

BOROUGH OF PALISADES PARK
 BOARD OF ADJUSTMENT
 MONDAY, JULY 16, 2018
 COMMENCING AT 6:59 P.M.

.....
 IN THE MATTER OF: : TRANSCRIPT
 : OF
 : PROCEEDINGS

APPLICATION NO. 11-07
 123 E. RUBY AVE LLC
 123-127 E. Ruby Ave
 Block 615, Lots 11 & 12

.....

B E F O R E:
 THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
 THERE BEING PRESENT:

JOSEPH FERGUSON, CHAIRMAN
 PAUL ALBANESE, VICE CHAIRMAN
 ANDY NAM, MEMBER
 VINCENT CARNOVALE, MEMBER
 DAVID TERRANOVA, MEMBER
 SEUNG YOON, MEMBER
 LEFTE RI LEFTE RI O U, ALTERNATE
 MIRJANA TARABOCCHIA, ALTERNATE #2

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 201-641-1812

I N D E X

W I T N E S S E S SWORN PAGE

APPLICATION NO. 11-07
123 E. RUBY AVE, LLC
123 - 127 E. RUBY AVE
Block 615, Lots 11 & 12 4

(No witnesses)

Board Questions and Comments 11

Board Professionals Questions and Comments (None)

Public Questions and Comments (None)

E X H I B I T S

No. Description Ident./Evid.

(No Exhibits Marked.)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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A P P E A R A N C E S:

DIANE DE CARLO, ESQ.
 Counsel for the Board

GITTLEMAN, MUHLSTOCK & CHEWCASKIE, LLP
 BY: BRIAN M. CHEWCASKIE, ESQ.
 2200 Fletcher Avenue
 Fort Lee, New Jersey 07024
 Counsel for 123 E. RUBY AVE, LLC

A L S O P R E S E N T:

ELENI LAMBRINIDES, BOARD SECRETARY

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:00 CHAIRMAN FERGUSON: All right. Let's
 call the meeting to order before we get the crowd.
 Paul, do you want to lead us in the
 flag salute.
 (Whereupon, the Recitation of the
 Pledge of Allegiance is held.)
 CHAIRMAN FERGUSON: Take attendance.
 MS. LAMBRINIDES: Mr. Ferguson?
 CHAIRMAN FERGUSON: Here.
 MS. LAMBRINIDES: Mr. Albanese?
 VICE CHAIRMAN ALBANESE: Here.
 MS. LAMBRINIDES: Mr. Terranova?
 MR. TERRANOVA: Here.
 MS. LAMBRINIDES: Mr. Kim?
 Mr. Nam?
 MR. NAM: Here.
 MS. LAMBRINIDES: Ms. Yoon?
 MS. YOON: Here.
 MS. LAMBRINIDES: Mr. Carnovale?
 MR. CARNOVALE: Here.
 MS. LAMBRINIDES: Ms. Tarabocchia?
 MS. TARABOCCHIA: Here.
 MS. LAMBRINIDES: Mr. Lefteriou?
 MR. LEFTE RI O U: Here.
 MS. LAMBRINIDES: Hey, wait for your

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00:00 1 turn.
 00:00 2 CHAIRMAN FERGUSON: First order of
 00:00 3 business is approve the minutes of the last meeting.
 00:00 4 Everybody had an opportunity to review the minutes.
 00:00 5 VICE CHAIRMAN ALBANESE: I make a
 00:00 6 motion we accept the minutes.
 00:00 7 MR. CARNOVALE: I second the motion.
 8 CHAIRMAN FERGUSON: There's a motion by
 9 Pauly and second by Vinny on the minutes.
 10 Roll call vote.
 11 MS. LAMBRINIDES: Mr. Ferguson?
 12 CHAIRMAN FERGUSON: Yes.
 13 MS. LAMBRINIDES: Mr. Albanese?
 14 VICE CHAIRMAN ALBANESE: Yes.
 00:01 15 MS. LAMBRINIDES: Mr. Terranova?
 00:01 16 MR. TERRANOVA: Yes.
 00:01 17 MS. LAMBRINIDES: Mr. Nam?
 00:01 18 MR. NAM: Yes.
 00:01 19 MS. LAMBRINIDES: Ms. Yoon?
 00:01 20 MS. YOON: Yes.
 00:01 21 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 22 MR. CARNOVALE: Yes.
 00:01 23 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 24 MS. TARABOCCHIA: I abstain.
 00:01 25 MS. LAMBRINIDES: And Mr. Lefteriou?

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00:01 1 CHAIRMAN FERGUSON: Okay. First is a
 00:01 2 couple of memorializations. Case No. 18-03, Fair
 00:01 3 Supreme, 131 East Brinkerhoff Avenue. We heard the
 00:02 4 case last meeting.
 00:02 5 Can I get a motion?
 00:02 6 MR. CARNOVALE: I make a motion.
 00:02 7 CHAIRMAN FERGUSON: There's a motion by
 00:02 8 Vinny.
 00:02 9 Second?
 00:02 10 VICE CHAIRMAN ALBANESE: I'll second
 00:02 11 it.
 00:02 12 CHAIRMAN FERGUSON: By you, Paul?
 00:02 13 VICE CHAIRMAN ALBANESE: Yes.
 00:02 14 CHAIRMAN FERGUSON: Good job.
 15 Roll call vote.
 16 MS. LAMBRINIDES: Mr. Ferguson.
 17 CHAIRMAN FERGUSON: Yes.
 18 MS. LAMBRINIDES: Mr. Albanese?
 19 VICE CHAIRMAN ALBANESE: Yes.
 00:01 20 MS. LAMBRINIDES: Mr. Terranova?
 00:01 21 MR. TERRANOVA: Yes.
 00:01 22 MS. LAMBRINIDES: Mr. Nam?
 00:01 23 MR. NAM: Yes.
 00:01 24 MS. LAMBRINIDES: Ms. Yoon?
 00:01 25 MS. YOON: Yes.

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00:01 1 MR. LEFTERIOU: Yes.
 00:01 2 CHAIRMAN FERGUSON: Okay. Next we have
 00:01 3 some bills. Judd Rocciola is \$178.00, Kauker and
 00:01 4 Kauker, \$1120.00. The Record is \$21.00. And the
 00:01 5 board attorney, Diane Testa, is \$2300.00.
 00:01 6 MR. CARNOVALE: I make a motion.
 00:01 7 VICE CHAIRMAN ALBANESE: Second.
 00:01 8 CHAIRMAN FERGUSON: It was a motion by
 9 Vinny. Second. Roll call vote.
 10 MS. LAMBRINIDES: Mr. Ferguson.
 11 CHAIRMAN FERGUSON: Yes.
 12 MS. LAMBRINIDES: Mr. Albanese?
 13 VICE CHAIRMAN ALBANESE: Yes.
 00:01 14 MS. LAMBRINIDES: Mr. Terranova?
 00:01 15 MR. TERRANOVA: Yes.
 00:01 16 MS. LAMBRINIDES: Mr. Nam?
 00:01 17 MR. NAM: Yes.
 00:01 18 MS. LAMBRINIDES: Ms. Yoon?
 00:01 19 MS. YOON: Yes.
 00:01 20 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 21 MR. CARNOVALE: Yes.
 00:01 22 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 23 MS. TARABOCCHIA: Yes.
 00:01 24 MS. LAMBRINIDES: And Mr. Lefteriou?
 00:01 25 MR. LEFTERIOU: Yes.

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00:01 1 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 2 MR. CARNOVALE: Yes.
 00:01 3 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 4 MS. TARABOCCHIA: I abstain.
 00:01 5 MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 6 MR. LEFTERIOU: Yes.
 00:02 7 CHAIRMAN FERGUSON: Okay. Next one is
 00:02 8 Case No. 18-02, Heidi Lee, 267 Hillside Avenue. Same
 00:02 9 deal, they were here last meeting. We approved it.
 00:02 10 Can I get a motion?
 00:02 11 MR. CARNOVALE: I make a motion.
 00:02 12 CHAIRMAN FERGUSON: Motion by Vinny.
 00:02 13 Second by?
 00:02 14 VICE CHAIRMAN ALBANESE: Second.
 00:02 15 CHAIRMAN FERGUSON: Paul.
 00:02 16 Roll call vote.
 00:02 17 MS. LAMBRINIDES: Mr. Ferguson?
 00:02 18 CHAIRMAN FERGUSON: Yes.
 00:02 19 MS. LAMBRINIDES: Mr. Albanese?
 00:02 20 VICE CHAIRMAN ALBANESE: Yes.
 00:01 21 MS. LAMBRINIDES: Mr. Terranova?
 00:01 22 MR. TERRANOVA: Yes.
 00:01 23 MS. LAMBRINIDES: Mr. Nam?
 00:01 24 MR. NAM: Yes.
 00:01 25 MS. LAMBRINIDES: Ms. Yoon?

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00:01 1 MS. YOON: Yes.
 00:01 2 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 3 MR. CARNOVALE: Yes.
 00:01 4 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 5 MS. TARABOCCHIA: Abstain.
 00:01 6 MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 7 MR. LEFTERIOU: Yes.
 00:02 8 CHAIRMAN FERGUSON: So these are -- you
 00:03 9 got those two things you want me to sign? These are
 00:03 10 the bills.
 00:03 11 MS. LAMBRINIDES: Look out, Joe's got
 00:03 12 his pen.
 00:03 13 CHAIRMAN FERGUSON: I got my own red
 00:03 14 pen. It's a beauty.
 00:03 15 Okay. Do you want to do -- when do you
 00:03 16 do these? Do these now?
 00:03 17 MS. LAMBRINIDES: Diane takes them. I
 00:03 18 sign it and then Diane takes them back.
 00:03 19 CHAIRMAN FERGUSON: So next, and
 00:03 20 certainly not least, if we hurry, we can be out of
 00:03 21 here by 10 after is Case No. 11-07. Holy smokes this
 00:04 22 is -- 123 East Ruby Avenue.
 00:04 23 Counsel, do you want to put your
 00:04 24 appearance in?
 00:04 25 MR. CHEWCASKIE: Good evening,
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00:05 1 commence the running of the time period.
 00:05 2 So what happened here is that if you
 00:05 3 look at a period of suspension, we take what happened
 00:05 4 on July 20th, 2011 and take it all the way to June
 00:05 5 30th, 2017. And what I wanted the board to do was to
 00:05 6 confirm that there are two years from June 30th, 2017
 00:05 7 pursuant to the site plan approval statute that the
 00:05 8 vested rights still exist with 123 East Ruby, LLC.
 00:05 9 So pursuant to the Permit Extension
 00:05 10 Act, what happens is this: Is that whatever time
 00:05 11 periods would run, they were suspended. They would
 00:05 12 begin to run at the applicable time period, which is
 00:06 13 June 30th, 2017. I applied before the expiration of
 00:06 14 the first year. I wrote a letter, I spoke to
 00:06 15 Ms. Testa, did write a letter and indicated what the
 00:06 16 position was consistent with the statute.
 00:06 17 CHAIRMAN FERGUSON: Right.
 00:06 18 MR. CHEWCASKIE: So what I wanted the
 00:06 19 board to do was just to confirm, adopt the resolution
 00:06 20 that the final site plan approval would still be in
 00:06 21 effect through June 30th, 2019, because I can't go
 00:06 22 beyond that date, even though the original approval
 00:06 23 was in July of 2011.
 00:06 24 So that's my request. I don't know if
 00:06 25 the board has any questions of me regarding this
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00:04 1 Mr. Chairman, Members of the Board. Brian M.
 00:04 2 Chewcaskie, Gittleman, Muhlstock and Chewcaskie on
 00:04 3 behalf of the applicant, 123 East Ruby Avenue, LLC.
 00:04 4 CHAIRMAN FERGUSON: Right.
 00:04 5 MR. CHEWCASKIE: I wrote a letter to
 00:04 6 Ms. Testa on May 30th, 2018 regarding the Permit
 00:04 7 Extension Act.
 00:04 8 CHAIRMAN FERGUSON: Right.
 00:04 9 MR. CHEWCASKIE: Ms. Testa reported
 00:04 10 back to me that the board wanted me to make an
 00:04 11 appearance this evening.
 00:04 12 CHAIRMAN FERGUSON: That's true.
 00:04 13 MR. CHEWCASKIE: This application was
 00:04 14 approved in 2011 in which variance relief and
 00:04 15 preliminary and final site plan approval were
 00:04 16 granted.
 00:04 17 Pursuant to the Permit Extension Act,
 00:04 18 which I guess the best way to describe it is a period
 00:04 19 of suspension, that approval fell within that period
 00:04 20 of suspension. Bergen County being a Hurricane Sandy
 00:04 21 impacted county, the time periods under the Permit
 00:05 22 Extension Act expired in December 31st -- I'm sorry,
 00:05 23 December 31st, 2016. And depending when your
 00:05 24 approval was in effect, the last possible date that
 00:05 25 you can have is June 30th of 2017 in order to
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00:06 1 issue.
 00:06 2 CHAIRMAN FERGUSON: Well, I got -- just
 00:06 3 to -- for not a lawyer, Brian, are you here tonight
 00:06 4 requesting an extension to what we approved?
 00:06 5 MR. CHEWCASKIE: The answer to that is
 00:06 6 no.
 00:06 7 CHAIRMAN FERGUSON: No?
 00:06 8 MR. CHEWCASKIE: I'm basically just
 00:07 9 confirming what we already had and the reason I
 00:07 10 typically do that for most of my client's that have
 00:07 11 not built during that period of suspension --
 00:07 12 CHAIRMAN FERGUSON: Right.
 00:07 13 MR. CHEWCASKIE: -- is that I just like
 00:07 14 a resolution confirming it. Typically I've seen
 00:07 15 letters done by either a board secretary or a board
 00:07 16 attorney confirming it. Some boards would prefer to
 00:07 17 do it administratively by virtue of a resolution,
 00:07 18 that's what I'm asking you for. Under that period of
 00:07 19 site plan, that final site plan, it just provides the
 00:07 20 protection against the change in zoning. So if this
 00:07 21 property was rezoned to, let's say, some other type
 00:07 22 of use, as long as we file for building permits prior
 00:07 23 to June 30th, 2019, we will be protected, unless we
 00:07 24 requested another extension, which was granted by the
 00:07 25 board.
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00:07 1 CHAIRMAN FERGUSON: Right.
 00:07 2 MR. CHEWCASKIE: I mean, it just seems
 00:07 3 unusual, you say wait a minute, this was 2011, but
 00:07 4 what happened basically you just jumped at 2011, take
 00:08 5 it to June of 2017 and that's the starting period.
 00:08 6 CHAIRMAN FERGUSON: So -- and I'm using
 00:08 7 this saying, you're saying that the drop-dead date,
 00:08 8 right, was June of last year and now you have two
 00:08 9 years?
 00:08 10 MR. CHEWCASKIE: Yeah. The beginning
 00:08 11 date would have been June of '17. So you would treat
 00:08 12 that July '11 date as if it was just jumped forward
 00:08 13 to June of '17 and that's where the time periods
 00:08 14 would run.
 00:08 15 CHAIRMAN FERGUSON: And you have the
 00:08 16 statutes?
 00:08 17 MR. CHEWCASKIE: Yes. Yeah, in the
 00:08 18 letter what I provided is that the Permit Extension
 00:08 19 Act is 4055D-136.1 et seq. So all that means is it's
 00:08 20 a fancy lawyer term, and those that so beyond. So
 00:08 21 the period of suspension, the economic down turn
 00:09 22 commenced in 2007 and was extended for Hurricane
 00:09 23 Sandy communities or counties, I shouldn't say
 00:09 24 communities, until December 31st, 2016. And then you
 00:09 25 had the six-month period. If your approval would

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00:09 1 have been within the first six months, let's say this
 00:09 2 was April, you couldn't go beyond April of 2017.
 00:09 3 Since this was July, they have a hard cutoff. They
 00:09 4 say June of 2017. So that's what I'm asking for.
 00:09 5 I'm not asking for an extension of time. I'm asking
 00:09 6 for a confirmation that this what we have today.
 00:09 7 VICE CHAIRMAN ALBANESE: That will be
 00:09 8 until July of next year?
 00:09 9 MR. CHEWCASKIE: I'm sorry?
 00:09 10 VICE CHAIRMAN ALBANESE: Until July of
 00:09 11 next year?
 00:09 12 MR. CHEWCASKIE: June 30th of 2019,
 00:09 13 unless we request another extension.
 00:09 14 MS. DE CARLO: I did speak with
 00:09 15 Ms. Testa, the regular board attorney, and her
 00:10 16 interpretation of the statute was somewhat a little
 00:10 17 different. Her understanding is that the dead-drop
 00:10 18 date was June 30th, 2017 and that the board would
 00:10 19 have the authority to grant an additional year for
 00:10 20 the Permit Extension.
 00:10 21 MR. CHEWCASKIE: I would disagree with
 00:10 22 Ms. Testa, because what happens is, is that your
 00:10 23 approvals do not expire on that date, because it's
 00:10 24 the period of suspension. So what you take is what
 00:10 25 you have and then that's the beginning date. It's

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00:10 1 not uncommon that others -- other attorneys have said
 00:10 2 that, but what it is, if you look at the literature
 00:10 3 and also the interpretation of the statute that has
 00:10 4 come out, is that you have to begin the time period
 00:10 5 running from somewhere and if it was suspended for
 00:10 6 that period, then it's the commencement date.
 00:10 7 But if that's the interpretation, then
 00:10 8 I would just request that one-year extension to June
 00:10 9 of '19.
 00:10 10 CHAIRMAN FERGUSON: Okay.
 00:10 11 MR. CHEWCASKIE: Rather than argue.
 00:11 12 CHAIRMAN FERGUSON: Right. Are you
 00:11 13 okay with that?
 00:11 14 MS. DE CARLO: For the one year, yes.
 00:11 15 CHAIRMAN FERGUSON: Okay. So Brian,
 00:11 16 just -- I think I know the answer to this, but just
 00:11 17 in case some of the other board members -- the actual
 00:11 18 building, are you going to start?
 00:11 19 MR. CHEWCASKIE: The intention is, is
 00:11 20 to start construction. That is what my -- when I met
 00:11 21 with my client earlier this year, that's what I was
 00:11 22 advised that we would apply for building permits and
 00:11 23 start construction. I explained to him he's at risk.
 00:11 24 Whatever interpretation we want to use, the board is
 00:11 25 not required to grant any further extension beyond

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1 June of '19. So whether you grant me an extension,
 2 say an extension is required, or you agree with what
 3 my interpretation was and says it's in effect to June
 4 of '19.
 5 CHAIRMAN FERGUSON: Yeah.
 00:11 6 MR. CHEWCASKIE: So there is a risk.
 00:11 7 CHAIRMAN FERGUSON: Yeah, there is a
 00:11 8 risk. And obviously he's going to build exactly what
 00:11 9 he was approved to --
 00:11 10 MR. CHEWCASKIE: That's --
 00:11 11 CHAIRMAN FERGUSON: Right?
 00:12 12 MR. CHEWCASKIE: Unless if he changes
 00:12 13 it, you know as well as I do, we would have to come
 00:12 14 back to the board.
 00:12 15 CHAIRMAN FERGUSON: Right.
 00:12 16 MR. CHEWCASKIE: The resolution
 00:12 17 indicated the approved plans. The only change that
 00:12 18 would be is that if the building codes have changed
 00:12 19 since 2011, which they have, he's going to have to
 00:12 20 meet current building codes, but it can't change the
 00:12 21 characteristics of the building.
 00:12 22 CHAIRMAN FERGUSON: Okay. So I think
 00:12 23 what I'm going to go with, I think I'm going to go
 00:12 24 with what my board attorney has recommended, so that
 00:12 25 is a one-year extension.

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00:12 1 MS. DE CARLO: Yes.

00:12 2 CHAIRMAN FERGUSON: So I'm going to

00:12 3 make a motion to grant the one-year extension and it

00:12 4 will end in June --

00:12 5 VICE CHAIRMAN ALBANESE: June 30th in

00:12 6 '19.

00:12 7 CHAIRMAN FERGUSON: June 30th of '19.

00:12 8 Can I get a second?

00:12 9 VICE CHAIRMAN ALBANESE: Second.

00:12 10 MS. LAMBRINIDES: '19 or '18?

00:12 11 VICE CHAIRMAN ALBANESE: Into 2019.

00:12 12 MS. LAMBRINIDES: Okay.

00:12 13 MS. DE CARLO: Next year.

00:13 14 VICE CHAIRMAN ALBANESE: Yeah, next

00:13 15 year.

00:13 16 MS. DE CARLO: A year from 2018.

00:13 17 CHAIRMAN FERGUSON: Any discussion on

18 the motion? No discussion?

19 (No response.)

20 CHAIRMAN FERGUSON: Roll call vote.

21 MS. LAMBRINIDES: Who second it? I'm

22 sorry.

23 VICE CHAIRMAN ALBANESE: I did.

24 MR. CARNOVALE: No open to the public,

25 Joe?

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00:13 1 CHAIRMAN FERGUSON: Thank you,

00:13 2 Counselor.

00:13 3 MR. CHEWCASKIE: Thank you.

00:13 4 CHAIRMAN FERGUSON: Can I help you?

00:13 5 MALE AUDIENCE MEMBER: It's not a big

00:13 6 deal, but my car got towed and I wanted to go about

00:13 7 --

00:13 8 CHAIRMAN FERGUSON: You have to go to

00:13 9 -- you have to go to the police department.

00:14 10 Can I get a motion to adjourn?

00:14 11 VICE CHAIRMAN ALBANESE: I make a

00:14 12 motion we adjourn.

00:14 13 MR. CARNOVALE: Second the motion.

14 CHAIRMAN FERGUSON: All in favor?

15 (Whereupon, all Board Members respond

16 in the affirmative.)

17 (Whereupon, the meeting is adjourned.

18 Time noted: 7:13 p.m.)

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1 CHAIRMAN FERGUSON: Oh, right. Are you

2 here for this case, Ruby Avenue?

3 MALE AUDIENCE MEMBER: No, sir.

4 CHAIRMAN FERGUSON: No? Well, let us

5 finish this and then you can ask -- all right, let's

6 finish the vote and then we can proceed with any

7 questions you have. Okay?

8 MALE AUDIENCE MEMBER: Yes.

9 CHAIRMAN FERGUSON: Roll call?

10 MS. LAMBRINIDES: Mr. Ferguson?

11 CHAIRMAN FERGUSON: Yes.

12 MS. LAMBRINIDES: Mr. Albanese?

13 VICE CHAIRMAN ALBANESE: Yes.

00:01 14 MS. LAMBRINIDES: Mr. Terranova?

00:01 15 MR. TERRANOVA: No.

00:01 16 MS. LAMBRINIDES: Mr. Nam?

00:01 17 MR. NAM: Yes.

00:01 18 MS. LAMBRINIDES: Ms. Yoon?

00:01 19 MS. YOON: Yes.

00:01 20 MS. LAMBRINIDES: Mr. Carnovale?

00:01 21 MR. CARNOVALE: Yes.

00:01 22 MS. LAMBRINIDES: Ms. Tarabocchia?

00:01 23 MS. TARABOCCHIA: Yes.

00:01 24 MS. LAMBRINIDES: Mr. Lefteriou?

00:01 25 MR. LEFTERIOU: Yes.

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C E R T I F I C A T E

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4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary

5 Public of the State of New Jersey, Notary ID. #15855,

6 and a Registered Professional Reporter, hereby

7 certify that the foregoing is a verbatim record of

8 the testimony provided under oath before any court,

9 referee, board, commission or other body created by

10 statute of the State of New Jersey.

11 I am not related to the parties

12 involved in this action; I have no financial

13 interest, nor am I related to an agent of or employed

14 by anyone with a financial interest in the outcome of

15 this action.

16 This transcript complies with

17 regulation 13:43-5.9 of the New Jersey Administrative

18 Code.

19

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LAURA A. CARUCCI, C.C.R., R.P.R.
License #X102050, and Notary Public
of New Jersey #15855, Notary
Expiration Date March 1, 2019

17 Dated: _____

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