

In The Matter of the Appeal of:

}CITY OF VINELAND
}ZONING BOARD OF ADJUSTMENT

Peter Letushko

Name

634 N. Brewster Road

Address

}PETITION & NOTICE OF HEARING

City/State/Zip Vineland, NJ 08361

Day Time Phone 484-645-6586

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 3304, Lot(s) 29-30 Sheet 45 on the Tax Map of the City of Vineland, having a street address of:

360 North Lincoln Avenue, Vineland, NJ 08361

The premises are owned by Peter Letushko

by virtue of deed recorded in the Cumberland County Clerk's Office,

Book 04186 Page 3616. The applicant's interest in the property if other than owner is

Sole Individual Owner

2) The land has frontage on Lincoln Avenue of 166.42 feet for Lot 29 and 241.42 feet with easement feet, and a depth of 613.62' and 685.70 feet irregular.

3) A sketch, map or plot plan of the site has been filed with the Secretary of the Zoning Board of Adjustment, and is available for review on the Fourth Floor of City Hall, 640 E. Wood Street, Vineland, NJ. The sketch, map or plot plan will demonstrate existing boundary lines, existing structures, and proposed changes or structures that the applicant requests approval of herein.

4) The land is situated in the A-5 zone(s), and the present use of the land is single-family dwelling.

Describe current use (i.e. vacant land, single family dwelling, professional office, retail store, etc.)

5) I desire to construct, modify, or establish the following on this property: two-family dwelling along Lincoln Avenue with a storage area/building in the rear. Storage Building exists and no improvements proposed.

6) I desire the Zoning Board of Adjustment to grant a variance pursuant to NJSA 40:55D-70, paragraph

- a; b; c; d or approval as related to a
- temporary use permit; subdivision approval;
- site plan approval; waiver of site plan requirements
- Other: _____

(Please check all that will apply to this application)

DISTRIBUTION

14 copies of Petition & Notice of Hearing (pages 1 thru 3), sketch, map or plot plan, along with property owners list to the Board Secretary and; 1 complete copy of the above to Frank DiDomenico, Esquire., 8 LaSalle Street, Vineland, NJ
1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)

Petition & Notice of Hearing

- 7) Set forth, in detail, including all facts which you wish to rely on at the hearing, why the Zoning Board of Adjustment should grant your application, (attach as many sheets as needed). This application may be decided on reasons herein stated in the event that one desires not to provide additional testimony on the application.

SEE ATTACHED NARRATIVE

Petition & Notice of Hearing

8) If the applicant is represented by an attorney, please note the name and address:

Nathan Van Embden, Esquire

Name

21 E. Main Street

Address

856-327-4220

Phone

Millville, NJ 08332

City/State/Zip

9) Set forth any previous applications to the Zoning Board of Adjustment, regarding this property, along with the nature of request, date of hearing, and results of same.

In 2003, an application by the prior owner to develop an auto restoration and repair operation was denied by this Board.

10) **TAKE NOTICE** that a hearing on this application will be conducted at the City of Vineland Council Chambers (Second Floor), 640 E. Wood St., Vineland, NJ, on January 20, 2021, **7:30 P.M.**, at which time you may appear individually or by counsel and express your opinions either for or against this application.

12-7-2020

DATE

Nathan Van Embden, Esquire

APPLICANT or ATTORNEY

NOTICE TO APPLICANTS and ATTORNEYS

TIME FOR IMPLEMENTING APPROVAL: If you are granted an approval from the Zoning Board of Adjustment as a result of this application, you will be provided a period of one year from the date of approval to obtain permits, or to implement the approved use. Failure to do so will result in the termination and voiding of this approval, unless an applicant makes a written application to the Zoning Officer for an extension of time regarding this approval, prior to the expiration of the one year period. Such extension, if approved, may only be granted for an additional 6 months.

SITE PLAN APPROVAL can only be obtained if a complete site plan application has been submitted to the Planning Division (794-4101), along with the development application form, the correct number of plans, the appropriate fees, etc. If site plan approval is requested as a condition of a previous variance approval, then a separate Petition and Notice of Hearing and public notice will be required. If during an original hearing of any application, the applicant has requested site plan approval, but the plan has not been reviewed by the City staff, then the portion of the hearing concerning the site plan, may be continued to the next regular meeting date (with proper announcement and with Board approval during the meeting), without any further notice or application.

DISTRIBUTION

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1 complete copy of the above to Frank DiDomenico, Esquire, 8 LaSalle Street, Vineland, NJ
1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)

The Applicant is the owner of the subject property located at Block 3304, Lot 29 on the official Tax map of the City of Vineland, commonly known as 360 N. Lincoln Avenue. The subject property consists of 2.121 acres of land and is located in the A-5 Zoning District. In addition, the Applicant has obtained an easement over the adjacent property to the south, Lot 30, to provide access to the outbuilding in the rear of the property.

The Applicant purchased the property on September 26, 2019. The property previously contained a single-family dwelling, with an attached "mother-in-law suite", together with the existing outbuilding. The Applicant desires to develop a two-family rental dwelling on the same footprint as the previously existing single-family dwelling and use the outbuilding to the rear of the property for storage of materials for his own home renovation projects. Access to the residential units will be by the existing concrete driveway on Lot 29. The Applicant will access the rear outbuilding via the existing driveway on Lot 30 containing the access easement.

As set forth above, the new two residential units will be constructed exactly on the existing foundation of the prior single-family dwelling. Therefore, there will be no change in the existing front, side or rear yard setbacks. The proposed south side unit will be constructed as a 1,432 square foot three-bedroom unit. The proposed north side unit will be a 1,412 square foot three-bedroom unit. There will be no change to the existing outbuilding in the rear of the property.

The property is located in the A-5 zone which permits residential units and equipment storage buildings. However, the zoning ordinance limits the residential uses to single-family dwellings, not two-family dwellings.

Accordingly, the applicant comes before the Board for the following relief:

1. A D-1 "Use" Variance for a use not permitted in a zone; specifically, a two-family dwelling in an A-5 Zone;
2. Waiver of Site Plan Requirements;
3. Technical "C" Variances for existing non-conforming conditions;
4. Relief for any and all variances, waivers or exceptions deemed necessary and proper by the Zoning Board and its professionals.

With regard to the D-1 Use variance, the Applicant asserts that there exist several SPECIAL REASONS pursuant to NJSA 40:55D-2 upon which the Board can grant said variance relief, specifically;

- 1) (a) To encourage municipal action to guide the appropriate use for development of all lands in the State in a manner that will promote the public health, safety, morals and general welfare;
- 2) (c) To provide for adequate light, air and open space;
- 3) (e) To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions...;
- 4) (g) To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space....;
- 5) (i) To promote a desirable visual environment...;

The Applicant asserts that the redevelopment of the property which contained an older, non-compliant structure with a new, energy-efficient and code-complaint building which will provide two new family friendly rental units in this area of the City will promote the public health safety and general welfare of the community. Increasing the availability of residential units in this area also helps establish the necessary population to support the nearby commercial enterprises.

The building's footprint will not be expanded by the proposed development. It occupies only a small portion of the lot which can easily accommodate the two proposed dwelling units. The lot is large enough to provide sufficient off-street parking. These conditions help promote adequate light, air and open space.

The lot and building can easily accommodate the proposed density resulting from two-family dwelling. The A-5 Zoning Ordinance purpose section warns against over-development of lots that may impact on neighboring agricultural uses or the character of the zone. The proposed development does not result in overdevelopment of the lot or harm the agricultural character of the zone since residential uses are permitted in the zone. In fact, the use of the rear outbuilding will be much less intense than the usage by a prior owner.

The proposed use is in an appropriate location in the City of Vineland. It is located in an area with numerous residential developments including a quadraplex directly across the street. Again, residential uses are permitted in the zone and not out of character.

The removal of an older residential building and the construction of an aesthetically-pleasing, one-story, code-compliant structure that is beneficial to the neighborhood helps promote a desirable visual environment.

For all of these reasons, the Applicant believes that Special Reasons exist for the granting of a D-1 Use Variance to permit a two-family residence in the A-5 zone at this location.

Finally, for all of the reasons set forth above, the Applicant believes that the relief requested can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and zoning ordinance. The Applicant asserts that the proposed use will result in a

positive impact to the public good and as residential uses already exist in this zone and near this property, there will be no negative impact on the zoning plan and zoning ordinance.

With respect to the waiver of Site Plan requirements, the Applicant asserts that given the limited nature of the development there will be no impact or significant modification to matters such as topography, vegetation, drainage, floodplains, marshes and waterways, the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening etc. Therefore, a waiver of Site Plan requirements is warranted.

Traffic to and from the lot will continue as it currently occurs with residential traffic using the existing driveways on Lot 29 and vehicles accessing the rear outbuildings using the access easement on Lot 30. More than required parking is provided on Lot 29 for all anticipated vehicles. No unusual exterior lighting is proposed for the residential building, no new lighting is proposed for the outbuilding and no regrading of the property is proposed.

The site does have several existing non-conforming conditions. Specifically;

Lot Area: 92,400 sq.' existing where 100,000 sq.' is required;

Lot Frontage: 166.42' existing where 250' is required; and

Side yard Setback: 20.4' existing where 40' is required

However, the proposed development will not exacerbate any of these existing non-conforming conditions and technical variances for same are appropriate.

DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

NAME OF DEVELOPMENT APPLICATION PETER LETUSHKO

- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
YES NO
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES NO
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES NO

IF ANY OF THE ABOVE ANSWERS WERE YES, PROCEED TO D.

- D. Is the applicant a corporation or partnership?
YES NO

If Yes:

- 1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. *(Use extra sheets if necessary).*


- 2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?
YES NO

If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C.336 have been listed. *(Use extra sheets if necessary).*

DATE: 12/9/20

APPLICANT SIGNATURE
Print name


PETER LETUSHKO

RECORDING INFORMATION SHEET

**CUMBERLAND COUNTY CLERK'S OFFICE
60 WEST BROAD STREET
BRIDGETON NJ 08302**

INSTRUMENT NUMBER:

586525

Official Use Only

DOCUMENT TYPE:

DEED - Regular

Return Address (for recorded documents)

FIRST INTEGRITY TITLE CO DENVER CHERRY ST
950 S CHERRY ST#312
DENVER CO 80246-2663

CELESTE RILEY, COUNTY CLERK
CUMBERLAND COUNTY, NJ

INSTRUMENT NUMBER
586525
RECORDED ON
10/26/2019 02:04:30 PM
BOOK: 04186 PAGE: 3614
EL

Consideration: \$35,000.00

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding Transfer Tax)

\$83.00

Realty Transfer Tax

\$140.00

Amount Charged

\$223.00

Parcel Information

Block: 507
Lot: 15
Municipality: CUMBERLAND CO

First Party Name

US BANK NATIONAL ASSOCIATION

Second Party Name

PETER LETUSHKO

MAIL COPY _____
NO COPY _____
ENVELOPE _____


ADDITIONAL STAMPINGS _____

Additional Information (Official Use Only)



***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CUMBERLAND COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE *****

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.
COVER PAGE DOES NOT INCLUDE ALL DATA. PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Cumberland County Recording Data Page Honorable Celeste M. Riley Cumberland County Clerk 	<i>Official Use Only - Barcode</i>
<i>Official Use Only - Record & Return</i> First Integrity Title CO Denver Cherry St 950 S Cherry St #312 Denver, CO 80248-2663	<i>Official Use Only - Realty Transfer Fee</i>
Date of Document: 2019-10-24	Type of Document: DEED
First Party Name: U.S. BANK NATIONAL ASSOCIATION	Second Party Name: Peter Latushko
Additional Parties: OWS REO TRUST 2008-1	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 507	Lot: 15
Municipality: Vineland	
Consideration: 35000.00	
Mailing Address of Grantee: 634 N BREWSTER RD Vineland, NJ 08361-3013	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Instrument:	
Original Book:	Original Page:

CUMBERLAND COUNTY RECORDING DATA PAGE
 Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

After Recording Return To:
Mail Tax Statements To:
Peter Letushko
634 N Brewster Rd
Vineland, NJ 08361-3013

Order #: 202-1911927-2
City of Vineland
County of Cumberland
State of New Jersey
Tax Block No. 507 Lot No. 15

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 21st day of September 2019, by and between U.S. Bank National Association, not in its individual capacity but solely as trustee on behalf of OWS REO Trust 2008-1, whose address is 9990 Richmond Avenue, Suite 400, Houston, TX 77042, hereinafter called GRANTOR and Peter Letushko, a Married person, whose address is 634 N Brewster Rd, Vineland, NJ 08361-3013, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the party to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of \$35,000. The Grantor acknowledges receipt of this money.

Tax map Reference. Municipality of City of Vineland, Cumberland County, New Jersey, Block No. 507 Lot No. 15. Commonly known as: 360 N Lincoln Ave, Vineland, NJ 08360.

[] No lot and block or account number has been assigned to the Property as of the date of this Deed.

Property Description. The Property consists of the land and all the buildings, structures and improvements contained on the Property and is located in the County of Cumberland and State of New Jersey. The legal description is:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Promises by Grantor. The Grantor promises that the Grantor is lawfully seized of the said land in fee simple; that the Grantor has the right to convey said land to the Grantee; and hereby specially warrants the title to said land and will defend the same against the lawful claims of the grantor and all persons claiming by, through, or under the grantor.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed or Attested by:

U.S. Bank National Association, not in its individual capacity but solely as trustee on behalf of OWS REO Trust 2008-1 By Green River Capital, LLC, its attorney in fact

By Name: Kirstie Cunningham
Title: KIRSTIE CUNNINGHAM, Closing Manager

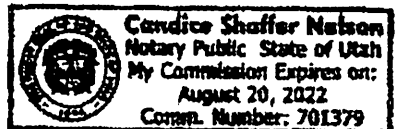
STATE OF Utah

COUNTY OF Salt Lake SS.:

I CERTIFY that on September 21, 2019, By: KIRSTIE CUNNINGHAM, Closing Manager its Closing Manager of Green River Capital, LLC, its attorney in fact for U.S. Bank National Association, not in its individual capacity but solely as trustee on behalf of OWS REO Trust 2008-1, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the Closing Manager of the company named in this document;
- b) this person is the attesting witness to the signing of this document by the proper officer who is _____ of the company;
- c) this document was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the company which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on September 21, 2019.



Candice Nelson
Notary Public CANDICE NELSON
Print Name: _____
My commission expires: _____

Consideration: This transfer of ownership is made for the sum and consideration of \$35,000.00. The Grantor acknowledges receipt of this money.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Robert C. Litwack, Esq.
817 East Landis Avenue
Vineland, NJ 08360

EXHIBIT "A"

All that certain land and premises situate in the City of Vineland, County of Cumberland and State of New Jersey, bounded and described as follows:

Beginning at a plug set in the center of Lincoln Avenue (66 feet wide) 732.28 feet, south 33 degrees 35 minutes west of the intersection of the center line of Lincoln Avenue with the center line of Maple Avenue (50 feet wide); thence

1. South 33 degrees 35 minutes west, 166.42 feet to a plug in the northeast corner of Joseph Belzycki and Arthur Levy property; thence
2. North 82 degrees 06 minutes west, along the north line of said Belzycki and Levy property, to the westerly boundary of the original Margulies 15 acre farm of which this parcel is apart, 613.62 feet to a concrete corner marker; thence
3. North 7 degrees 55 minutes east along said westerly line, 150 feet to a concrete corner marker; thence
4. South 82 degrees 05 minutes east, 685.70 feet to a plug in the center line of Lincoln Avenue and the place of beginning.

Together with an easement in perpetuity in, under and across the herein described lands:

Beginning at a point in the center of Lincoln Avenue, 898.7 feet south 33 degrees 35 minutes west of its intersection with the center of Maple Avenue, and extending thence

1. South 33 degrees 25 minutes west, along the center of Lincoln Avenue, 75.00 feet to a point; thence
2. North 82 degrees 05 minutes west, 581.13 feet to a point in the line of lot 7, block 507; thence
3. North 7 degrees 55 minutes east, along the same, 67.60 feet to a point; thence
4. South 82 degrees 05 minutes east, along lot 15, block 507, 613.62 feet to the center of Lincoln Avenue and the point of beginning.

Tax Map: lot 15 in block 507.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

Name(s)

U.S. Bank National Association, not in its individual capacity but solely as trustee on behalf of OWS REO Trust 2008-1

Current Street Address

9990 Richmond Avenue, Suite 400

City, Town, Post Office Box

Houston

State

Texas

Zip Code

77042

Block(s)

507

Lot(s)

15

Qualifier

Street Address

360 N Lincoln Ave

State

New Jersey

Zip Code

08360

City, Town, Post Office

Vineland

Seller's Percentage of Ownership

100.0000%

Total Consideration

\$35,000.00

Owner's Share of Consideration

\$35,000.00

Closing Date

10/11/2019

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/26/19
Date

KIRSTIE CUNNINGHAM, Closing Manager

Green River Capital LLC as Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

EXHIBIT B



ZONING BOARD OF ADJUSTMENT
640 E Wood St.
PO Box 1508
Vineland, NJ 08362-1508
(856) 794-4113
FAX (856) 794-4328

David Ricci - Chairman
Edwin Bergamo - Vice Chairman
Paul VanEmbden - Solicitor - Phone 856-691-0675
Sharon Paterno - Secretary
sharnpa@vinelandnj.org
vinex@vinelandnj.org

April 17, 2003

Anthony Buonadonna, Esq.
1138 E Chestnut Ave.
Vineland, NJ 08360

RE: Appeal of FRANK J TEJERAS
Heard: March 19, 2003

Dear Mr. Buonadonna:

BE IT RESOLVED by the Zoning Board of Adjustment of the City of Vineland in the matter of the application of **FRANK J TEJERAS** for a use variance to use a 2,300 sq. ft. garage and utility at Block 507, Lot 15, 360 N Lincoln Ave. in an A-5 Zone for automobile restoration and repair, that applicant has failed to carry his burden of proof.

The property is in a high quality residential zone and contains a residence with a detached garage. Applicant argues that the property was formerly used as a contractors yard, however while evidence suggests the use was essentially that of an office, that use was discontinued. Further testimony pointed to noise and environmental objections from neighbors and the degrading of the neighborhood.

The Board finds that no valid reason has been advanced to mandate the granting of the variance. Further, that the application cannot be granted without substantial detriment to the public good and that the granting of the variance will substantially impair the intent and purpose of the zone plan and the zoning ordinance.

The application for variance is denied.

Sincerely,
ZONING BOARD OF ADJUSTMENT

A handwritten signature in cursive script that reads "Sharon Paterno".

Sharon Paterno, Secretary





Page Two
FRANK TEJERAS
April 17, 2003

cc: Patrick Finley, Zoning Officer
Kevin Kirchner, Construction Official
Donald Seifrit, Tax Assessor
City Engineer
Diane Fagerlund, Planning
Paul VanEmbden, Solicitor

EXHIBIT C