

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
TUESDAY, FEBRUARY 25, 2014
7:30 P.M.
AGENDA**

Call to Order: This meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting on January 28, 2014 in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairman

Victor Bongard, Vice Chairman

Marcia Denbeaux

Robin Effron-Malley

Brian Boffa

Gary Newman (Alt. #2)

Wilson Castrillon

Jay Ferreira (Alt. #1)

Dana Cassell

New Business: **Slivka – carried with no new notice required**
45 Apple Ridge
Front Yard Setback Variance of 4.85'
Carried from November

Resolutions:

Correspondence:

Minutes: **January 28, 2014**

Adjournment

PLEASE CALL IF YOU ARE UNABLE TO ATTEND!!!!!!
201-391-4977 X202 OR E-MAIL ME AT
KSRIZZA@WCLNJ.COM

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
TUESDAY, MARCH 25, 2014
7:30 P.M.
AGENDA**

Call to Order: This meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting on January 28, 2014 in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairman

Victor Bongard, Vice Chairman

Marcia Denbeaux

Robin Effron-Malley

Brian Boffa

Gary Newman (Alt. #2)

Wilson Castrillon

Jay Ferreira (Alt. #1)

Dana Cassell

New Business:

Resolutions: **Slivka – carried with no new notice required**
45 Apple Ridge
Front Yard Setback Variance of 4.85'

Correspondence:

Minutes: **February 25, 2014**

Adjournment

PLEASE CALL IF YOU ARE UNABLE TO ATTEND!!!!!!
201-391-4977 X202 OR E-MAIL ME AT
KSRIZZA@WCLNJ.COM

April meeting cancelled

**ZONING BOARD OF ADJUSTMENT
TUESDAY, JUNE 24, 2014
7:30 P.M.
AGENDA**

Call to Order: This meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting on January 28, 2014 in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairman

Victor Bongard, Vice Chairman

Marcia Denbeaux

Robin Effron-Malley

Brian Boffa

Gary Newman (Alt. #2)

Wilson Castrillon

Jay Ferreira (Alt. #1)

Dana Cassell

New Business: Dr. Mahmood Karimi -POSTPONED TILL AUGUST
50 Kinderkamack Road
Block 2901, Lot 32
Proposed medical office application: Bifurcated Use Variance Only

Board Discussions: 2013 and 2014 Professional Contracts
Amendment to the zoning ordinances regarding front yard set backs

Correspondence:

Minutes: February 25, 2014 and March 25, 2014 – previously distributed

Adjournment

**PLEASE CALL IF YOU ARE UNABLE TO ATTEND!!!!!!
201-391-4977 X202 OR E-MAIL ME AT
KSRIZZA@WCLNJ.COM**

**ZONING BOARD OF ADJUSTMENT
TUESDAY, AUGUST 26, 2014
7:30 P.M.
AGENDA**

Call to Order: This meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting on January 28, 2014 in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairman

Victor Bongard, Vice Chairman

Marcia Denbeaux

Robin Effron-Malley

Brian Boffa

Gary Newman (Alt. #2)

Wilson Castrillon

Jay Ferreira (Alt. #1)

Dana Cassell

New Business: 37 Lincoln Ave – Detached Garage
Block 2705, Lot 8
Side setback, height and distance variances requested

Board Discussions:

Correspondence:

Minutes: July 22, 2014

Adjournment

**PLEASE CALL IF YOU ARE UNABLE TO ATTEND!!!!!!
201-391-4977 X202 OR E-MAIL ME AT
KSRIZZA@WCLNJ.COM**

**ZONING BOARD OF ADJUSTMENT
TUESDAY, SEPTEMBER 23, 2014
7:30 P.M.
AGENDA**

Call to Order: This meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, was announced at the Reorganization Meeting on January 28, 2014 in the Municipal Building. Notice of this meeting was posted and two newspapers, **The Record** and **The Ridgewood News**, were notified.

The public is advised of the Zoning Board's rule that all meetings will end by 10:30 p.m.

Flag Salute

Roll Call:

Christina Hembree, Chairman

Victor Bongard, Vice Chairman

Marcia Denbeaux

Robin Effron-Malley

Brian Boffa

Gary Newman (Alt. #2)

Wilson Castrillon

Jay Ferreira (Alt. #1)

Dana Cassell

Resolution: 37 Lincoln Ave -- Detached Garage
Block 2705, Lot 8
Side setback, height and distance variances requested

Board Discussions: Adoption of Rules for Professional Escrows

Correspondence:

Minutes: August 26, 2014

Adjournment

**PLEASE CALL IF YOU ARE UNABLE TO ATTEND!!!!!!
201-391-4977 X202 OR E-MAIL ME AT
KSRIZZA@WCLNJ.COM**

October 28th cancelled!!!!!!

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
AUGUST 26, 2014
7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Present
Gary Newman	Absent
Robin Effron-Malley	Present
Brian Boffa	Present
Wilson Castrillon	Present
Dana Cassell	Absent
Victor Bongard	Present
Jay Ferreira	Absent
S. Robert Princiotta, Esq.	Present
Maser Consult., Planner	Absent (not requested)
John Pavlovich, Traffic	Absent (not requested)

Joseph Vuich (Neglia Eng.) Present
Kathy Rizza, Secretary Present

This meeting was taped on my cell phone since the new Borough recording system was not activated as of yet.

Minutes:

The minutes from July 22, 2014 were approved on a motion from Mr. Bongard, seconded by Ms. Malley, and carried by Mr. Boffa and Chairwoman Hembree.

New Business:

Bensen

37 Lincoln Avenue

Detached Garage

Block 2705, Lot 8

Side setbacks, height and distance variances requested

Mr. Bensen was present. Mr. Joe Vuich of Neglia Engineering was also present. Board Attorney Princiotto stated that Mr. Bensen will proceed with risk since the utility companies were not notified by certified mail. Mr. Bensen was sworn in by Mr. Princiotto. Certified mail was done to all others within 200'. The Board Attorney suggested notifying the utility companies before the next meeting. There is no one in the audience for or against this application.

The following exhibits were received:

A-1 elevation drawing by Dattoli Architect dated 4-22-14

A-2 letter from Nick Saluzzi dated 8-7-14

A-3 answers to the ZBA questions in the application

A-4 photos for future ideas

A-5 photos with roof line built in

A-6 survey

Discussion was held regarding the variances needed and the dimensions. The garage will be 28' x 24'. The existing structure needs to be replaced. The new structure will be moved in 10' and forward 20' which will double the size of the inside. There are 10' ceilings in the house and Mr. Bensen would like to eventually connect this new garage with the existing house. Mr. Bensen was asked why there will be a window in the garage. He informed the Board that there will be storage space in the attic which will be accessed possibly by a drop down ladder. This will not be a living space. This area will be approximately 5' in height. The garage will also be expanded in the rear for storage space. After a discussion about whether or not a variance would be needed if this garage was attached to the existing house. Mr. Princiotto stated that as per the Zoning Code Chapter 380-11 it is an accessory structure. Mr. Newman has previously asked Mr. Princiotto if the criteria for a 'C' or 'D' variance would apply with this application because of the height request is over 10%. Attorney Princiotto stated that since we are not talking about the principal structure it is not a 'D' variance. It would be a 'C' variance which requires a majority vote. The garage is not being attached to the structure because of the expense. Mr. Vuich was sworn in by Attorney Princiotto and asked if he understood the applicants rational. Mr. Vuich spoke regarding elevations and foundations of the garage and the existing home. Chairwoman Hembree asked if the approval for the height is not given what would result. She was told that there would be no storage area. Drainage was also discussed. Mr. Benson wants the roof lines tied in and the floor levels even. Chairwoman Hembree asked what the present distance between the house and the proposed garage is. She was told approximately 6'. All dimensions were reviewed to make sure the proper variances are requested. The survey, prepared by Mr. Dattoli shows the garage 10' from the property line at the closest point. Mr. Vuich from Neglia Engineering agrees with this dimension.

The Board was polled for their opinions:

Mrs. Denbeaux – the existing garage is in need of repair and likes the proposed new garage.

Mr. Bongard – agrees with Ms. Denbeaux. The proposal enhances the property.

Mr. Castrillon – no height issue, no side windows on the top, feels it is very nice.

Mr. Boffa – agrees

Ms. Malley – asked if the gravel driveway is being removed. She was told yes, eventually.

Mr. Bensen stated that his neighbors do not have any problem with his proposed new garage.

Attorney Princiotta asked if there will be windows on top of the garage doors. He was told yes. Mr. Princiotta asked Mr. Vuich if a 14' ceiling is typical. Mr. Vuich stated yes. The garage doors will be a standard size – 9' x 8'.

A motion to approve the application was made by Mr. Boffa, seconded by Mr. Castrillon, and carried by roll call vote as follows:

Mrs. Denbeaux	Yes
Ms. Malley	Yes
Mr. Bongard	Yes
Mr. Castrillon	Yes
Mr. Boffa	Yes
Chairwoman Hembree	Yes

The resolution will be read at the next meeting of the Board. Attorney Princiotta explained the estoppel period to Mr. Bensen.

The meeting was adjourned on a motion from Mr. Bongard, seconded by Mr. Boffa, and carried by all.

Respectfully Submitted - Kathleen S. Rizza, Secretary



**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
MARCH 25, 2014
7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Present
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Present
Wilson Castrillon	Present
Dana Cassell	Present
Victor Bongard	Present
Jay Ferreira	Absent
S. Robert Princiotta, Esq.	Present
Darlene Green, Planner	Absent (not requested)

John Pavlovich, Traffic	Absent (not requested)
Sal Cambria (Neglia Eng.)	Absent (not requested)
Kathy Rizza, Secretary	Present

Resolution:

**Slivka
45 Apple Ridge
Front Yard Setback Variance of 4.85'**

A motion to approve this resolution was made by Mrs. Denbeaux, seconded by Ms. Efron-Malley, and carried by roll call vote as follows:

Mr. Boffa	Yes
Mr. Castrillon	Yes
Mr. Bongard	Yes
Mr. Newman	Yes
Ms. Efron-Malley	Yes
Mrs. Denbeaux	Yes
Chairwoman Hembree	Yes

The resolution will be published and will be on file at Borough Hall for public viewing.

Board Discussion – A discussion was held regarding correspondence between Nick Saluzzi and Board Attorney Princiotta regarding the borough zoning ordinances relating to steps being counted as part of the setback requirement. This issue was brought up by Mrs. Denbeaux during a prior application before the Zoning Board. Mr. Princiotta asked the Board if they would like to recommend to the Mayor and Council that the zoning ordinance be changed to formally include steps as part of the setback. It would be worded as follows: Uncovered entrance steps may project a maximum of four feet into a required setback. After much discussion among all members a motion was made

by Mr. Cassell, seconded by Mr. Castrillon, in favor of having the Board Attorney make the recommendation to the Mayor and Council to include steps in the setback calculation, as worded by Mr. Saluzzi. All members voted in favor by roll call votes as follows:

Ms. Effron-Malley	Yes
Mrs. Denbeaux	Yes
Mr. Boffa	Yes
Mr. Bongard	Yes
Mr. Newman	Yes
Mr. Castrillon	Yes
Mr. Cassell	Yes
Chairwoman Hembree	Yes

Being no further business, **the meeting was adjourned** on a motion from Mrs. Denbeaux, seconded by Ms. Effron-Malley, and carried by all.

Respectfully Submitted,



Kathleen S. Rizza, Secretary

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 23, 2014
7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Absent
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Absent
Wilson Castrillon	Present
Dana Cassell	Present
Victor Bongard	Present
Jay Ferreira	Present
S. Robert Princiotta, Esq.	Present
Maser Consult., Planner	Absent (not requested)
John Pavlovich, Traffic	Absent (not requested)

Joseph Vuich (Neglia Eng.) Present
Kathy Rizza, Secretary Present

Minutes:

The minutes from August 26, 2014 were approved on a motion from Ms. Malley, seconded by Mr. Castrillon, and carried.

Resolution:

**Bensen
37 Lincoln Avenue
Detached Garage
Block 2705, Lot 8
Side setbacks, height and distance variances requested**

This matter was not discussed until 8 p.m. since that is the time that Mr. Benson noticed for. Mr. Bensen arrived at approximately 8 p.m. He submitted his proof of notification to all utility companies. This notification was found to be sufficient. A motion to approve the resolution, as amended, was made by Mr. Bongard, seconded by Ms. Malley and carried by roll call vote as follows:

Mr. Castrillon	Yes
Ms. Malley	Yes
Mr. Bongard	Yes
Chairwoman Hembree	Yes

The resolution will be published as required and will be on file at Borough Hall for public viewing. Mr. Bensen stated that he would like to see the application process made easier for applicants.

Board Discussions:

Copies of Zoning Ordinance 14-10 that was recently passed was distributed to all members – the section regarding front steps was of interest to the Board.

Adoption of Rules for Professional Escrows

Attorney Princiotto distributed section 3-28 and section 292-9H regarding fees of the General Code of the Borough. After much discussion a motion was made by Mr. Ferreira, seconded by Mr. Cassell to adopt a new rule to state that when determined by the Zoning Board of Adjustment in consultation with the Board Attorney that escrow is required it must be paid as per the Woodcliff Lake Code 292-9. A roll call vote was taken as follows to adopt this new rule:

Mr. Castrillon	Yes
Mr. Bongard	Yes
Ms. Malley	Yes
Mr. Newman	Yes
Mr. Cassell	Yes
Mr. Ferreira	Yes
Chairwoman Hembree	Yes

--

Mr. Newman had a question on certain pavers and blocks that may not count as impervious coverage. Mr. Ferreira stated that 99.9% of towns count these pavers and blocks as coverage.

The meeting was adjourned on a motion from Mr. Newman, seconded by Mr. Cassell, and carried by all.

Respectfully Submitted,



Kathleen S. Rizza, Secretary

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
JULY 22, 2014
7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Absent
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Present
Wilson Castrillon	Absent
Dana Cassell	Present
Victor Bongard	Present
Jay Ferreira	Absent
S. Robert Princiotta, Esq.	Present
Maser Consult., Planner	Absent (not requested)

John Pavlovich, Traffic	Absent (not requested)
Sal Cambria (Neglia Eng.)	Absent (not requested)
Kathy Rizza, Secretary	Present

Minutes:

The minutes from June 24, 2014 were approved on a motion from Mr. Newman, seconded by Mr. Cassell, and carried.

Correspondence:

Correspondence has been received from the Borough Clerk stating that the Mayor will not be receiving borough related emails on his cell phone. He will still be available by phone for borough issues.

A letter dated July 16th has been received from Attorney Stephen Sinisi stating that Dr. Karimi of 50 Kinderkamack Road has withdrawn his application before the Zoning Board of Adjustment without prejudice.

New Business:

Bensen

37 Lincoln Avenue

Detached Garage

Block 2705, Lot 8

Side setbacks, height and distance variances requested

This application could not be heard at this meeting since the notice in the newspaper was not published at least 10 days in advance and since a 200' list from the Borough of Hillsdale had not been obtained and those residents were not noticed. Mr. Benson lives on the border of Hillsdale and Woodcliff Lake. This matter will appear on the August 26th agenda providing Mr. Benson is ready at that time and all notice and publication is in order. A discussion took place after Mr. Newman brought up whether or not this application is for a 'C' variance or a 'D' variance.

Attorney Princiotto quickly referenced the borough code and stated that he will further investigate and would be willing to talk with a representative of Mr. Benson regarding this issue. He also advised Mr. Benson that he has the right to obtain legal counsel for this application.

The meeting was adjourned on a motion from Mr. Cassell, seconded by Ms. Malley, and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K S Rizza', written in a cursive style.

Kathleen S. Rizza, Secretary

**BOROUGH OF WOODCLIFF LAKE
ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2014
7:30 P.M.
MINUTES**

Call to Order:

The meeting was called to order at 7:30 p.m. by Chairwoman Hembree.

Adequate Notice Statement:

The Chairman announced this meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231, at the Reorganization Meeting of January 28, 2014, in the Municipal Building. Notice of this meeting was posted, and two newspapers, The Record and The Ridgewood News, were notified. The public was advised of the Zoning Board's rule that the meeting will conclude at 10:30 p.m.

Flag Salute

Roll Call:

Christine Hembree, Chairwoman	Present
Marcia Denbeaux	Present
Gary Newman	Present
Robin Effron-Malley	Present
Brian Boffa	Present
Wilson Castrillon	Present
Dana Cassell	Absent
Victor Bongard	Present
Jay Ferreira	Absent
S. Robert Princiotta, Esq.	Present
Maser Consulting, Planner	Absent (not requested)

John Pavlovich, Traffic	Absent (not requested)
Sal Cambria (Neglia Eng.)	Absent (not requested)
Kathy Rizza, Secretary	Absent
Joy Sugerman, Sub. Secretary	Present

Minutes:

The minutes of January 28, 2014 were approved, as amended, on a motion from Ms. Effron-Malley, seconded by Mrs. Denbeaux, and carried.

New Business:

Slivka

45 Apple Ridge

Front Yard Setback Variance of 4.85'

Carried

Mr. Steven Rabinoff, the Architect, was sworn in by Attorney Princiotto. Mr. Rabinoff was told that he can testify, but he cannot represent the applicant. He is a registered Architect from Flushing, NY and has been for over 35 years. Mr. Rabinoff was accepted as an expert witness for this application. He has reviewed the plans and the site. There will be alterations inside and outside of the home. The reasons the applicant is here is for a front yard encroachment for a portico. The portico will require a variance. The plans were prepared by Albert Dattoli and were marked as exhibits A-1, A-2, A-3, S-4, and A-5. These are sealed exhibits. Three (3) photos were marked as exhibits A-6, A-7 and A-8.

Notice and proof of publication were found to be satisfactory. Mrs. Slivka, the property owner, was sworn in by Attorney Princiotto. This matter was carried from January 28th. Mrs. Slivka stated that she sent letters to all that were on the list from the Tax Assessor. Receipts were submitted.

Mr. Rabinoff described the photos that were submitted as evidence. They show the street and the relationship to the front yard. They also show that the portico will have no impact on Apple Ridge residents. He stated that the owners of this home just want to update their home. There was a letter of support from a neighbor which could not be accepted since the letter writer was not present at the meeting. The applicant is requesting that the Board permit the portico which will allow for natural light shelter. Exhibit A-9 was submitted, which is a picture of a white house with three (3) dormers on Dennis Court in Woodcliff Lake – this is a similar design. Mr. Rabinoff is the Architect going forward with this application – the applicants are his family. The portico will be built as seen on the plans submitted. The second floor may not be built at this time. Mr. Newman confirmed that the exterior will be built as shown with the exception of possibly the second floor. Board Attorney Princiotto stated that the property is irregular in shape – it is triangular. He stated that the variance would be limited to the distance of the portico. There was a board discussion about the steps in the front being part of the front yard requirement. Mr. Princiotto stated that the steps are included and are part of the structure, but that Mr. Saluzzi does not include the steps. The applicant stated that the steps will not come out more than 3’. This issue was discussed in detail and will be brought up with Mr. Saluzzi.

A motion to approve the variance was made by Mr. Bongard, seconded by Mr. Castrillon, and carried by roll call vote as follows:

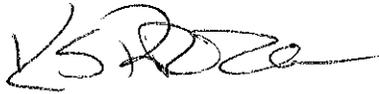
Mr. Boffa	Yes
Mrs. Denbeaux	Yes
Mr. Newman	Yes
Ms. Malley	Yes
Mr. Castrillon	Yes
Mr. Bongard	Yes
Chairwoman Hembree	Yes

Attorney Princiotta explained what the resolution will say, including drainage issue and time limitations. No one from the public was present in favor or against the application. The 45 day appeal period was also explained to the Slivka's.

The resolution will be read in March.

Being no further business, **the meeting was adjourned** on a motion from Mr. Castrillon, seconded by Mr. Boffa, and carried by all.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K. S. Rizza', with a long horizontal flourish extending to the right.

Kathleen S. Rizza, Secretary