GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, December 8, 2016

CALL TO ORDER: The December 8, 2016 Regular meeting of the Land Use Board was called to order by the Land Use Chairman, Mr. Holzhauer at 7:05pm. He then led everyone in the PLEDGE OF ALLIGIANCE, followed by the recitation of the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: Present: Mr. Scott Holzhauer, Mr. Joe Cercone, Mr. James Chirip, Mr. Danny Conkling, Mr. James DeYoung, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Mike Viersma and Mr. Jeff Wilson.

Also present: Mr. Lyn Aaroe, Board Attorney and Mr. Darin Phil for Mr. John Miller, Board Engineer and Ms. Jessica Caldwell, Board Planner

Members Absent: Mr. James Chirip, Mr. Jim DeYoung, Mr. Mike Viersma, Mr. Dennis Walker, Mr. Jeff Wilson, and Mr. Rick Wilson.

MOTION TO EXCUSE THE ABSENT MEMBERS: Motion made by Mr. Conkling to excuse the absent members, seconded by Mrs. Mullen. No discussion. All Ayes.

MOTION TO APPROVE MINUTES: Land Use Board Minutes of November 10, 2016. Mr. Conkling motioned to approve minutes with corrections, seconded by Mr. Cercone. No Discussion. All Ayes.

RESOLUTIONS: 7th Day Adventist – TVRC came before the Board beginning at 7:07pm

•Mr. Aaroe started the discussion by stating all of the particulars about the resolution, he went on to say he had just met with Mr. Jim Greene, Applicant, Mr. Bob Stiles, Applicant's attorney, and Mr. Tom Bodolsky, Applicant's engineer about issues that were raised by 7th Day in the resolution. Mr. Aaroe agrees with all of the suggestions made by Mr. Bodolsky.

•Mr. Bodolsky reported the draft resolution talked about the triggering of the banked parking but used the word "event" parking instead of "banked" parking. Also, that the trigger relates to the gymnasium building and not the entire site.

•Mr. Aaroe stated they spoke about the triggering mechanisms (5 bullet points on page 13) in the resolution. TVRC was concerned at the simplicity of the triggering mechanisms for the banked parking. This is the document that any issues will be measured against. If something different happens other than with respect to what is the subject of the site plan (and the subject of the site plan is the expanded facility) then we somehow required a trigger for the entire site. It should state that the triggers are for the proposed building expansion only.

•Mr. Aaroe's introductory paragraph (to the triggers for the banked parking) isn't as it should be. After a brief discussion it was determined Mr. Bodolsky added a new (f) to the resolution which is the applicant shall grade and plant a suitable cover crop in the event parking area, not necessarily corn, not necessarily lawn. The introductory paragraph will be (i) in the revised resolution. The five bullet points will stay in the resolution although they will be clarified, along with the introductory paragraph, to state the expansion and not the site.

•Mr. Holzhauer asked Mr. Aaroe about voting on the resolution even though the changes hadn't officially been made to the document yet. Mr. Aaroe stated he has identified what he will be changing so it is possible to vote subject to revisions but they will still have to approve the revised resolution. Mr. Holzhauer then asked Ms. Caldwell and Mr. Phil if they had any comments.

•Mr. Phil had concerns with the following:

He believes TVRC would have to come back to the board with an additional site plan due to the fact that only a schematic plan was submitted without any details with regards to the banked parking areas. It was decided that the plan for parking could just be generic plan at the point of approval but that if the banked parking is triggered, and becomes necessary to build, then TVRC would have to submit an additional site plan that included design, stormwater management, lighting, potential widening of the entrance and the roads. If all the banked parking gets built because of all the activity that triggers the banked parking then the Board will need to look at potentially widening the roads to accommodate the extra traffic. Mr. Aaroe believes this is not a function of the Board, that those are construction details.

•Mr. Bodolsky reported he added to following into his additions to the resolution:
"The proposed paved and delineated parking and is nowhere near adequate for vehicles anticipated by the zoning requirements and previously attended the major events and the applicant has convinced the Board to grant a waiver of the otherwise 1,667 required parking spaces the applicant shall fully design and construct such additional paved and delineated parking on the site, in stages, and at locations designated on the drawing titled banked parking plan." He believes he covers everything, including stormwater management.

•Mr. Phil explained that they are going to follow the ordinances for the future build out.

•Mr. Holzhauer suggested waiting until next meeting to vote so that the changes are documented. There was no reason not to move it to January due to the letter from Mr. Aaroe to the Construction Department that they have approval from the Board and are able to begin construction.

•The resolution for TVRC will be tabled until the January 12th meeting and voted upon after the revisions are made.

TVRC was finished at 7:24pm

OLD BUSINESS: None.

NEW BUSINESS:

Application: LU#1613 Escrow Status: $3,000 as of 12/28/16
Owner/Applicant: Stephen Shears and Amanda Breem
Block 46 Lot 14 – 8 Willow Terrace, Andover, NJ 07821
Action: Completeness Review

The Shears/Breem application began before the Board at 7:25pm
Mr. Alan Hantman introduced himself as the applicant's attorney. He apologized for the lateness of the waiver requests.

Mr. Aaroe questioned if all the notices have been given and they had. After a brief discussion, Mr. Aaroe clarified which documents he had for these two applications and when he received them.

Mr. Hantman went through the list of the applicant's waiver requests from a letter submitted on December 7, 2016 with regards to Suburban's report dated December 6, 2016 both of which have been attached to and made part of these minutes.

6.5 – The original plan is sealed,
6.10 – There is a sealed copy of the survey in the original file.
6.15 – Soil Logs were submitted as part of the application.

Mr. Hantman spoke about the septic approval but it was unclear due to the background noise in the room.
The plat that was submitted does not have the required information listed on it but it is found elsewhere in the application.
There were two street level photos that were supplied as part of the survey. There were no aerials provided but he is able to submit them.
7.[illegible] - Mr. Hantman stated there is no basis or reason to give an alternate use based on the zone the property is located in. It is currently zoned for single family use and there is no alternate permitted use.
7.4 –The property is in a 1.5 acre zone and this lot is 1.39 acres. It is one of the largest lots around and there is no available property to make it conform to the zoning requirements. He stated this application has already been approved for building and the

same person still owns the property. This is essentially the exact same application that was approved in 1989. The application is no longer valid because it was not built upon within the allotted time frame. The applicant is requesting the Board take judicial notice of the findings of that board since nothing has changed.
Mr. Aaroe cited the need for the applicant to make a new case. Mr. Hantman was prepared to make his case he just wanted to remind the Board that this same application had already been approved.
7.5 – Mr. Hantman requested a waiver for the architectural drawings since the applicant does not own the property but with a full understanding they will be required for the construction permits. The applicant does not have architectural drawings because they are contingent upon them receiving this approval to build. Mr. Aaroe cited the applicant has shown us the footprint, proposed dimensions and the setback requirements and he does not believe there is any reason for the applicant to submit architecturals at this time.
Under the general comments:

1. All waiver requests were submitted in writing as requested.
2. The survey is on file.
3. All of the required information has been provided and can be added to the plan if necessary.
4. All impervious areas are noted and there is no stormwater management necessary because the lot is completely flat with no drainage issues. The driveway is flat as well.
5. They accept the septic plan would be a condition of approval.
6. There are no proposed soil erosion or sediment control plans but if one is required it will be submitted.
7. Driveway design is flat.
8. They would obtain the septic plan if it is a condition of approval.

•Mr. Conkling stated that he had issues with drainage. He believes it needs to be addressed. Mr. Hantman replied by saying the engineer was present and he would be able to testify about it.
•Mrs. Mullen is concerned with the lack of architectural plans. Mr. Conkling and Mr. Muller agreed that something should be presented. Mr. Aaroe clarified by saying something should be submitted. Plans showing the house is at least consistent with the rest of the homes in the neighborhood.
•Mr. Muller questioned that if they were going to disturb more than 5,000 square feet wouldn't they need a soil erosion sediment control plan? Or is that something that is out of the Board's jurisdiction.
•Mr. Phil replied by saying it will need to be addressed based on the way everything is sloping out into the road.
•Mr. Aaroe asked if there were any stormwater management plans submitted with the old application. Mr. Hantman replied with explaining the engineer, Mr. Rick Kimble, was present and could answer any questions. Mr. Hantman referred to the original approval, dated 1990…inaudible due to background noise and the microphone not picking up Mr. Hantman's voice well enough.
•Mr. Conkling declared there was about 26 years of probable regulation changes with regards to the stormwater management and soil erosion. He stated the Board does need this information in order to make an informed decision.
•Mr. Aaroe agreed and said that plain testimony would not be accepted in place of an actual plan. He advised that if this was one waiver that would not be considered then it was pointless to vote on the others. The applicant would not be able to have the public hearing without the application deemed complete.
•The Board agreed that there should be some soil erosion and stormwater plan submitted for the board's engineer to review. They also agreed there should be simple version of architecturals so they can see what the home will look like.
•After a discussion on why architectural plans should be submitted, Mr. Aaroe remarked that since this property has already been approved for building once before and the lot size is very close to the zoning requirement so having someone draw up architecturals while it is a risk, it is a small one therefore, it needs to be done.
•Mr. Conkling brought up the buy/sell letter that is supposed to be sent to the adjoining property owners. Mr. Aaroe said the buy/sell letter is in our application packet and it is required by the Board. Mr. Hantman completely disagreed with this process and stated that he did not believe it was necessary because this lot is the largest in the area.
•Mr. Aaroe informed Mr. Hantman that it is not whether the applicant can buy land to make their lot a conforming lot (due to there not being any available land) but it is to offer to sell this lot to the adjoining property owners to allow them to not only make their lot conform to the zoning requirements but also to allow them to keep a house from being built next door. That is part of the buy/sell letter.
•After a brief discussion, it was determined it was part of our ordinance and required by the board.

•Mr. Conkling asked about the property being broken into two lots. What does the tax map show? There should not be two lot numbers if the survey done by Mr. Kimble is accurate and up to date.

The following are findings beginning on page 2 Suburban's report dated December 6, 2016 (attached to and made part of these minutes):

1. Table 6 – Variance Map Requirements - Incorrectly indicated on the checklist.
2. Item 6.5 - It was determined that a sealed copy of the plan was submitted.
3. Item 6.10 – A copy of the survey is on file with the town
4. Item 6.15 - Recommending a waiver for approved septic plan for completeness only.
5. Table 7 – Item 7.2 – Only 2 ground level photos were submitted and no aerials. Waived for completeness only
6. Item 7.3 – Alternative uses waiver request. Mr. Aaroe suggested this should be waived because it doesn't apply to the application.
7. Item 7.4 – The well-reasoned statement about why this should be approved is because it already has been approved.
8. Item 7.5 - The architectural drawings are going to be a waiver request.
9. Item 7.6 – The location of the properties within 200 feet is complete.
10. Stormwater management is item 7.1 and it addresses providing sufficient information about wetlands, streams, etc.. It could also fall under item 6.18 which is to provide the location of drainage areas, wetlands, streams (incl. setback). It was determined it falls under 7.1.

The following are the 4 waivers that are requested:

6.15 – Septic Plan 7.1 – Stormwater Management 7.3 – Alternative Uses 7.5 - Architectural Drawings

Motion made to grant waiver request 6.15 for completeness only was made by Mr. Conkling and seconded by Mr. Perigo.
Roll Call Vote: Mr. Cercone, Mr. Conkling, Mr. Muller, Mr. Perigo, Mr. Holzhauer – Aye Mrs. Mullen – Nay
Motion Carried. Abstentions: none

Motion made to deny waiver request 7.1 was made by Mr. Muller and seconded by Mr. Conkling.
Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion made to grant waiver request 7.3 was made by Mr. Conkling and seconded by Mrs. Mullen
Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion made to deny waiver request 7.5 was made by Mr. Conkling and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Holzhauer
There was a brief discussion on the intensity of the architecturals needed. All Ayes. Motion Carried. Abstentions: none

Mr. Muller stated that the revised plan should have some soil erosion sediment control plan.

Motion made to deem application incomplete was made by Mr. Conkling and seconded by Mr. Perigo.
Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Holzhauer
No discussion. All Ayes. Motion Carried. Abstentions: none

Motion made to carry the application to the next meeting was made by Mrs. Mullen and seconded by Mr. Conkling
Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Aaroe informed the public that due to the application being deemed incomplete there will be no public portion of this hearing. If members of the public would like to come back to the January 12th meeting they are welcome to but there will be no notice given.

ars/Breem was finished at 8:16pm

Application: LU#1614 Escrow Status: $3,000 as of 12/28/16
Owner/Applicant: Gary and Lucy Shamy/Brian Shamy
Block 47 Lot 19 – 13 Willow Terrace, Andover, NJ 07821
Action: Completeness Review - Public Hearing

The Shamy application began before the Board at 8:18pm
•Mr. Conkling made a request to table this application based on the size and scale of the plans initially +received. He believes they are too small to read and was troubled by the fact that full size plans were submitted to the Board of Health but not the Land Use Board.
•Mr. Joe Golden, the applicant's engineer responded to Mr. Conkling by presenting a set of full size plans. He said he and the applicant realized the plans seemed a little small and wanted to bring the exact same plan in a larger size for the Board members to review. It was determined that it states in the application checklist 11x17 plans "may" be submitted (item 2.04).
•After a discussion about the 11x17 plans it was decided that because it is in our checklist it has to be accepted.
•Mr. Joe Golden introduced himself as the applicant's engineer. Mr. Brian Shamy introduced himself as the applicant.

Mr. Golden explained the following in regards to the application:

1. Existing undersized lot, 0.375 where 1.5 acre is required.
2. Minimum width at the setback line is 96.4 feet where is 90 feet required
3. Front yard setback of 51.5 feet where 60 feet is required.
4. Side yard setback of 24 feet on one side and 8 feet on the other where 25 feet is required.
5. Maximum density 2.67 dwellings per acre where 1.? (inaudible) is required.
6. They are asking waivers for multiple DEP permits. Page 3 of Suburban's report (item 110a?) LOI.
7. The applicant had already received the septic permit and had the DEP permits but they are expiring and have to be submitted again. They have redone the septic system consistent with the requirements from the Board of Health
8. There is a pretreatment system for the septic to ensure a better longevity. It is a self-contained system with multiple chambers and it does not need aeration.
9. Mr. Miller, former township engineer, had some concerns about the alternate bed. Mr. Golden's firm had done a design for Mr. Shamy in 2009 and had gotten approval from the county without the alternate bed but Mr. Miller said they should have gotten approval from Green Township first.
10. Through the process they had changed the limit of disturbance and had made it larger due to the addition of underground chambers for stormwater.
11. Mr. Shamy is asking for waivers for environmental permits because they have already received them and they just need to resubmit them assuming there will be an approval. There will be a wetlands interpretation added on to that.
12. They are also requesting waivers for sight profiles for the driveway, topography 200 feet beyond the property, and buffer zones for the landscaping plan.
13. Mr. Phil stated 7.3 and 7.4 are issues. There is nothing submitted on alternative uses but that could be waived if addressed. Item 7.4 which is why the variance should be granted could be waived as well.

Motion made to grant waiver requests 1.10a, b and c, 2.23, 2.35, 2.36, 7.3, and 7.4 for completeness only was made by Mr. Muller and seconded by Mr. Conkling. Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, and Mr. Holzhauer All Ayes. No Discussion. Motion Carried. Abstentions: none

• Arroe read the oath to Mr. Joe Golden, the applicant's engineer and also to Mr. Brian Shamy, the applicant.

•Mr. Conkling asked about the buy/sell letter and whether it was sent to the adjoining neighbors. Mr. Golden explained that the property had been for sale for a long time in the past and no one wanted to buy it. Mr. Conkling stated that it was not shown to us that it was for sale and asked how long ago that was. Mr. Golden replied it was for sale leading up to the 2009 permits and it has been for sale recently. The Board determine it needed to be a recent effort. Mr. Conkling stated it has to be offered for fair market value assuming a building permit had been granted.

Mr. Golden requested to be carried to the February 9th meeting so they could provide the buy/sell letter information.

Motion made to carry the application without further notice was made by Mrs. Mullen and seconded by Mr. Conkling
All Ayes. No Discussion. Motion Carried. Abstentions: none

•Mr. Holzhauer explained to the public present that the application has been carried without any further notice and nothing will be heard from the public at this meeting.
•Mr. Shamy and Mr. Golden left 8:43 pm.

The application checklist was discussed. It was determined to take out the 11X17 plans "may" be submitted and require large sets for all Board Members.

Ms. Caldwell explained that there were two minor changes in the ordinance to be sent back to the Township Committee.

1. The Board needs to send the checklist back to the Township Committee with corrections to be incorporated into the ordinance.
2. The updated land use fees should be adopted as part of the township fee ordinance structure.

•The other item was that the buy/sell letter is not in the checklist and should be put listed. It is in the application packet but not in the checklist. It should only be a requirement for undersized lots.
•Ms. Caldwell also explained there is a new application package that is coming to help simply the process for the applicant.
•Mr. Holzhauer asked for the columns on the checklist to be tightened up.
•The review of the ordinance is only to make sure it is consistent with the master plan.

Motion made was made to find the revised ordinance not inconsistent with master plan the by Mr. Perigo and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, and Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion made was made to have the checklist and the fee schedule become part of the ordinance by Mr. Perigo and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, and Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Ms. Caldwell spoke about the housing element and fair share plan update to master plan.

1. It is dated October 18, 2016 which is the date is was approved by the court.
2. It was submitted of July of 2015 for a declaratory judgment action.
3. It was approved by the court and the township is good for 10 years.
4. After a detailed discussion...filled with numbers...it was determined we have 20 credits but there is no timeline to complete because we are taking a durational adjustment for the entire obligation and are on hold to produce these affordable housing units until we get public sewer and water which is highly unlikely. If it does happen, the township will be required to do inclusionary zoning with that area that gets public water and sewer.

5. There were COAH questions with regards to construction. Mr. Holzhauer asked Ms. Caldwell to look into where the OCAH fees go for construction permits.
6. One credit was given for the house Hillside that bought by the town and given to Habitat for Humanity.
7. Group homes are one credit per bedroom. There are currently 2 group homes in the Township.

Motion made was made to approve the Housing Element and Fair Share Plan and incorporate them into the Master Plan by Mr. Perigo and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Conkling, Mrs. Mullen, Mr. Muller, Mr. Perigo, and Mr. Holzhauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Holzhauer opened the public hearing portion of the meeting and he indicated no one was present in the room.

Motion made was made to close the public hearing portion of the meeting by Mr. Conkling and seconded by Mr. Perigo.
All Ayes. No Discussion. Motion Carried. Abstentions: none

- **CORRESPONDENCE** - None
- **CHAIRMAN'S REPORT** - None
- **ATTORNEY'S REPORT** - None
- **SECRETARY'S REPORT** -None

Kim asked about the Board Members that are still interested in being reappointed to the Board next year. All Members present were interested.

I. Conkling stated that the Township Committee is looking to expand the industrial zones. The Township Committee has reached out to Ms. Caldwell and she would like to have one more meeting with other Board members to discuss and get back to the Township Committee in January. It was determined that the members of this committee will be Ms. Caldwell, Mr. Holzhauer, Mr. Mr. Aaroe, Mr. Phil, Mrs. Mullen, and Mr. Perigo. Ms. Caldwell will send out an email to check on dates.

Mr. Phil introduced Mr. Dan Kaufman as a possible replacement in the case that Mr. Phil cannot attend a meeting.
The professionals left at this point.

Motion made was made to go into Executive session to discuss matters of personnel at 9:1pm by Mr. Conkling and seconded by Mrs. Mullen.
All Ayes. No Discussion. Motion Carried. Abstentions: none

The Board came out of Executive Session at 9:20pm.
A Motion was made by Mr. Cercone to adjourn the meeting at 9:20pm and seconded by Mrs. Mullen.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:
Kim Mantz
Kim Mantz
Land Use Board Secretary

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ORIGINAL

December 7, 2016

RECEIVED
DEC 8 2016

Township of Green
Land Use Board
P. O. Box 65
Tranquility, New Jersey 07879

Re: Township of Green, County of Sussex, State of New Jersey
Application LU#1613 – Shears-Breen – Variance
Block 46, Lot 14 – 8 Willow Terrace
Suburban Consulting Engineers, Inc. File No.: SCE9154

Dear Board Members:

Please accept this application for waiver of the enumerated items to allow this application to be deemed complete and be heard on its merits. The issues to be addressed are contained in the December 6, 2016 letter of Suburban Consulting Engineers, Inc.

As to the items under Completion review:

Item 6.5 - The original plan submitted is sealed.

Item 6.10 - A signed and sealed copy of the survey was attached to the application and received.

Item 6.15 - Soil Logs and Testing by the Project Engineer have been submitted and we would request that an approved septic permit be made a condition of the approval and part of the building permit process.

We would further submit that the information requirement be contained on the plat be waived as the information has been supplied elsewhere in the variance application documents and if the information is required to be supplied on a revised plat it should be made a condition of approval.

As to Table 7 – Street and ground level photographs were submitted as part of the Lakeland Surveyors sealed survey and an aerial will be provided at the time of hearing.

7.3 – The property is zoned for single family use and there is no alternate permitted use.

7.4 – The application is for relief from the requirement of 1.5 acres when 1.39 acres now exists based on the merging of lots 14 and 9, Block 46. This lot is one of the largest in the area and there is no available property to make the lot conform. This was found by the Board at the time of a prior application and we request the Board give judicial notice for the findings on that prior approval which would justify this application.

7.5 - Applicants are purchasers of the property under contract and ask that the waiver be granted without submission of architectural drawings. They are not obligated to purchase the property unless the variance is granted. The variance for lot size is not impacted by the house proposed and the architectural drawings would be required if the application is approved and building permit is applied for.

As to the general comments. We are making these requests for waiver in writing as required in No. 1.

2 -The signed and sealed current survey prepared by Lakeland Surveying on September 2, 2016 has been provided.

All of the information requested under No. 3 has been provided by Rich Kimble & Sons by report of October 20, 2015 and will be added to the Plan as a condition of approval if required.

4. The location of the house and driveway and all the impervious areas are noted and there are no storm water management facilities proposed on site.

5. The Plan will be amended to show septic and well approvals as the required permits.

6. There are no proposed Soil Erosion and Sediment Control measures.

7. Driveway design was included on the submitted plan and the testimony of the Project Engineer can address sight line profiles.

8. Note. Obtaining of the septic permit should be a condition of approval and would be required for construction and building permit.

9. A note will be added to the Plan indicating there are no environmental constraints on this lot.

10. Architectural plans. For the reasons previously discussed should not be required at this time.

It is our intention to appear at the meeting scheduled for Thursday, December 8, 2016 at 7:00 p.m. to address these waivers and hopefully be allowed to go forward to complete this application.

Very truly yours,

MORRIS & HANTMAN, ESQS.

By________________________
Allen Hantman

AH:ec

cc: Mr. and Mrs. Frederick Breem