior to the meeting. Public comments on matters that are not the subject of a public hearing pursuant to the Municipal Land Use Law, N. J. S. A. 40:55D-1 et seq., the Local Housing Redevelopment Law or any law requiring a public hearing before the Board shall be read at the remote meeting with the same time restrictions of all public comments at the meeting. Duplicative comments may be summarized at the discretion of the Board Chair.
10. The remote meeting must allow for members of the public to be muted and the public to mute themselves.
11. The public comment protocol and muting function shall be announced at the beginning of the remote meeting.
12. The Board Chair may direct that a member of the public that becomes disruptive may be muted and warned that continued disruption may result in their being prevented from speaking or removal from the remote public meeting. Disruptive conduct includes sustained inappropriate behaviors such as, but not necessarily limited to, shouting, interruptions, use of profanity and refusing to comply with the directions of the Board Chair.
13. Remote public meetings shall be hosted on FedRAMP Moderate Impact Level Authorized dedicated services or Cloud, or evidence of satisfactory cybersecurity internal controls through an annual SOC2 audit report.
14. Notice shall comply with N.J.S.A. 10:4-8 and shall provide clear and concise instructions for accessing the remote public meetings, means for making public comments, and where relevant documents, if any, are available.
15. Electronic notice of a remote public meeting shall be posted on the municipal website and at the main access door of the municipal building, in a location viewable from outside.
16. If a series of remote public meetings are expected, the annual notice shall be revised at least seven (7) days prior to the next regularly scheduled meeting, indicating which meetings will be remote, and with clear and concise instructions for accessing the remote public meetings, means for making public comments, and where relevant documents, if any, are available. The revised annual notice shall be posted on the municipal website and at the main access door of the municipal building, in a location viewable from outside.
17. At the commencement of every remote public meeting, the Board Chair shall announce publicly, and shall cause to be entered in the minutes, an accurate statement to the effect that:

- a. both adequate and electronic notice of the meeting has been provided, specifying the time, place, and manner in which such notice was provided; or
  - b. only electronic notice of the meeting has been provided, specifying the time, place, and manner in which such notice was provided, and that discussion and effectuation of public business shall be limited to only those matters requiring decision during the remote public meeting due to imminent time constraints.
  - c. that adequate notice and electronic notice was not provided, in which case such announcement shall state:
    1. the reason or reasons why the matter or matters discussed are of such urgency and importance as contemplated under N.J.S.A. 10:4-9(b)(1), and the nature of the substantial harm to the public interest likely to result from a delay in the holding of the meeting;
    2. that the remote public meeting will be limited to discussion of and acting with respect to such matters of urgency and importance;
    3. the time, place, and manner in which notice of the meeting was provided; and
    4. either that the need for such meeting could not reasonably have been foreseen at a time when adequate notice and/or electronic notice could have been provided, in which event, such announcement shall specify the reason why such need could not reasonably have been foreseen; or that such need could reasonably have been foreseen at a time when adequate notice and/or electronic notice could have been provided, but such notice was not provided, in which event the announcement shall specify the reason why adequate notice and/or electronic notice was not provided.
18. Prior to the commencement of a remote public meeting, a copy of the agenda shall be made available to the public for download through an internet link appearing either on the meeting notice, or near the posting of the meeting notice on the website. The notice shall also be posted at the municipal building prior to the commencement of the remote public meeting
19. Executive session shall be accessed only by these individuals participating in the session. A separate non-public conference line or e-platform session may be employed for this purpose.
20. Before holding a public hearing on an application for development during a remote public meeting, the Board shall determine whether electronic communication technology can sufficiently facilitate due process of the Applicant and any interested party, including the ability to examine exhibits, transcribe testimony and cross-examine witnesses, as well as the ability of the public to comment upon the application. In making this determination, the Board shall consider the scale of the project, the number of approvals

requested, the degree of public interest, the number of potential objectors and any other factor the Board deems relevant.

21. If the Board holds a public hearing on one or more applications for development during a remote public meeting, the adequate notice and the electronic notices shall also identify where all plans and documents associated with the hearing or hearings may be accessed by the public, and provide clear and concise instructions on accessing the exhibits. The Applicant shall submit all exhibits to the Board Secretary no less than two (2) days in advance of the remote public meeting, and the Applicant shall be responsible for converting all exhibits into an electronic format accessible to the public.
22. Any remote public meeting of the Board with one or more public hearings on the agenda shall be broadcast by video, as well as by audio. All individuals giving sworn testimony at a public hearing held during the remote public meeting shall appear by video in addition to audio.

## **EXHIBIT "B"**

Consolidated/ Reordered List:

For the purpose of community and fundraising activities such as:

Food related events -

- Carnival (approved in the past)
- Food Truck Event, Pig Roast/Food Events, Gala-Fundraising Dinner, Bake Sale, Cook Off Contest/ Wine & Cheese Fundraising Event, Beer festival/Oktoberfest, Dinner Dances

Craft Fair related events -

- Farmer's Market, Christmas Market, Tricky Tray, Craft Fair, Plant Sale, Hallowe'en Fundraising Event/Haunted House

Entertainment related events -

- Live Music/Concert/Show or Theatrical Production
- Casino Night, Silent Auction/Live Auction, Antique Show, Classic Car Show, Fashion Show
- Ice Skating/Fishing/Sporting Events/Outdoorsman Events and Activities, Boat Show
- Trivia Contest, Scavenger Hunt/Escape Room

Church parish related events that should be already allowed:

- Parish Picnic
- St. Patrick's Day Fundraising Event
- St. Joseph's Day Fundraising Event
- Pro-Life Fundraising Activities/Events
- Knights of Columbus Charitable Fundraising Events
- Catholic Charities Fundraising Events/Fundraising Bin
- Parish Picnic
- Movie Night
- Sacred Military Constantinian Order of Saint George Fundraising Events
- Catholic Educational and Evangelization Fundraising Events/Activities
- Day Camp/Summer Camp
- Car Wash
- Diocese of Paterson Ministries Fundraising Activities/Events
- Easter Egg Rolling Event

Outdoor activities will not exceed a 10:30 PM participation time.

Porta John's will be made available if capacity is greater than the indoor hall, with bathrooms accessible from the outside, and has a capacity of 260 persons.

**EXHIBIT "C"**

**FRANKFORD TOWNSHIP - LAND USE BOARD  
BILLS TO BE PAID – October, 2020**

<b>VENDOR</b>	<b>INVOICE</b>	<b>GENERAL</b>	<b>ESCROW</b>
<b>HAROLD PELLOW, PE</b>	LUB 20-03 Crowell	\$ 163.25	
	LUB 20-04 Wacker's Great Outdoor	\$ 179.88	
	LUB 20-05 Baldwin	\$ 81.63	
	LUB 20-10 Grote	\$ 293.25	
	Land Use Board Business		\$ 260.00
<b>THOMAS COLLINS, ESQ</b>	LUB 20-02 Cammarato	\$ 160.00	
	LUB 20-04 Wacker's Great Outdoor	\$ 880.00	
	LUB 20-05 Hawly	\$ 528.00	
	LUB 20-07 Bentson	\$ 200.00	
	LUB 20-10 Grote	\$ 120.00	
	LUB 20-12 Our Lady Queen of Peace	\$ 80.00	
	Land Use Board Business		\$ 240.00
<b>MISC.</b>	New Jersey Herald: Resolutions NJPO – Ann Bell & Marcantonio Macri – Manditory Training Class		\$ 170.00
<b>TOTALS</b>		<b>\$ 670.00</b>	<b>\$2,686.01</b>