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THE ZONING BOARD
OF ADJUSTMENT FOR THE
BOROUGH OF BRADLEY BEACH

----- x	
IN THE MATTER OF THE	TRANSCRIPT OF
APPLICATION OF BETH AND	PROCEEDINGS
HAROLD COTLER,	
306 MONMOUTH AVENUE	
BLOCK 78, LOT 14	
----- x	

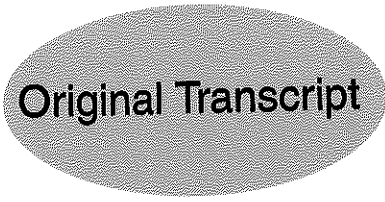
June 18, 2020
6:30 p.m.

ZONING BOARD

HARVEY ROSENBERG, Chairman
MICHAEL AFFUSO
ROBERT QUINLAN
RAYMOND WADE
DEIDRE PHILLIPS
TERESA ROSENBERG
DAVID CRITELLI
DEBORAH BRUYNELL

PERSONNEL

GERALD FREDA, Engineer
CHRISTINE BELL, Planner
KRISTIE DICKERT, Secretary



APPEARANCES

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Attorney for the Zoning Board.

STONE & MANDIA, LLC
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Attorney for the Applicant.

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* * *

CHAIRMAN ROSENBERG: Next case, is
Mr. Stone here.

MR. STONE: I think I'm here. Can
everybody hear me?

CHAIRMAN ROSENBERG: We hear you
fine.

MS. DICKERT: Mr. Stone, give me one
second. I know there are some people who have
joined the meeting late. They've been coming
sporadically. I don't know they heard the
announced the matter of 217 McCabe Avenue has been
carried to the August 20th meeting. It will not
be heard this evening. If you wish to
participate, the information is on our website.
Hopefully we may be moving further at that time
but as of right now it's going to be held via
ZOOM. But again that was carried to August 20th
without further notice.

Okay, sorry, Mr. Stone. Go ahead.

MR. STONE: Okay. Mr. Rosenberg and
Members of the Board my name is Richard Stone.
It's been quite a while since I've appeared before
this Board.

Tonight I'm privileged to represent the

1 owners of property located at 306 Monmouth Avenue
2 in Bradley. I anticipate that -- first, I'd like
3 to thank your Board secretary. She's been very
4 helpful along the way, particularly because this
5 one of the first virtual applications that I've
6 handled. Inaudible -- I would ask your patience.

7 I'm assuming that the Board has some
8 preliminary information about what this
9 application is about. I take you know that at one
10 point the property owner, Mrs. Beth Cotler
11 obtained a permit to do construction on the rear
12 garage apartment. The plans for that construction
13 were prepared by Mr. Thomas Sente (phonetic). I
14 hope that you probably have his plans in the
15 exhibit list. But we sad to know that Mr. Sente
16 unfortunately passed away.

17 I have multiple witnesses depending upon
18 how long the Board will allow me to proceed. I
19 anticipate that there will two experts. One will
20 be my engineer Mr. Larry Murphy, who will testify
21 pretty much throughout the entire application.
22 The second Ms. Allison Coffin, who you know is a
23 planner. I'm sure that she's been qualified
24 before your Board before.

25 And the application would ordinarily in my

1 opinion be rather straight forward except that
2 unfortunately during construction there were field
3 changes done to the construction of the property
4 that expanded the construction as permitted.

5 And it's never the best situation to come
6 before a Board having exceeded the permitted
7 approval but those are the facts. and some point
8 either now or later I will explain to you how that
9 developed unfortunately, but it did. During the
10 construction the property owners believe that what
11 they were asking the builder to do were de minimis
12 alterations and would be within the parameters of
13 maybe a field changed. They were not. But I
14 think that there probably would be -- I'm hoping
15 there would be some give and take after I explain
16 to you what the proposed application is.

17 Although there are variances required, most
18 of which are 'd' variances and substantially many
19 are already pre-existing nonconformities but are
20 issues that I'm going to touch on, but I'm really
21 going to rely most heavily upon the experts.

22 Number one there is an issue with regard to
23 a two-car garage and the construction of the
24 building would accommodate two vehicles on the
25 inside of the garage space, but for the limited

1 garage door. However you're going to hear
2 testimony that although the ordinance would
3 ordinarily emphasize a two-car garage, the
4 uniqueness of this property is that -- I'm sorry.
5 I see is that somebody else that's about to talk?

6 CHAIRMAN ROSENBERG: No.

7 MR. STONE: Oh, I'm sorry. The
8 uniqueness of the property is that the requirement
9 of the application would be for four parking
10 spaces off street. Now I've been around Bradley
11 Beach a long time and of course I know that
12 off-street parking is always emphasized because of
13 particularly summer when the parking is
14 overcrowded.

15 This particular application you're going to
16 see even if there's only one vehicle in the garage
17 allows at least six off-street parking on the
18 site. There maybe be at least seven, maybe eight
19 parking spaces off street where only four are
20 required. I'm going to let the experts explain
21 that to you.

22 In addition to that the original approval
23 was for the height of 24 foot on the garage, on
24 the back garage unit. When the builder added to
25 the construction he did two things. Number one he

1 put dormers and the dormers were not to create
2 living space on that elevated floor.

3 You'll hear testimony that that portion of
4 the floor is being set aside for attic storage or
5 mechanicals. It's not high enough to accommodate
6 a livable space and you really can't get to it
7 but by a ladder.

8 The second reason the dormers were put on
9 is that if anybody is familiar with the front
10 house, you notice that --

11 CHAIRMAN ROSENBERG: Mr. Stone, I
12 have to stop you a minute.

13 MR. STONE: Yes.

14 CHAIRMAN ROSENBERG: We have a
15 Councilman on who cannot be on in a Zoning Board
16 meeting. Am I correct, Mr. Kitrick?

17 MR. KITRICK: Who is that?

18 CHAIRMAN ROSENBERG: Mr. Gobatosey
19 (phonetic).

20 MR. KITRICK: I can't hear you.

21 CHAIRMAN ROSENBERG: Alan Gobatosey
22 is on page two. He's a councilman. He cannot be
23 -- a councilman cannot be at a Zoning Board
24 meeting; correct?

25 MR. KITRICK: Correct.

1 CHAIRMAN ROSENBERG: Mr. Gobatosey
2 we're going to have to ask you to leave.

3 MR. STONE: Mr. Rosenberg, can I ask
4 you a question? I didn't take a count of the
5 number of members that participated in the earlier
6 meetings. How many members are there?

7 CHAIRMAN ROSENBERG: We have a full
8 board here.

9 MR. STONE: Oh, okay. So the fact
10 that one of the member has to recuse themself --

11 CHAIRMAN ROSENBERG: You still have
12 seven left.

13 MR. STONE: I still have a
14 contingent, okay.

15 MR. KITRICK: Did somebody recuse
16 themself?

17 CHAIRMAN ROSENBERG: Yes.

18 MR. KITRICK: Who's that?

19 CHAIRMAN ROSENBERG: Mr. Mayer.

20 MR. KITRICK: Okay.

21 CHAIRMAN ROSENBERG: Continue, Mr.
22 Stone.

23 MR. STONE: May I proceed, Mr.
24 Rosenberg.

25 MS. DICKERT: Mr. Gobatosey is still

1 on there.

2 CHAIRMAN ROSENBERG: Mr. Gobatosey is
3 still on.

4 MS. DICKERT: Alan Gobatosey, yeah
5 you're not allowed to be here.

6 CHAIRMAN ROSENBERG: Councilmen are
7 not allowed to be here.

8 MR. STONE: I don't see his picture.

9 CHAIRMAN ROSENBERG: No but his name
10 is there. Could you knock him off, Kristie?

11 MS. DICKERT: I can.

12 CHAIRMAN ROSENBERG: Please because
13 he's not supposed to be there.

14 MR. KITRICK: And we want the
15 application to be able to proceed. We don't want
16 any issues.

17 MS. DICKERT: Okay.

18 MR. STONE: May I proceed, Mr.
19 Kitrick?

20 CHAIRMAN ROSENBERG: Let's see. Yeah
21 now you can.

22 MR. KITRICK: Sure.

23 MR. STONE: Okay. So I want to make
24 it clear. If you take a look at the plans and
25 again I'll have the engineer explain this, excuse

1 me, if you take a look at the front house you'll
2 notice that there's renewable energy solar panels
3 on the front house. In order to accommodate the
4 number of panels on the back house, it made sense
5 at least to the property owner to spread out the
6 roof so that they can accommodate a few more
7 panels because as part of this application there's
8 a representation that he intends to put renewable
9 energy on the back house as well as the front.

10 But by doing that it elevated the house
11 from the approved permit of 24 feet height to 25
12 feet eight inches. And that requires the variance
13 and at some point during the construction it was
14 determined by I guess your Code Enforcement
15 Officer and he was correct that the expanded plan
16 was outside the permits, and that brings me here
17 today.

18 If you will allow me --

19 MR. KITRICK: All right. Look, let's
20 deal with some legal issues first. Okay. So
21 first of all I just want to address the issue that
22 the Chairman brought before for those who are
23 listening to the meeting. First of all the Zoning
24 Board of Adjustment is a quasi-judicial board.
25 And the applications that come before this board

1 are people who are appeal denials of submissions.
2 And based on zoning ordinances they're appealing
3 denials on the zoning ordinances and those
4 ordinances are part of the Land Use Laws that are
5 adopted by the Governing Body in a municipality.
6 So you're actually appealing Governing Body's
7 enactments of the zoning ordinances. That's why
8 members of the Governing Body do not participate
9 in Board of Adjustment matters.

10 Not the same as a planning board but that's
11 what makes the zoning board unique. We're a
12 quasi-judicial body because we're hearing appeals
13 from the Governing Body.

14 So I just want to get that on the record.
15 That's the reasoning and also we want to make sure
16 that those rules are followed with respect to the
17 public and with respect to the applicant.

18 So there is an objector in this case. Mr.
19 Coan has raised an objection. And he's raised a
20 very specific objection as to the notice
21 provision. And I think that's something that we
22 should address at the beginning because I think
23 it's relevant because it speaks to whether or not
24 the Zoning Board takes jurisdiction this evening.

25 Mr. Coan had submitted his objection to as

1 notice. We're going to give Mr. Coan an
2 opportunity to make his case, but is there
3 anything that you want to add regarding the
4 notices that you provided this evening.

5 MR. STONE: May I ask a question or
6 two, Mr. Kitrick?

7 MR. KITRICK: Of course.

8 MR. STONE: Okay. So the first
9 question I would ask is in regard to the issue of
10 the recusal or you know the withdrawal of the
11 councilman. I take it that although he didn't
12 participate in any regard and the fact that he
13 removed himself briefly into the application I
14 don't believe that there's anything fatal about
15 the fact that he was on and then removed himself.
16 Would you agree with that?

17 MR. KITRICK: I concur.

18 MR. STONE: Okay. Now in regard to
19 the notice requirement I have a couple of points
20 I'd like to raise. So I have in front of me now
21 the note that Mr. Coan provided. I have a
22 question or two before I comment upon his
23 objection.

24 I'm not aware and again I been around
25 Bradley Beach for a long time and I noticed that

1 it was signed Thomas "T.J." Coan, Bradley Beach
2 Public Advocate.

3 Does Bradley Beach have a position in its
4 community organization of a Public Advocate?

5 MR. KITRICK: I don't know the answer
6 to that.

7 MR. STONE: Is there a point -- and
8 I'm not putting you on the spot, but I'm assuming
9 that Mr. Coan is providing this as a citizen,
10 which of course he has a right to do, but that
11 fact that he would present something with a
12 caricature of a public advocate, which suggests
13 that he's speaking for the entirety of the Borough
14 of Bradley Beach. And I think that it is
15 inappropriate unless of course he's an appointed
16 representative of the Borough of which I'm not
17 aware. I looked to see whether or not it was an
18 elected appointment or the Mayor appointed him or
19 either the planning board or zoning board but to
20 place his name gives some type of enhanced
21 credibility to a position when he's a citizen.
22 And of course he has a right as a citizen to make
23 that objection.

24 I would just like to point out that I think
25 that's inappropriate should the matter ever go up

1 on appeal.

2 Number two, I know that as an applicant's
3 attorney the applicant has an obligation under the
4 ordinance and under the Municipal Land Use statute
5 to provide information so the public can review
6 that information timely so that it might
7 appropriately prepare for any issues that might
8 arise. So that the public is aware.

9 It has always been my position that an
10 objector has a similar obligation. And this
11 rather extensive objection with attachments was
12 received by my office early -- mid-afternoon.
13 And only because I contacted your board secretary
14 to find out where I was and she was kind enough
15 to advise that there had been an objection.

16 So as far as the written objection is
17 concerned I object to that. If Mr. Coan wants to
18 make a verbal objection, I think he has a right to
19 do it as a citizen, not as a public advocate. I
20 think that's inappropriate. So I'd like to hear
21 what his objection is other than having to read it
22 in a form. I don't know his qualification. I
23 don't know whether or not he's an attorney. So
24 does he have that skill. And I'd like to know
25 whether -- if he has an objection, I'd like to

1 hear him place on the record so that I can respond
2 to each one or at least have one or both of my
3 experts do the same.

4 CHAIRMAN ROSENBERG: Mr. Kitrick, is
5 that where it should continue?

6 MR. KITRICK: Yes, that's fair. And
7 I'm just going to swear Mr. Coan in because I do
8 know he's not an attorney. So I'll swear him in.

9
10 T.J. COAN, sworn.

11
12 MR. COAN: I would strike the public
13 advocate from the record. That's a
14 self-proclaimed position because I've been
15 watching out for the Borough of Bradley Beach for
16 many years. And I believe successfully both in
17 this forum and many other forums.

18 That being said I'd be happy to put my
19 objections about this notice that was sent out. It
20 appears to me to not be a truthful statement to
21 the public. It's requesting variances to demolish
22 the existing garage and construct a two-story
23 structure, which will have a two-car garage on the
24 first floor and a residential apartment above.

25 Well reading that and then riding by the

1 property after receiving the notice, you would
2 assume that the existing structure is going to be
3 torn down.

4 Well that's not the case. That demolition
5 is already taken place but is not reflected in
6 this notice.

7 Secondly there's no mention of the loft.
8 There's no mention of the loft stair access or
9 there's no mention of the dormers. Also it
10 indicates a two-car garage and clearly there's a
11 one-car garage there. So you're not supplying a
12 two-car garage.

13 So these are very misleading statements and
14 it appears to be fiction to me. So I would
15 appreciate if this was re-noticed properly letting
16 all public members of the Borough of Bradley Beach
17 to understand what the true application is and
18 then come back at a July or August meeting.

19 In addition to that I would like to say
20 that it's a very unique situation that the
21 property has already been built. So I would
22 recommend to the Board and to the public that we
23 should probably have an on-site inspection.
24 Because we're not just looking at plans. We're
25 looking at a structure that's built. So the Board

1 should have the right to go in and review that in
2 an on-site inspection and the public also.

3 So I stand by my complaint. I would take
4 off my public advocate tag as it is
5 self-proclaimed, Mr. Stone. But I do stand by my
6 arguments that this is a faulty notice created by
7 your office and it appears to me to be fiction.
8 Thank you, sir.

9 MR. KITRICK: And Mr. Stone can
10 respond but you did address the public advocate.

11 MR. COAN: Yes, I did.

12 MR. KITRICK: Yeah you did address
13 that but the one thing Mr. Stone brought up is the
14 notice that you provided. Why did he only get that
15 today through the Board secretary?

16 MR. COAN: Well Mr. Kitrick as a
17 self-proclaimed public advocate I have always felt
18 that the ten-day notice and burying a notice in
19 the back of The Asbury Park Press on a Sunday is
20 really not public notice. It's really not fair
21 to the residents and I believe the state of New
22 Jersey even though it's ten days it is -- it
23 should be 30 days because to --

24 MR. KITRICK: I know. It's not.
25 It's not. It's not so...

1 MR. COAN: Okay. That being said
2 there's no -- I could have just shown up at the
3 meeting and handed out my -- could I not, Mr.
4 Kitrick?

5 MR. KITRICK: Yeah, I'm just asking
6 you to address his -- he brought it up. Just
7 address it.

8 MR. COAN: Well I gave him the
9 courtesy of sending it at one o'clock this
10 afternoon. In a regular scenario I would have
11 come to the meeting and entered every objection
12 and every exhibit at the meeting. I wasn't given
13 that opportunity based on COVID-19. So as a lay
14 person I felt it fair to give Mr. Stone the
15 notice before the meeting and not during the
16 meeting. And also have all my exhibits on the
17 record for the board's secretary.

18 MR. KITRICK: Mr. Stone.

19 MR. STONE: Yes, let's get off the
20 timing. Those of us who practice Municipal Land
21 Use know that the statute provides a very strict
22 notice where the applicant's notices have to be
23 published, how they have to be served to the
24 surrounding property owners and there's a reason
25 for that. And I've always felt similar to Mr.

1 Coan's argument that objectors who are
2 self-proclaimed public advocates who have
3 familiarity with the system, he could have
4 provided me with this objection three weeks ago.
5 And he certainly knew about it then but he laid in
6 wait for the applicant to move the application and
7 he decided he was going to do the night of the
8 application.

9 But let me deal with the objections of the
10 notice. We believe if you take a look at the
11 notice both published and served it more than
12 adequately serves upon those interested parties
13 what the substance of the application is about.
14 So the fact that it references a demolition
15 certainly the prior building before the permit was
16 issued and constructed that building had to be
17 demolished and it had to be reconstructed. That's
18 exactly what happened.

19 In regard to the dormers that's one of the
20 reasons we're here. We do not have to
21 specifically reference the dormers because they
22 don't exceed the height requirement. The height
23 of eight inches above the 25 inch (sic)
24 requirement is clear that we placed that into the
25 notice requirement.

1 In regard to the garage, which Mr. Coan
2 objects to, that it's a one-car garage, you will
3 hear some testimony from one or both of the
4 witnesses that the garage is of a size that it can
5 accommodate with maneuvering the vehicles around
6 two vehicles. It's 18 by 20, which would
7 accommodate two vehicles.

8 But because the request of a one-car garage
9 is a 'd' variance and we believe that it's
10 de minimis, it would be covered under the catchall
11 language of any and all additional variances
12 required. So any fair reading of this notice
13 certainly puts the public on notice itself as to
14 what relief is being sought by the applicant.

15 MR. KITRICK: I just have a question
16 for you, Mr. Stone. I didn't quite follow the 'd'
17 variance statement.

18 MR. STONE: Well in the event that
19 during the course of the application the testimony
20 is that the garage will only be used for one car
21 instead of two cars. There has to be some
22 testimony with respect to whether or not
23 off-street parking is being accommodated. And if
24 the testimony as I just referenced is that there
25 will be at least seven total parking spaces where

1 four are required. That would be a 'd' variance
2 and would be handled within the catchall provision
3 of the notice requirement.

4 MR. KITRICK: Okay. So just so I
5 understand. So you noticed for a two-car garage;
6 correct?

7 MR. STONE: Yes, we did. And we have
8 a two-car garage.

9 MR. KITRICK: Right. Okay. But in
10 the scenario I think that you're laying out that
11 if it's deemed to be a one-car garage then you
12 would need a use variance and your position is the
13 catchall language would cover that situation.

14 MR. STONE: I think with that limited
15 scenario.

16 MR. KITRICK: So I would advise you
17 the following: My position would be that if you
18 did require a use variance that, and I don't know,
19 we haven't heard any testimony and the board
20 couldn't take a position that without hearing
21 testimony. But if you needed a 'd' variance, my
22 view is that the catchall language would not cover
23 securing a use variance.

24 MR. STONE: May I do something? I
25 have two of my experts that are available. May I

1 inquire that they can hear what I'm saying? Mr.
2 Murphy, can you hear my?

3 MR. MURPHY: Yes.

4 MR. STONE: And Ms. Coffin, can you
5 hear me?

6 MS. COFFIN: Yes.

7 MR. STONE: Okay. Larry --

8 CHAIRMAN ROSENBERG: Wait a minute.
9 Before they talk don't they have to be sworn in.

10 MR. STONE: I'm going to ask them to
11 be sworn in now.

12 MR. KITRICK: All right. So what's
13 the purpose of having them --

14 MR. STONE: I would like them to
15 explain a little bit more at length to respond to
16 your question about the one-car garage notice.

17 MR. KITRICK: Well I'm not sure why
18 we would need to hear from them. I'm not
19 questioning whether you're going to be able to
20 prove it's a two-car garage or it's going to be a
21 one-car garage. All I'm saying is that if you
22 need a use variance you have to notice for a use
23 variance.

24 MR. STONE: And I agree with that.

25 MR. KITRICK: And you know we call it

1 the catchall language I think that's appropriate
2 if there are additional bulk variances --

3 MR. STONE: I agree but I misspoke. I
4 misspoke.

5 MR. KITRICK: Okay.

6 MR. STONE: I do not need a 'd'
7 variance for the garage. I need a 'c' variance
8 for the garage.

9 MR. KITRICK: Okay.

10 MR. STONE: I misspoke. I'm reading
11 off my notes and that was an error on my part.

12 MR. KITRICK: Okay. All right.

13 MR. STONE: So I don't need a use
14 variance for the garage and that's why it's within
15 the catchall language.

16 MR. KITRICK: Okay. All right.

17 MR. STONE: That was a mistake on my
18 part.

19 MR. KITRICK: I follow you.
20 Understood. Mr. Coan.

21 MR. COAN: I mean do we have a
22 determination, Mr. Kitrick. I mean there's no
23 mention of the loft in here. There's no mention
24 of a two-and-a-half story structure. It's says a
25 two-story structure. This is clearly a

1 two-and-a-half story structure with windows on the
2 half story. So again this is not what the public
3 -- the public needs to know exactly what is going
4 on. I find this to be a faulty notice. And I
5 would request that it be re-noticed and come back
6 and especially at this late hour, sir.

7 MR. KITRICK: Mr. Stone, is the
8 proposal before the Board a two story or a two and
9 a half story?

10 MR. STONE: Two and a half story.

11 MR. KITRICK: Okay. And --

12 MR. STONE: Could I make a
13 suggestion. I have a suggestion. It's about ten
14 after ten; am I correct? How late does the Board
15 go?

16 CHAIRMAN ROSENBERG: We went to ten
17 o'clock. We're giving you the courtesy right
18 now.

19 MR. STONE: So I propose that -- I
20 don't happen to agree with Mr. Coan. And
21 certainly I'm not going to complete my application
22 tonight. I think we can all agree upon that.
23 You've already heard three or four applications.
24 It's been a long night. I think that we should
25 carry the application even though I don't think

1 it's necessary in order to assure that there's no
2 jurisdictional issue I will re-notice.

3 MR. KITRICK: Okay.

4 MR. STONE: So that we can remove
5 that, my opinion is that it's salacious but you
6 know if it was seven o'clock, I would press on.
7 And it's ten after ten and it's already been a
8 long night for everybody.

9 MS. PHILLIPS: I just want to say one
10 thing. You know it's going to be beautiful.
11 There's one door. Two cars go in there and
12 there's one door because they wanted lighting and
13 safety for their daughter to get in. So I guess
14 knowing this structure myself do you have to have
15 --

16 MR. KITRICK: I don't think we should
17 talk about the application.

18 MS. PHILLIPS: Does it have to have
19 two doors? That's going to be -- that's what I
20 want them to know the rest of the board.

21 MR. KITRICK: I just don't think we
22 should talk about the application right now.

23 MS. PHILLIPS: Okay.

24 MR. COAN: Mr. Kitrick, I appreciate
25 Mr. Stone's professionalism and I look forward to

1 the carried meeting and the new notice as stating
2 the proper facts of the case. Thank you, sir.

3 CHAIRMAN ROSENBERG: Mr. Stone, when
4 would you like to carry it to? July?

5 MR. STONE: I think you've already
6 said that there's a meeting on the 16th; am I
7 right?

8 CHAIRMAN ROSENBERG: Correct.

9 MR. STONE: And when is the meeting
10 in August?

11 CHAIRMAN ROSENBERG: The 20th or
12 something like -- August will be --

13 MS. DICKERT: It's the 20th.

14 MR. KITRICK: August 20th.

15 MR. STONE: I'm going to ask to carry
16 it to the 16th.

17 CHAIRMAN ROSENBERG: But you're going
18 to re-notice.

19 MR. STONE: Wait a minute. Hold on a
20 second. One of my experts is not available on the
21 16th. I have to carry it until August 20th.

22 MR. KITRICK: Okay.

23 MR. STONE: Ms. Coffin is not
24 available on the 16th.

25 MR. KITRICK: Okay.

1 MR. STONE: So I will re-notice and
2 we'll mark it for 20th and I will waive any time.
3 Can I do that orally, Mr. Kitrick?

4 MR. KITRICK: Yes, that's acceptable
5 to me, Mr. Stone.

6 MR. STONE: Okay. I'll waive any --

7 CHAIRMAN ROSENBERG: He's re-noticing
8 it, so...

9 MR. STONE: That's true. Okay.

10 CHAIRMAN ROSENBERG: Kristie, he'll
11 be the first case that night, please.

12 MR. STONE: Will I be the first case
13 that night?

14 MS. DICKERT: What about the other
15 ones that were carried?

16 CHAIRMAN ROSENBERG: Who was carried?

17 MR. KITRICK: They're July though
18 aren't they?

19 MS. DICKERT: Oh, they're July. Give
20 me one second.

21 CHAIRMAN ROSENBERG: The 217 McCabe
22 that can be the second case.

23 MS. DICKERT: Okay. That will be the
24 second case, yes.

25 CHAIRMAN ROSENBERG: Mr. Stone will

1 be the first case.

2 MS. DICKERT: Cotler will be first,
3 yes.

4 MR. KITRICK: Okay.

5 CHAIRMAN ROSENBERG: And I think then
6 August is going to be filled up.

7 MR. KITRICK: All right. So it will
8 be carried to August 20th with notice.

9 MR. STONE: Hold on. Okay, let's put
10 it on the 20th and then if there any issue with
11 that, I'll call the board secretary and let you
12 know. All right?

13 MR. KITRICK: Okay. Very good.

14 MR. STONE: Let me thank the members
15 of the board. Mr. Kitrick, Kristie and everybody
16 else and I look forward to the application. All
17 right.

18 CHAIRMAN ROSENBERG: Thank you.

19 MR. KITRICK: Thank you.

20 (Recording is concluded.)

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CERTIFICATE

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3 I, MICHELE A. MAC PHERSON, Transcriber and
4 Notary Public of the State of New Jersey, hereby
5 certify the foregoing to be the truest and most
6 closely verbatim record able to have been
7 rendered by me.

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14
15 Michele A. Mac Pherson,
16 Transcriber

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20 DATED: September 24, 2020

21 My Commission expires:

22 February 7, 2021
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25