

**LONG BEACH TOWNSHIP
6805 LONG BEACH BOULEVARD
BRANT BEACH, NEW JERSEY 08008
(609) 361-1000**

LAND USE DEVELOPMENT APPLICATION
(TO BE COMPLETED BY TOWNSHIP STAFF ONLY)

Date Filed 10/22/2020 Docket No. LUB-25-20
Application Fees _____ Escrow Deposit _____
Scheduled for: Review for Completeness Sent to OLA Hearing 12/9/2020

1. SUBJECT PROPERTY (TO BE COMPLETED BY APPLICANT)

Location: 5404 SOUTH LONG BEACH BOULEVARD
Tax Map: Sheet #4 Block 1.10 Lot (s) 7

Dimensions Frontage 50 feet -South Long Beach Boulevard - Total Area 5,000 square feet

Zoning District **C General Commercial Zone**



2. APPLICANT

Name BOWKER'S SOUTH BEACH GRILL, LLC

Address 5404 South Long Beach Boulevard, Holgate, Long Beach Township, NJ 08008

Telephone Number: Home: 609- 217-8232 Local:

Work: FAX:

Applicant is: Corporation Partnership Individual Limited Liability Company **X**

Other (Please Specify)

Social Security Number / Federal ID Number: 26-4805561

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (attach pages as necessary to fully comply.)

Name Eileen Bowker Interest 100%

Address 5404 S. Long Beach Boulevard,
Holgate, Long Beach Township, NJ

Name Interest

Address

4. If the Owner (s) is other than the applicant, provide the following information on the Owner (s):

Owner's Names: Same

Address:

City/State:

Telephone Number:

Home:

Work:

Local:

Relationship of the applicant to the property in question:

Owner: ☒ Lessee ☐ Purchaser under Contract ☐ Other

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedications existing and proposed must be submitted for review.

Site plan and / or conditional use applicants: N/A

Proposed for: Expanded Area Alteration

Expansion of Structure Change of Use Sign

Other (please specify)

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment: **Yes** ☒ **No** ☐ . If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s). Prior site plan applications have been required for restaurants, which would not be relevant to this application. See attached Resolution 42-86 adopted March 18, 1987.

Is the subject property located on:

A County Road: **Yes** A State Road: **No** within 200 feet of a municipal boundary: **No**

Present use of the premises: Mixed use residential on the second story and commercial (delicatessen) on the lower level.

6. Applicant's Attorney **Stuart D. Snyder, Esq.**

Address **2100 Long Beach Boulevard, Surf City, New Jersey**

Telephone Number **(609) 494-7676** Fax Number **(609) 494-8499**

7. Applicant's Engineer/Surveyor **Horn, Tyson & Yoder, Inc.**

Address **8510 Long Beach Boulevard, Long Beach Township, NJ 08008**

Telephone Number **609-492-5050** Fax Number **609-494-4163**

8. Applicant's Planning Consultant: **James D. Brzozowski, PP**

Address **8510 Long Beach Boulevard, Long Beach Township, NJ 08008**

Telephone Number **609-492-5050** Fax Number **609-494-4163**

9. Applicant's Architect **N/A**

Address

Telephone Number Fax Number

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name: To be provided if any other experts or consultants are retained.

Field of Expertise

Address

Telephone Number Fax Number

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

Minor Subdivision Approval
Subdivision Approval (Preliminary)
Subdivision Approval (Final)

Number of lots to be created

Number of proposed dwelling units

Area and dimensions of each proposed lot:

Applicant will also request any and all waivers or variances that may be required.

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval (Phases (if applicable))
- Final Site Plan Approval (Phases (if applicable))
- XX** Amendment or Revision to an Approved Site Plan
- Area to be disturbed (square feet) N/A

Total number of proposed dwelling units: One (1) Existing

Request for Waiver from Site Plan Review and Approval.

Reason for request:

Informal Review

Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]

Map or Ordinance Interpretation or Special Question [N.J.S. 40:55D-70b]

X Variance Relief (hardship) [N.J.S. 40:55D-70c (1)]

X Variance Relief (substantial benefit) [N.J.S. 40:55Dc (2)]

Variance Relief (use) [N.J.S. 40:55D-70d]

Conditional Use Approval [N.J.S. 40:55D-67]

Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55-35]

12. Section (s) of Ordinance from which a variance is requested: Applicant will request variance relief from parking requirements four (4) spaces required none are provided. Off-site parking is available adjacent to property; with public lot within walking distance. Existing nonconforming conditions:

Lot area 5000 sq. ft. where 6000 sq. ft. required; side yard setback 2.9 ft. where 3 ft. required; combined side yard 14.9 ft. where 15 ft. required; accessory shed 2.4' side and 2.2 rear where 4' required; gazebo .08 feet where 4 ft. required; trailer 2.5 ft. side where 4 ft. required; shed 2.8' and 2.3' where 4' required; pergola 1.7; where 4 feet required.

13. Waivers Requested of Development Standards and / or Submission Requirements: As may be required by the Board after review.

14. Attach a copy of the proposed Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

SUPPLEMENT PAGE(S) TO BE PROVIDED.

SEE Attached. JF.

16. Is public water line available? yes
17. Is public sanitary sewer available ? yes
18. Does the application propose any lighting? No; lighting exists at the site
19. Have any proposed new lots been reviewed with Tax Assessor to determine appropriate lot and block number? N/A
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? N/A
22. What form or security does the applicant propose to provide as performance and maintenance guarantees ? Cash or Letter of Credit
23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Long Beach Township Fire Prevention Bureau		x	
Long Beach Township Water & Sewer Dept.		x	
Long Beach Township Public Works Dept.		x	
Long Beach Island Health Dept.	x		
Ocean County Planning Board	x		
Ocean County Soil Conservation District (LBT)			
N.J. Dept. of Environmental Protection		x	
Sanitary Sewer Connection Permit		x	
Sewer Extension Permit		x	
Waterfront Development Permit		x	
Wetlands Permit		x	
Received			
Tidal Wetlands Permit			
FEMA		x	
N.J. Department of Transportation		x	
Other			
Other			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Ordered
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing):

The documentation must be received by the Board Secretary at least twenty-one (21) days prior to the meeting at which the application is to be considered, or as otherwise required in the Land Development Ordinance. A list of the professional consultants is attached to the application form.

Quantity	Description of Item
20 copies	Land Use Development Application with resolution and plan from 1986
18 copies	Site Plan prepared Horn, Tyson & Yoder, Inc.,

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

<u>Applicant's Professional</u>	<u>Reports Requested</u>
Attorney	All Reports
Engineer	All Reports
Architect	

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.) I am the attorney for applicant.

BOWKER'S SOUTH BEACH GRILL, LLC

October 22, 2020

Applicant/Owner

29. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Township of Long Beach. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and / or other expenses associated with the review of the submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I, the Developer / Applicant, as signed below, acknowledge familiarity with the procedures set forth in the Township of Long Beach Land Development Ordinance for submittals and required action and agree to be bound by it.

BOWKER'S SOUTH BEACH GRILL, LLC

October 22, 2020

Owner/Applicant

TOWNSHIP OF LONG BEACH PROFESSIONAL CONSULTANTS

Engineer

Frank J. Little, Jr.
Owen, Little & Associates
443 Atlantic City Blvd.
Beachwood, NJ 08722

(732) 244-1090
FAX (732) 341-3412

Planning Board Attorney

Carol Katz Sicheri, Esq.
P.O. Box 696
Manahawkin, NJ 08050

(609) 597-9261
FAX: (609) 597-1536

STUART D. SNYDER

Attorney at Law
2100 Long Beach Blvd.
Surf City, NJ 08008
609-494-7676
FAX 609-494-8499

**PUBLIC NOTICE
LONG BEACH TOWNSHIP LAND USE BOARD**

Public Notice is hereby given in accordance with the Zoning and Land Development Ordinances of the Township of Long Beach, in the County of Ocean, and the provisions of the Municipal Land Use Law that BOWKER'S SOUTH BEACH GRILL, LLC ,, has applied to the Land Use Board for an Amendment to the approved Site Plan together with variances from parking requirements, building coverage, and setbacks of accessory structures for the trailer; gazebo, two (2) sheds, and pergola; and from a side yard setback and combined side yard setbacks at the principal building at premises improved with a mixed use building known as 5404 South Long Beach Boulevard, Lot 7 Block 1.10 Long Beach Township, Ocean County, New Jersey. The applicants will also request any and all variances and waivers that may be required by the Board.

This matter is now Docket No. LUB-20-XX on the Clerk's Docket and a public hearing has been ordered for XXXXXX, 2020 at 7:00 PM **to be conducted virtually utilizing the Zoom Platform**, at which time you may appear personally or by agent or attorney and present any objections which you may have to the granting of this application. All documents relating to this application, including plans setting forth setbacks and building locations, are on file at the Land Use Board Office 6805 Long Beach Boulevard, Brant Beach, New Jersey 08008 and may be inspected by the public during normal business hours at the office of the Secretary of the Board.

To Join the Zoom Meeting:

<https://zoom.us/> Meeting ID: XXXXXX
Passcode: XXXXX

To Dial into the Meeting:

XXXXX
Meeting ID: XXXXXXXX
Passcode: XXXXXXX

Find your local number: <https://zoom.us/j/9123456789>

If you have any questions pertaining to access to the meeting please contact Jackie Fife, the Board Secretary at 609.361.6653 on Monday through Friday between the hours of 9:00 AM and 4:00 PM.

Very truly yours,

Stuart D. Snyder
Attorney for Applicants

RE: Bowker's South Beach Grill, LLC
5404 South Long Beach Boulevard
Lot 7 Block 1.10
Long Beach Township, New Jersey

In furtherance of the submitted application and as requested in Paragraph 15:

This application is submitted as a result of certain changes made to the site since its inception as a mixed use building, located in the Commercial Zone; prior to 1985 the property has been operated and occupied as a take-out delicatessen on the first floor and a residential apartment on the second floor. The applicant has been a tenant at the property since 2008 and purchased the property in 2017. A certificate of occupancy was issued at the time of that purchase, which reflected and approved the conditions at the property at the time of purchase; including the two (2) gazebos in the northerly side yard; the trailer in the rear yard together with the composite deck; the two (2) exterior sheds at the rear property line; and refrigeration sheds at the rear of the building. The nonconforming setbacks are all preexisting. The application before the Board is submitted without prejudice to any of my client's rights pertaining the condition and operation of the property; and that which was approved under the resale certificate of occupancy.

Historically the property initially consisted of an improved lot with dimensions of 40 x 100 feet; in 1985 under Resolution 39 -85 adopted in November 14, 1985, the subject property and the adjoining owners re-subdivided their property; the Planning Board approved the three lot subdivision inclusive of this property; the property to the north and the property to the west, Lots 7, 8, 9 resulting in the increase of the size of the subject property to 50 x 100. At that time, the property was owned by Andrew and Barbara Guerriero were the proprietors of the takeout delicatessen/ general store located on the first floor and residential apartment on the second floor. In 1986 they applied to the Long Beach Township Planning Board for variances and site plan approval to enable the relocation of the entry to the apartment to the north of the building including the construction of stairs and decking into that setback. The application, was docketed as Number 9-SP -86. That application was considered by the Planning Board on November 6, 1986 and approved by the Planning Board; the approvals were memorialized on December 4, 1986. The aforementioned approval referenced five (5) parking spaces at the rear of the property.

Thereafter in February 1996 the property was sold to Thomas and Helen Clark who resided at the second floor apartment and operated the take out delicatessen and commercial operation on the first floor. To the best of applicants' knowledge the Clarks did not maintain customer parking in the rear. The Clarks then sold the property to Jeffrey and Joan Konnor in in June 2004; who utilized the property until they sold it in May 2005 to Gregory Miele and Dominick Nardo, who operated the take out delicatessen and commercial uses at the site, using the apartment as a summer home.

In 2008 Mr Miele and Mr. Nardo leased the property to applicant. At the time of the leasing there were not any parking spaces at the rear of the property; there was outdoor seating in the front of the store and in the northerly side yard; there was a trailer in the back yard, there were three (3) freezers at the

rear of the building and four rubber made sheds, including the two (2) sheds at the rear of the property; there also was a dumpster at the rear of the property.

Since renting the property, subject to permits being granted by Long Beach Township, applicant has maintained outside seating at the property; annual permits were obtained for 24 seats; as a result of COVID 19 for the 2020 season, the permit was for 32 seats; applicant has not increased seating past 24 seats. There has not been any inside seating during applicants operation of the property as a tenant and owner.

In 2009 applicant purchased the metal frame gazebo and placed it in the northerly side yard, to provide shade and provide protection from the elements and the shedding trees adjoining the property. After storm sandy, during the spring of 2013 portable cedar gazebo was acquired; and also maintained in the northerly side yard. Both Gazebos are portable. There was trailer located in the rear yard at the time the property was initially rented; applicant replaced that trailer with a smaller trailer used for storage; they also installed the grade deck. The rear yard is not open to customers; but is used by the family residing in the apartment and their guests. The trailer is not habitable or habituated by applicant there is not any plumbing, nor is it permitted to be occupied. It is solely used for storage.

The outdoor seating and commercial use of the property normally ends at 8:00 PM.

In 2019 applicant obtained permits for electrical service to place a walk-in freezer on the existing platform where the sheds and three freezers had been located.

Applicant has provided parking at the property within the front yard; they have installed bollards in front of building for safety. The parking at the site does not impede the traffic and provides adequate access to the property; most patrons either walk or use bicycles as their means of travel.

Since acquiring the property the three vinyl sheds in the southerly portion of the property have been removed; applicant has installed a wooden shed at the property. During preparation for this meeting it appears that the shed does not adhere to the setbacks for accessory buildings. Without prejudice applicant is prepared to relocate that shed to meet the setback requirements.

The only changes since the issuance of the resale certificate of occupancy were the shed and walk in box. The parking configuration has not changed.

The Board of health inspects the premises on an annual basis, and permits operation. The drop-in freezers were frowned upon; the walk in box is safer and more efficient. Applicant also conducts rentals at the property, which is a permitted commercial use and does not impact the zoning requirements at the building.

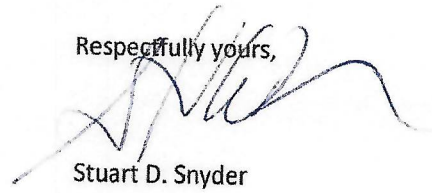
The trash storage is located away from the residential properties, there have not been any trash or refuse violations, the area is properly policed with adequate pickups.

There is an approved plot plan for outdoor seating which is permitted annually pursuant to Section 205-35 of the Long Beach Township Ordinance.

The residential property to the North previously maintained a 25 foot set-back; which they reduced to 10.5 feet.

It is respectfully submitted that the application be approved as submitted.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Stuart D. Snyder', is written over the closing 'Respectfully yours,'.

Stuart D. Snyder

LONG BEACH TOWNSHIP PLANNING BOARD
OCEAN COUNTY, NEW JERSEY

RESOLUTION 42-86

WHEREAS, the Application of Andrew and Barbara Guerriero, Application No. 9-SP-86, for site plan approval of Lot 7, Block A-10, Beach Haven Heights, Long Beach Township, Ocean County, New Jersey, was considered by the Planning Board at a regular meeting held on November 6, 1986; and

WHEREAS, the Application and Plan prepared by Nelke/Deneka Engineering, with last revision date of September 4, 1986, was reviewed by the Board and the Planning Board Engineer and the Planning Board Engineer's Report under date of September 23, 1986 was presented to and considered by the Board; and

WHEREAS, the Planning Board determined that it had jurisdiction to entertain this Application; and

WHEREAS, the Applicant's Attorney REGINALD RABAN, ESQUIRE, appeared before the Board on behalf of the Applicant and indicated as follows:

A. The Planning Board approved a minor subdivision for the subject property in the spring of 1986 to add and incorporate an additional ten foot strip of property that the Applicant purchased from the adjoining property owner to increase the size of the property and thereby reduce the magnitude of the variance now before the Board in conjunction with the site plan application with regard to the construction of decks and stairs to the residential second floor of the property and with regard to relocation of the entrance to the commercial first floor area.

B. Mr. Raban indicated that the Applicant is not intensifying the use of the property but is simply making renovations to entrance access to both the first and second floor areas.

C. The acquisition of the ten foot strip of land from the adjoining property owner actually expands the driveway and setback area by 2.2 feet from the situation existent prior to the acquisition of the additional property. This, in effect, expands the driveway and increases the driveway entrance by 2.2 feet more than was existent prior to the consolidation of the additional ten (10) foot strip of land.

D. The new driveway now has 20 feet and the Applicant will be utilizing eight feet as a result of expansion of the deck leaving a net gain of 2.2 feet.

E. Approval of the Application will actually expand offstreet parking and thereby alleviate concerns of area residents and neighbors with regard to the limited nature of offstreet parking in the neighborhood. Most delivery trucks visiting the property will be small panel trucks which should have sufficient turning radiuses for deliveries in the rear of the property.

F. The Applicant is also requesting "waivers" from the asphalt parking requirement inasmuch as the current parking lot is paved with stone and the Applicant does not wish to increase "impervious cover" and thereby increase potential on and offsite drainage problems.

WHEREAS, the letter was received from Ronald and Patricia Grosardt under date of October 28, 1986, which was read and made part of the record and which is incorporated herein as an attachment. Mr. and Mrs. Grosardt indicate that they are the owner of the business establishment in close proximity to the Guerriero property known as the "Jolly Roger". They comment as to existing offsite parking problems and indicate their opposition to any site plan or variance application which would tend to increase said offsite parking problems; and

WHEREAS, a letter was also received from Mr. and Mrs. McCarty who own the property located at 5400 South Bay Avenue which adjoins the Guerriero property. A copy of this letter is attached hereto and made a copy hereof. Mr. and Mrs. McCarty indicate that they do not oppose the Guerriero application. However, they indicate that their survey indicates that the current barrier between the two properties is located several feet on their lot. Accordingly, they request the Planning Board to require the Applicant to clearly mark the legal boundary of the two properties with a permanent monument and to place the Applicant's current barrier within their property line; and

WHEREAS, the Planning Board has made the following factual findings and conclusions based thereon:

1. The property in question is located on the westerly side of Long Beach Boulevard, 70 feet south of Washington Street, in the Beach Haven Heights section of the Township.
2. The property is situated in the C-General Commercial Zone and comprises an area of 5000 square feet.
3. The existing two story building on the site is currently being used as a combined residential/commercial establishment. The commercial use is on the ground floor and is a take-out delicatessen. The residence is located on the second floor.
4. The Applicant proposes to construct decks and stairs to the residential second floor and to relocate the entrance to the commercial first floor area. The Applicant also proposes to provide additional off-street parking at the rear of the property.
5. The proposed "loading zone" may not be considered as a parking space under the Township's Ordinance Requirements.
6. The Applicant considers one residential parking space to be within the existing garage. The Planning Board Engineer has inspected the subject premises and finds that the area designated as a garage is not accessible for vehicles. The opening is too narrow (7 feet) and the floor elevation has a vertical drop of approximately eight inches.

7. No improvements are proposed on either the site plan or the architectural drawing.

8. The Applicant is providing six off-street parking spaces whereas seven are required by Ordinance. A variance for one space has been requested. However, the Applicant is proposing more off-street parking spaces than are currently existent on the property and is thereby creating a community benefit in light of current neighborhood current off-street parking problems.

9. The Applicant has also requested a waiver to provide gravel within the parking and driveway areas whereas bituminise or concrete impervious paving are required. The Board is of the opinion that the waiver should be granted inasmuch as the current parking area is gravel and in order to minimize drainage impacts, both on and offsite, resulting from additional impervious cover in the parking and driveway areas.

10. The Board is of the opinion that a "Parking in the Rear" sign should erected on the property to clearly indicate to the public and invitees to the property that additional parking is available to the rear of the property.

11. The Board is of the further opinion that fences should be erected along the rear and sideyard property lines if requested by the adjoining property owners.

12. In conclusion, the Board was of the opinion that the Application should be approved to encourage onsite parking in the general neighborhood and alleviate the current offsite parking problems now plaguing the neighbors.

WHEREAS, formal action of the Planning Board was taken at the meeting of November 6, 1986 approving the Application for the reasons aforesaid and it is necessary to memorialize said approval by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE LONG BEACH TOWNSHIP
PLANNING BOARD, OCEAN COUNTY, NEW JERSEY, as follows:

1. That the aforesaid Application for site plan and variance approvals is hereby approved based upon the aforesaid factual findings and conclusions.
2. That this approval is expressly subject to compliance with provisions contained in the letter of Charles H. Mackie Associates, Inc., dated September 23, 1986, a copy of which is attached hereto and incorporated herein.
3. This approval is further subject to and conditioned upon the Applicant erecting a "Parking in Rear" sign at or about the driveway street entrance to indicate to the general public that additional onsite parking is available to the rear of the property.
4. This approval is further Conditioned upon and subject to the Applicant erecting fences along the rear and sideyard property lines if and as requested by the adjoining property owners.
5. This approval is further conditioned upon and subject to any and all governmental permits or approvals required by law including, but not limited to, those approvals set forth in the report of Planning Board Engineer.
6. That a certified copy of this Resolution be forwarded to the Applicant and filed with the Township Clerk within ten (10) days of the date that this Resolution is adopted and that Notice of Final Decision be published in accordance with law.

AYE: *Concagh, Gallant, Goldberger, Mascini, O'Brien,*
NO: *None*
OBSTAIN: *None* *Doel, Fruchtman*

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by a majority vote of those members present at the meeting of *Dec. 4* 1986, voting in favor of the action taken at the regular meeting of the Long Beach Township Planning Board held on November 6, 1986.

DATED: *March 18*, 198*6*
(SEAL)

Dorothy S. Cranmer
DOROTHY S. CRANMER, CLERK OF BOARD