

THE SPECIAL MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, FEBRUARY 17, 2022 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: KATHLEEN MCGILL GASKILL, ESQ. – BOARD SOLICITOR
JEFF HANSON, PE, CME – BOARD ENGINEER

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MS. JOY JACKSON
MS. JANINE MASCIULLI
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

MR. HOWARD DAWSON
MR. CRAIG WELLS

BOARD SOLICITOR ASKING BOARD SECRETARY TO SPEAK ABOUT NOTICES PROVIDED

BOARD SECRETARY READING NOTICES

REHEAR APPROVAL GRANTED
JLUB-21-3
EDWARD TAYLOR
2512 EGG HARBOR ROAD
UNIT E
BLOCK 268, LOT 1

BOARD SOLICITOR EXPLAINING PROCEDURE FOR THIS HEARING

EDWARD TAYLOR – SWORN IN

BOARD SOLICITOR CALLING FIRST WITNESS
WAYNE HANS – CODE ENFORCEMENT SUPERVISOR – SWORN IN

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND MR. HANS
(INSPECTION REPORT, VIOLATIONS ETC., LAST INSPECTION 2/2022, WEBSITE/INSTAGRAM OF EVENTS
BEING HELD AT THE FACILITY, ANNOUNCEMENTS MARKED EXHIBIT B1 THROUGH 8, THESE WERE TAKEN

FROM THE IAO WEBSITE OR IAO INSTAGRAM SITE, EXHIBITS BEING SHOWN ON MONITOR AND PLACED ON THE RECORD, VIDEOS ON INSTAGRAM THAT COINCIDED WITH AN EVENT. BOARD SOLICITOR STATING THE ONE VIDEO HASN'T BEEN SAVED CORRECTLY, UNABLE TO PLAY, APPROVAL GRANTED NOT CONSISTENT WITH ACTIVITY. MERCANTILE HAS NOT BEEN ISSUED FOR FRONT SECTION AS INSPECTION HAS NOT PASSED, (2) CODE COMPLIANCE REPORTS, EXHIBIT B10, NOT APPROVED STICKER PLACED ON BUILDING, EVENT OCCURRED AFTER STICKER WAS PLACED, SCHEMATIC OF SPACE THAT WAS SUBMITTED WITH ORIGINAL APPLICATION, THE AREA WHERE THESE EVENTS ARE BEING CONDUCTED THERE WAS NO APPROVAL GRANTED, NOT A SAFE ENVIRONMENT FOR THE PATRONS)

BOARD MEMBERS HAD NO QUESTIONS

SERGEANT EDWARD O'DONNELL OF LINDENWOLD POLICE DEPARTMENT – SWORN IN

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND SERGEANT O'DONNELL (SAFETY VIOLATIONS NIGHT OF CONCERT ON 12/18/21, OBSERVED CARS DOUBLE PARKED ON EGG HARBOR ROAD, LIT BILLBOARD SIGN ADVERTISING CONCERT THERE THAT NIGHT, PARKING LOT FULL, PEOPLE WALKING AROUND LOT WHICH TURNED OUT TO BE SECURITY, PARKING LOT EXTREMELY CONGESTED, REAR OF PARKING LOT THERE WERE CARS ATTEMPTING TO TURN AROUND WHICH WERE CLOGGING THE ENTRANCE/EXIT WAY TO THE PARKING LOT, OBSERVED NUMEROUS PEOPLE GOING IN AND OUT OF THE REAR WAREHOUSE PART OF THE COMPLEX, I DIDN'T BELIEVE THEY HAD ZONING OR ANY KIND OF LICENSE FOR THAT ACTIVITY, I ASKED TO SPEAK TO THE OWNER, OBSERVED NUMEROUS PEOPLE INSIDE, CONCERT GOING ON, ALCOHOL, CASH BOX ON THE INSIDE OF THE DOORWAY, I DID NOT SEE THEM ACCEPTING CASH BUT IT APPEARED THAT WAY FOR ENTRANCE FEE, I SPOKE TO THE OWNER IN THE PARKING LOT AND ADDRESSED MY CONCERNS WITH HIM OVER THE PARKING, THE DOUBLE PARKING ON EGG HARBOR ROAD AND ASKED HIM SEVERAL TIMES WHAT THE OCCUPANCY LEVEL WAS AND WAS TOLD 750. I BELIEVE I ASKED HIM FOUR TIMES IF HE HAD A LICENSE TO HAVE THAT MANY PEOPLE. REPORT WAS MADE.

BOARD MEMBERS HAD NO QUESTIONS

BOARD SOLICITOR STATING WE DO NOT HAVE A FIRE OFFICIAL HERE BUT WHAT I DO HAVE IS A FIRE SAFETY REGISTRATION WHICH THE APPLICANT DID SUBMIT ON JUNE 10, 2021. THAT WAS BEFORE THE APPLICANT TESTIFIED AT THE JUNE 24TH HEARING. I HAVE THAT MARKED AS B13, THAT APPLICATION WAS SIGNED BY MR. EDWARD TAYLOR AND HE DID INDICATE ON THIS APPLICATION THAT THE HOURS OF OPERATION WERE GOING TO BE 24/7.

THE LAST THING WE HAVE IS THE TRANSCRIPT DONE OF YOUR TESTIMONY UNDER OATH BEFORE THE BOARD ON JUNE 24TH AND IT WAS DONE BY A CERTIFIED COURT REPORTER AND THERE IS A CERTIFICATION AT THE END OF THAT REPORT THAT IT WAS DONE ACCURATELY. I WANT TO DIRECT YOU TO YOUR TESTIMONY, ON PAGE 8, OUR BOARD ENGINEER ASKED YOU, CAN YOU TELL US WHAT YOUR HOURS OF OPERATION ARE GOING TO BE (NOW WE'VE JUST SEEN WHERE THE HOURS OF OPERATIONS GO TO 2 IN THE MORNING), YOU REPLIED WE ARE 9 TO 5, MONDAY THROUGH FRIDAY, WEEKENDS 9 TO 6. BOARD ENGINEER ASKED YOU IT'S A RECORDING STUDIO AND YOU SAY YES BASICALLY AND ALSO THERE ARE SOME NIGHT HOURS AS WELL. WE ARE GOING TO UTILIZE FROM 7 TO 10 TWO DAYS A WEEK AND THAT IS ON A ROTATING BASIS. ON PAGE NINE WHAT KIND OF COMMUNITY THINGS ARE YOU GOING TO DO AND YOU SAY WE ARE TEACHING MUSIC PRODUCTION AND ENGINEERING, BOARD ENGINEER ASKED YOU, ARE THOSE THE COMMUNITY PROGRAMS YOU ARE GOING TO HANDLE THERE AND YOU SAY YES. ON PAGE (15) BOARD ENGINEER ASKED YOU AGAIN SO THE RECORDING ACTIVITIES,

THE ACTUAL CLIENTS CAN COME IN MONDAY TO FRIDAY AND THEN SATURDAY AND SUNDAY ON THOSE HOURS AND THEN AFTER HOURS IS WHEN THE CHILDREN COME AND YOU SAID YES. YOU INDICATED THAT YOU HAVE (15) ENGINEERS, ON PAGE (10) WE ASKED ABOUT THE MAXIMUM NUMBER OF PEOPLE AND YOU SAY THE MAXIMUM NUMBER OF PEOPLE IS ABOUT (15), TYPICALLY YOU HAVE (4) RECORDING STUDIOS AND RANGE FROM (3) CLIENTS PER ROOM SO THERE WILL BE ROUGHLY BETWEEN (12) TO (15) PEOPLE, THERE IS USUALLY (3) TEACHERS AND IT'S A GROUP SETTING & BASED ON WHAT THEY SIGN UP FOR IT WILL BE A ONE ON ONE SESSION, IT'S JUST AN ENGINEER, A VOCAL COACH. SO IF YOU ARE ONLY HAVING (3) TEACHERS, (3) STUDENTS, SO THE PEAK DEMAND ON THE PARKING WILL BE WHEN THE RECORDING STUDIO IS OPERATING AND YOU SAY ABSOLUTELY. BOARD ENGINEER ASKED ABOUT THE PARKING, IS IT ADEQUATE FOR WHEN YOU HAVE (15) PEOPLE THERE, YOU SAY IT IS. BOARD ENGINEER ASKED YOU, NO ONE HAS TO PARK DOWN THE ROAD, THEY CAN ALL PARK ON SITE AND THE CIRCULATION WORKS AND YOU SAY CORRECT YES. A BOARD MEMBER ASKED YOU, THE COMMUNITY AREA ITSELF IS FOR STUDENTS YOU TEACH MUSIC TO AND YOU SAY YES. A BOARD MEMBER ASKED IF IT WERE A COMMUNITY CENTER AND YOU WON'T HAVE THINGS GOING ON THERE WITH KIDS COMING IN AND OUT AND YOU SAY NO NOT UNLESS WE DO A SUMMER PROGRAM WHICH WE ARE STARTING, WE ARE WAITING BEFORE TO GET APPROVAL TO LOOK FOR A SUMMER PROGRAM FOR WHEN SCHOOL GETS OUT. ASKED IT'S FOR MUSIC AND YOU RESPOND YES. BOARD MEMBER ASKS IF THERE IS RETAIL SALES AND YOU SAY ABSOLUTELY NOT. DO YOU HAVE A LAYOUT OF THE RECORDING STUDIO AND YOU SAY YES AND YOU WALKED US THROUGH THE (4) ROOMS THAT MADE UP THE RECORDING STUDIO.

BOARD SOLICITOR STATING I THINK IT IS FAIR TO SAY, THAT BASED ON YOUR TESTIMONY, THE BOARD WAS ABSOLUTELY GIVEN NO IDEA THAT YOU WOULD BE HAVING CONCERTS WITH MANY MANY PEOPLE THERE, CASH BARS, BAR SERVICE, OPERATING TO 2:00 IN THE MORNING, NOT BASED ON YOUR TESTIMONY. SO YOU CAN UNDERSTAND I HOPE WHY WE HAVE SERIOUS CONCERNS ABOUT THE TRUTHFULNESS OF YOUR APPLICATION. AT THIS POINT IN TIME, I'M GOING TO GIVE YOU AN OPPORTUNITY TO RESPOND.

MR. TAYLOR STATING THIS FIRST BOOKLET HERE THAT SHOWS ABOUT (8) EVENTS, (4) OF THEM DID NOT OCCUR, THIS IS SOMETHING I WAS BEING PROMOTED ON SOCIAL MEDIA, THE OTHER (4) DID OCCUR. I TAKE FULL RESPONSIBILITY FOR THOSE. AS FAR AS ME NOT HAVING THE PROPER APPROVAL TO BE IN THE BACK UNIT WAS A MISCOMMUNICATION BETWEEN ME AND MY LANDLORD. I STARTED OUT WITH THE (4) STUDIOS AND AT THE TIME THERE WERE CHEERLEADERS IN THE BACK UNIT AND ACROSS THE LOT THERE WAS A BASEBALL GUY AND I'VE BEEN TELLING HIM I WANTED TO EXPAND MY BUSINESS. SO I STARTED OUT OVER AT THE BASEBALL UNIT ONCE HE LEFT. DIDN'T REALLY DO ANYTHING THERE BECAUSE WE FELT LIKE WE WEREN'T GOING TO GET APPROVED. SO THE IDEA WAS FOR ME TO GO NEXT DOOR, WHICH I WAS TOLD THE WHOLE UNIT WAS APPROVED BECAUSE I'M IN THE FRONT UNIT. THAT'S THE REASON I STARTED TO HAVE EVENTS THERE BECAUSE I WAS UNDER THE IMPRESSION THAT THE ENTIRE UNIT WAS ALREADY APPROVED. ONCE WAYNE CAME OUT AND PUT A REJECTION ON THE DOOR, THERE HAS BEEN NO EVENTS. AS FAR AS IT BEING A HAZARD, MY OUTLOOK ON IT IS, WE NEVER HAD ANY INCIDENTS, I HAVE HAD STATE REGULATED SECURITY. AS FAR AS SERVING ALCOHOL THAT'S NOT TRUE, I DON'T HAVE A LIQUOR LICENSE. HOWEVER, I DID OBTAIN A COMPANY (CATERER LICENSE) SO I HIRED A CATERER THAT HAS A LICENSE TO COME IN, SHE SAID BASED ON HER LICENSING SHE IS ABLE TO SERVE DRINKS AND FOOD. I EMPLOY OVER 30 STAFF, MY BUSINESS IS GROWING. I WAS UNDER THE IMPRESSION THAT THE BACK UNIT WAS AUTOMATICALLY APPROVED BECAUSE OF THE FRONT UNIT.

BOARD SOLICITOR STATING THE FIRST THING I WOULD LIKE TO POINT OUT IS WHEN YOU DID APPEAR HERE IN JUNE YOU WERE OCCUPYING THE SPACE AND CONDUCTING BUSINESS. WE MADE IT A POINT

ON THE RESOLUTION THAT YOU WERE NOT TO OCCUPY THE SPACE UNTIL YOU HAD ALL OF YOUR APPROVALS. THAT WAS A CONDITION OF YOUR APPROVAL AND YET A MONTH LATER WE SEE THAT THERE ARE NO APPROVALS DONE AND THERE'S A CONCERT AT YOUR PLACE.

MR. TAYLOR STATING I JUST STARTED UTILIZING THAT BACK UNIT A FEW MONTHS AGO, I OBTAINED OVER THE SUMMER.

BOARD SOLICITOR STATING AT THE JUNE HEARING, THE BOARD STIPULATED ON THEIR APPROVAL THAT YOU WERE NOT TO OCCUPY OR OPERATE ANYTHING AT THE SITE UNTIL YOU HAD ALL OF YOUR APPROVALS. YOU NOT WITHSTANDING THAT, IN AUGUST BAGAN USING THAT BACK SITE FOR CONCERTS, ISN'T THAT TRUE?

MR. TAYLOR STATING YEAH

BOARD SOLICITOR STATING DO YOU HAVE ANY QUESTIONS FOR THE CODE ENFORCEMENT OFFICER OR THE POLICE OFFICER WHO TESTIFIED?

MR. TAYLOR STATING NO, NOT AT THIS POINT

BOARD SOLICITOR STATING HOW WOULD YOU SUM UP WHAT TRANSPIRED WITH YOUR OPERATION THERE, BASED ON THE RESOLUTION YOU WERE GIVEN BY THE BOARD?

MR. TAYLOR STATING I MISUNDERSTOOD THE WAY THE UNIT I AM IN IS SET UP, IT'S KIND OF ONE UNIT, BEFORE I OBTAINED THE ENTIRE UNIT, THERE ARE TWO DOORS THAT LEAD TO THE BACK UNIT WHICH IS WHY WE ARE HERE TODAY. I WAS TOLD UTILIZED THE WHOLE SPACE, YOU ARE ALREADY APPROVED, IT'S NOT A PROBLEM.

BOARD SOLICITOR STATING WHO TOLD YOU THAT, YOU ARE ALREADY APPROVED, DID SOMEONE FROM THE BOROUGH TELL YOU THAT?

MR. TAYLOR STATING NO, MY LANDLORD BECAUSE I WAS ALREADY OPERATING OVER A YEAR IN THE FRONT UNIT.

BOARD SOLICITOR STATING YOU JUST MADE ANOTHER ADMISSION, THAT BEFORE YOU EVEN CAME TO THE BOARD FOR APPROVAL, YOU WERE OPERATING IN THAT FACILITY FOR A WHOLE YEAR.

MR. TAYLOR STATING CORRECT.

BOARD SOLICITOR STATING WE LET THAT SLIDE AND WE MADE THAT A CONDITION OF APPROVAL, THAT YOU WERE NOT TO DO ANYTHING UNTIL EVERYTHING, ALL OF YOUR APPROVALS WERE DONE AND YOU DISREGARDED THAT.

MR. TAYLOR STATING I DIDN'T DISREGARD THAT

BOARD SOLICITOR STATING YOU CHANGED THE NATURE OF YOUR APPROVAL.

MR. VANDERGRIFT STATING YOU HAVE APPROVAL FOR RECORDING STUDIO NOTHING ELSE AND YOU TOOK IT UPON YOURSELF TO HAVE SOMETHING ELSE, A DIFFERENT BUSINESS.

MR. TAYLOR STATING NO IT'S THE SAME BUSINESS, IT'S AN EXTENSION.

MR. VANDERGRIFT STATING WE WEREN'T TOLD ANYTHING ABOUT AN EXTENSION TO A BUSINESS, YOU DIDN'T TELL US YOU WERE GOING TO EXPAND. YOU'RE CHANGING YOUR BUSINESS.

MR. TAYLOR STATING A CHANGE IN USE IS WHAT I SHOULD HAVE DONE.

BOARD ENGINEER STATING WHAT YOU ARE DOING IS NOT A PERMITTED USE IN THAT ZONE.

BOARD SOLICITOR STATING DO YOU SELL THE FOOD AND LIQUOR?

MR. TAYLOR STATING NO WE DON'T SELL ALCOHOL AT ALL.

BOARD SOLICITOR STATING DOES YOUR CATERER COLLECT MONEY IF SHE SERVES THE DRINKS?
MR. TAYLOR STATING SHE DOES RAFFLE TICKETS AND THINGS LIKE THAT, SHE HAS A WAY OF HOW SHE CONDUCTS HER BUSINESS. WE DON'T SELL ALCOHOL.

DISCUSSION ON WHICH EVENTS DID AND DIDN'T TAKE PLACE.

STEVEN JANEL, ESQ. – SWORN IN

MR. JANEL STATING TO BE CLEAR ABOUT THIS, A LEASE WAS ENTERED INTO WITH MR. TAYLOR UNDER AIO WITH MHSLJ, LLC ON OCTOBER 1, 2021 FOR THE WAREHOUSE SPACE. MR. TAYLOR HAD ORIGINALLY BEEN LEASING THE OFFICE SPACE WHICH IS THE FRONT PORTION OF BUILDING. WITH THE UNDERSTANDING THAT IT WAS TO BE A RECORDING STUDIO. TO BE UTILIZED AS A RECORDING STUDIO AND NOT FOR THE HOSTING OF EVENTS, SERVICE OF FOOD OR BEVERAGES. AND IT WAS IMPERATIVE THAT HE HAD TO COMPLY WITH THE INDUSTRIAL ZONE AS WELL AS THE LAND USE CODE OF LINDENWOLD BOROUGH.

BOARD SOLICITOR READING SECTION OF LEASE STATING WHAT WAS AND WASN'T TO BE THERE
MR. JANEL STATING CORRECT AND THAT CONSTITUTED A BREECH OF THE LEASE.
MY CLIENT WAS NOT AWARE OF ANY OF THESE PARTIES UNTIL THE BOROUGH MADE MY CLIENT AWARE. ONCE HE WAS MADE AWARE AT THE END OF JANUARY, NUMEROUS PHONE CALLS WERE MADE TO MR. TAYLOR IMPLORING HIM NOT TO GO FORWARD WITH THIS PARTICULAR VENUE. WE WERE ADVISED THAT IT WASN'T HIM, THAT HE HAD HIRED IT OUT TO A PROMOTER. TELEPHONE CALLS WERE MADE BY ANOTHER REPRESENTATIVE OF THE LLC TO THE PROMOTER WHO BASICALLY THREATENED THE REPRESENTATIVE. MR TAYLOR DID EVENTUALLY SHUT DOWN THE PARTY (EVENT) THAT WAS SUPPOSED TO OCCUR ON FEBRUARY 4TH. MY CLIENT AT THIS POINT DOES NOT WISH TO CONDUCT BUSINESS WITH MR. TAYLOR ANYMORE ESPECIALLY WITH REGARDS TO THE WAREHOUSE SPACE. MY UNDERSTANDING IS THAT MR. TAYLOR VOLUNTARILY TERMINATES THE LEASE WITH REGARDS TO THE WAREHOUSE (BACK PORTION). A COPY OF THE LEASE WAS SENT TO HIM, I DON'T KNOW IF HE INTENDS TO SIGN IT OR NOT.

DO YOU INTEND TO SIGN IT MR. TAYLOR?

MR. TAYLOR STATING THIS IS FOR THE BACK UNIT

MR. JANEL STATING RIGHT

MR. TAYLOR STATING OK

MR. JANEL STATING WITH REGARDS TO THE FRONT RECORDING STUDIO, MY CLIENT IS WILLING TO DEFER TO THE BOARD AS TO WHAT THEIR DECISION IS. MY CLIENT IS VERY CONCERNED ABOUT THERE BEING PARTIES OR ANYTHING OUTSIDE THE SCOPE OF THE USE WHICH IS SET FORTH IN THE COMMERCIAL LEASE. MY TAYLOR HAS CONFIRMED THAT HE INTENDS TO ABIDE BY THAT IN THE FUTURE.

MR. TAYLOR SIGNS THE TERMINATION FOR MR. JANEL.

BOARD SOLICITOR STATING TO MR. JANEL DO YOU KNOW OF ANY CONCERNS THAT MAY HAVE BEEN MADE BY OTHER TENANTS IN YOUR COMPLEX ABOUT THIS OPERATION OF MR. TAYLORS?
MR. JANEL STATING MY UNDERSTANDING IS BUT FOR THESE INCIDENCES, MR. TAYLOR IS A NON INTRUSIVE TENANT. HE DOESN'T CAUSE PROBLEMS FOR ANYBODY, GENERALLY KEEPS TO HIMSELF. SOMETIMES LATE AT NIGHT THERE ARE OTHER CARS OUTSIDE THE STUDIO AND THAT CERTAINLY IS NOT A PROBLEM. ITS BEEN REPORTED THAT OCCASIONALLY THERE IS THE SMELL OF MARIJUANA COMING FROM HIS STUDIO, MY UNDERSTANDING IS THAT THAT IS NOT ILLEGAL ANYMORE. SO IF THAT IS TRUE,

THEN IT IS WHAT IT IS. I DON'T BELIEVE THAT IT IS VIOLATING ANY LAWS. OTHER THAN THESE PARTIES, IT IS MY UNDERSTANDING AS TO THE OTHER TENANTS THAT MR. TAYLOR HAS BEEN A GOOD TENANT.

BOARD HAD NO QUESTIONS FOR MR. JANEL.

MR. VANDERGRIFF OPENED THE MEETING TO THE PUBLIC

MS. TAYLOR STEPPED FORWARD AND WAS SWORN IN

MS. TAYLOR PUT HER CONCERNS ON THE RECORD ON HOW SHE FEELS HER HUSBAND WAS PORTRAYED.

MR. HANS GIVING OVERVIEW OF ALL INSPECTIONS

SERGEANT O'DONNELL STATING I LOOKED INSIDE AND IT APPEARED THAT THERE WERE LIQUOR BOTTLES, I JUST REVIEWED THE CAMERA FOOTAGE AND YOU CAN'T CONFIRMATIVELY TELL. I WAS ASSURED THAT NIGHT THAT THE OCCUPANCY WAS 750. THAT IS THE REASON I DIDN'T SHUT ANYTHING DOWN AT THAT POINT. I NOTIFIED CODE ENFORCEMENT.

MR. VANDERGRIFF STATING HE ALSO MADE A COMMENT ABOUT THE PARKING, IS THAT SOMETHING YOU WOULD NORMALLY HAVE AN ISSUE WITH.

SERGEANT O'DONNELL STATING I ADDRESSED THAT BEFORE I TALKED TO THE OWNER, I TOLD SECURITY THEY HAD TO KEEP A LANE OPEN AND NO PARKING ON EGG HARBOR ROAD.

MR. VANDERGRIFF STATING WAS THAT TAKEN CARE OF?

SERGEANT O'DONNELL STATING AT THAT TIME YES AND I TOLD HIM THAT IS THE REASON WHY I WAS THERE. I ALSO SAID THERE WAS A CASH BOX, I DID NOT SAY THEY WERE COLLECTING CASH.

MR. VANDERGRIFF STATING WE WILL ADJOURN FOR FIVE MINUTES.

MR. VANDERGRIFF STATING FOR THE BOARD TO RETURN AND CALLED THE MEETING BACK TO ORDER

BOARD SOLICITOR STATING WE WILL HEAR TESTIMONY FROM MR. TAYLOR, ASSUMING OF COURSE THAT THE BACK WAREHOUSE IS NO LONGER IN CONTENTION BECAUSE YOU HAVE BEEN RELEASED FROM THE LEASE. AND AS FAR AS WE KNOW, THE LANDLORD DOES HAVE A PROSPECTIVE TENANT FOR THAT. WHAT WE WOULD LIKE TO DO IS GET YOU BACK ON THE RECORD, IF THE BOARD WAS TO CONTINUE ITS APPROVAL OF THE RECORDING STUDIO. TELL US ABOUT THAT, WHAT ARE YOUR HOURS OF OPERATION, DAYS, NUMBER OF PEOPLE, SQUARE FOOTAGE.

MR. TAYLOR STATING SQUARE FOOTAGE IS APPROXIMATELY 1700, I WOULD BE ASKING FOR AN EXTENSION IN HOURS FOR EARLY EVENINGS.

BOARD SOLICITOR STATING WHAT YOU SAID BEFORE WAS 9 – 5 AND 9 – 6 ON WEEKENDS. ARE YOU GOING TO COMPLY WITH THAT OR MAKE CHANGES?

MR. TAYLOR STATING THE CHANGES WOULD BE TO EXTEND THE HOURS, MAYBE 11 OR 12 START TO ABOUT 8 PM

BOARD SOLICITOR STATING WHAT ABOUT THE WEEKENDS?

MR. TAYLOR STATING WEEKENDS WOULD VARY, WE CAN KEEP IT 9 – 5 FOR NOW BUT I WOULD LIKE TO STILL BE ABLE TO OPERATE TO 8:00 AS WELL.

BOARD SOLICITOR STATING HOW MANY EMPLOYEES?

MR. TAYLOR STATING I HAVE ABOUT 10 NOW, SOUND ENGINEERS, VOCAL COACHES (6 SOUND ENGINEERS, 2 VOCAL COACHES, 1 DRUM & 1 PIANO TEACHER)

BOARD SOLICITOR STATING AND THEY WILL BE SITUATED WITHIN HOW MANY ROOMS

MR. TAYLOR STATING THERE ARE 4 RECORDING STUDIOS.

BOARD SOLICITOR STATING WHEN A CLIENT COMES IN TO RECORD SOMETHING, DO THEY COME IN FOR BLOCKS OF A HOUR OR HOW DOES THAT WORK?

MR. TAYLOR STATING TYPICALLY THEY WOULD GO TO OUR WEBSITE OR CALL TO MAKE AN APPOINTMENT.

BOARD SOLICITOR STATING WHAT IF SOMEONE COMES IN AND WANTS TO MAKE A MUSIC VIDEO AND THERE WILL BE A BUNCH OF DANCING, WHAT ARE YOU GOING TO DO THERE, YOU DON'T HAVE SPACE FOR THAT.

MR. TAYLOR STATING REFER THEM TO A FRIEND OF MINE THAT CAN ACCOMMODATE.

BOARD SOLICITOR STATING THERE WILL BE NO RETAIL SALES THERE?

MR. TAYLOR STATING NO

BOARD SOLICITOR STATING AND NO FOOD AND BEVERAGE?

MR. TAYLOR STATING NO

BOARD SOLICITOR STATING IN TERMS OF PARKING, AT ANY GIVEN TIME ON A MONDAY OR A FRIDAY, WHEN THE OTHER TENANTS ARE OPERATING BUSINESS, HOW MANY VEHICLES DO YOU ANTICIPATE WILL BE AT YOUR OPERATION?

MR. TAYLOR STATING ANYWHERE FROM 10 TO 15.

BOARD SOLICITOR STATING IS THERE ENOUGH PARKING WITHOUT TAKING ANYONE'S PARKING?

MR. TAYLOR STATING WELL NOW IT'S BEEN AN ISSUE SINCE THE BASEBALL GUYS HAVE BEEN IN THERE. I HAVE BEEN HAVING ISSUES WITH MY CLIENTS.

BOARD SOLICITOR STATING WHAT IS THAT ISSUE, SO WE CAN ADDRESS IT

MR TAYLOR STATING ACROSS THE PARKING LOT, THERE IS THE BASEBALL FACILITY AND THEY ARE PRETTY BUSY. THAT'S WHY I AM ASKING FOR AN EXTENSION ON TIME SO I CAN COORDINATE MY CLIENTS TO COME IN WHEN IT'S HIS DOWN TIME.

MR. VANDERGRIFF STATING TO BOARD ENGINEER, HOW MANY PARKING SPOTS ARE THERE AT THAT LOCATION? I RODE BY THE OTHER DAY AND THE PAVER COMPANY IS STORING PAVERS OUTSIDE IN PARKING SPOTS.

DISCUSSION ON PARKING

MR. JANEL STATING THE PAVERS SHOULDN'T BE OUTSIDE THE BUILDING, I BELIEVE THERE ARE 65 PARKING SPACES. AS A LANDLORD WE TRY TO BE AS ACCOMMODATING WITH OUR TENANTS AS POSSIBLE.

MR. VANDERGRIFF STATING WHAT ABOUT HAVING THE PARKING LOT LINED?

MR. JANEL STATING WE CAN DO THAT AS WELL.

BOARD SOLICITOR STATING YOU HAVE GIVEN MR. TAYLOR RELEASE FROM THE WAREHOUSE RENTAL SPACE, RIGHT?

MR. JANEL STATING YES

BOARD SOLICITOR WE WILL NEED A COPY

BOARD SOLICITOR STATING WITH RESPECT TO THE LEASE THAT MR. TAYLOR IS NOW GOING TO HAVE, IT WILL JUST BE THE ORIGINAL 1760 SQUARE FEET. ARE YOU GOING TO REDO THAT LEASE?

MR. JANEL STATING NO.

BOARD SOLICITOR STATING DOES THAT LEASE HAVE THAT LANGUAGE THAT YOU PUT IN THE OCTOBER LEASE ABOUT PROHIBITING ANY OF THIS ACTIVITY?

MR. JANEL STATING YES, I BELIEVE IT DOES. MY UNDERSTANDING IS IT'S GENERALLY THE SAME LEASE THAT'S UTILIZED, IT'S A STANDARD LEASE. I WILL DOUBLE CHECK ON THAT. I KNOW MR. TAYLOR HAS ASSURED US AND EVERYONE HERE TODAY THAT HE DOESN'T INTEND TO DO ANYMORE HOSTING ONSITE.

BOARD SOLICITOR STATING IT SEEMS LIKE YOUR FATHER WAS DEFINITELY AFRAID OF THE CONCERTS AND HE DID WRITE SOMETHING, I THINK IT WOULD GIVE THE BOARD A COMFORT LEVEL IF IT WAS IN THERE. IF IT'S NOT IN THERE, IF THERE COULD BE AN ADDENDUM TO THE LEASE TO INCORPORATE THAT BECAUSE THIS IS A PROHIBITION AGAINST VIDEO PHOTOGRAPHY, ANY SERVING OF FOOD AND BEVERAGES, NO PROMOTIONS, CONCERTS OR BIG EVENTS.

MR. JANEL STATING I'LL ASK MR. TAYLOR IF HE IS WILLING TO ABIDE BY AN ADDENDUM IF THAT IS DRAFTED UP.

MR. TAYLOR STATING NOT AT ALL.

MR. JANEL STATING HE IS REPRESENTING TODAY THAT HE IS WILLING TO ABIDE BY THAT, I WILL DRAFT UP AN ADDENDUM, I WILL HAVE HIM SIGN AND SEND IT TO THE BOARD SO YOU HAVE IT ON RECORD.

BOARD SOLICITOR STATING TO MR. TAYLOR THE COMMUNITY EVENTS THAT YOU HAD ORIGINALLY INDICATED IN YOUR JUNE TESTIMONY, REALLY WAS VERY LIMITED TO INSTRUCTIONS FOR CHILDREN IN MUSIC, SOUND ENGINEERING AND THINGS LIKE THAT. THAT IS WHAT YOU SPOKE ABOUT WHEN YOU REFERRED TO COMMUNITY EVENTS. IS THAT STILL THE CASE?

MR. TAYLOR STATING YES

BOARD SOLICITOR STATING IN LIEU OF USING THE WORD COMMUNITY EVENT BECAUSE I THINK THAT LENDS ITSELF TO A MUCH BOARDER INTERPRETATION, YOU WILL ALSO BE USING IT FOR INSTRUCTION OF MUSIC AND SOUND ENGINEERING. IS IT JUST CHILDREN OR ADULTS

MR. TAYLOR STATING WE DO ADULTS AS WELL.

MR. JANEL STATING I AM GOING TO MARK UP THE CURRENT LEASE THAT I HAVE, SO I CAN TAKE CARE OF THIS TONIGHT. I WILL HANDWRITE THE ADDITIONAL LANGUAGE AMENDING THE PRIOR LEASE, GET IT SIGNED AND DONE. IS THAT OK?

MR. TAYLOR STATING NOT A PROBLEM

BOARD SOLICITOR STATING IN REGARDS TO THE ENTRANCE WAY BETWEEN THE (2) UNITS, THE WAREHOUSE AND THE RECORDING STUDIO, IS THAT SEALED UP OR IS IT GOING TO BE?

MR. JANEL STATING IT IS MY UNDERSTANDING THAT IT WILL BE FULLY SEALED.

BOARD SOLICITOR STATING IS THAT A BLOCK WALL OR SHEETROCK

MR. TAYLOR STATING THEY WERE THERE TO SEAL IT UP A FEW DAYS AGO. IT'S DRYWALL.

MR. JANEL STATING IT'S NOT A WEIGHT BEARING WALL, IT'S NOT CINDERBLOCK. IT'S FRAMED AND SHEETROCK.

MR. VANDERGRIFT ASKING MR. HANS IF THE WALL SHOULD BE A BLOCK WALL FOR FIRE CODE.

MR. HANS EXPLAINING HOW IT SHOULD BE DONE.

MR. VANDERGRIFT STATING DOES ANYONE IN THE AUDIENCE HAVE ANYTHING TO SAY?

NO ONE STEPPED FORWARD

BOARD SOLICITOR GOING OVER WHAT THE BOARD'S AUTHORITY IS WITH REHEARING A MATTER (CAN ISSUE A RESCISSION OF APPROVAL, A MODIFICATION OF A PRIOR APPROVAL, OR ANY ACTION THEY DEEM WOULD BE APPROPRIATE FOR THE CIRCUMSTANCE, THE BOARD CAN RESCIND ALL TOGETHER, THEY CAN REAPPLY OR MODIFY THE EXISTING APPROVAL) IF THE BOARD IS INCLINED TO A MODIFICATION OF THE EXISTING APPROVAL IT WOULD BE IN ACCORDANCE WITH THE REVISED TESTIMONY THAT MR. TAYLOR HAD INDICATED WHICH WOULD BE THAT IT WOULD BE 11:00 TO 8:00 MONDAY THROUGH FRIDAY AND 9:00 THROUGH 8:00 ON THE WEEKENDS. IS THAT FRIDAY ALSO? MR. TAYLOR STATING YES

BOARD SOLICITOR STATING THEN ITS MONDAY THROUGH THURSDAY

MR. TAYLOR STATING CORRECT

BOARD SOLICITOR STATING THERE WILL BE NO RETAIL SALES, NO FOOD, AND NO BEVERAGE. IT WILL BE STRICTLY USED FOR THE SOUND STUDIO, THERE WILL BE NO COMMUNITY EVENTS OTHER THAN THE INSTRUCTION OF SOUND ENGINEERING AND MUSICAL INSTRUCTION FOR STUDENTS.

MR. TAYLOR STATING CORRECT

BOARD SOLICITOR STATING THE LEASE TO THE WAREHOUSE COMPONENT HE WILL ENTER INTO A TERMINATION OR VACATION OF THAT LEASE, THAT TERMINATION WILL BE DULY SIGNED BY ALL THE PARTIES AND SUBMITTED TO THE BOARD. WE WILL ALSO GET A NEW REVISED LEASE FOR THE RECORDING STUDIO WHICH WILL STIPULATE THOSE RESTRICTIONS THAT MR. JANEL HAD PUT IN ABOUT HAVING THESE KINDS OF EVENTS. OTHER THAN SOUND RECORDING AND THINGS LIKE THAT EVERYTHING ELSE WOULD BE PROHIBITED. THE WALL THAT SEPARATES THE WAREHOUSE FROM THE RECORDING STUDIO WILL BE SEALED OFF IN WHAT IS THE MOST APPROPRIATE WAY. THAT IS SOMETHING THE LANDLORD WILL TAKE CARE OF. THIS DOESN'T REALLY GO TO YOUR APPROVAL BUT THE LANDLORD DID SAY THAT THEY WILL STRIPE THE PARKING LOT AND TAKE CARE OF THAT PAVER ISSUE. ALL THE VIOLATIONS THAT WE HAVE, I WOULD SAY THEY HAVE TO BE ABATED WITHIN 30 DAYS OF TONIGHT, IS THAT REASONABLE?

MR. HANS STATING HE HAS TO PAY FOR THE RE-INSPECTION AND WE WILL DO THE INSPECTION FOR THE MERCANTILE FOR 2021. AND HE WILL HAVE TO COME INTO THE OFFICE TO PAY FOR 2022.

BOARD SOLICITOR STATING THOSE ARE THE ONLY THINGS IF THE BOARD IS INCLINED TO MODIFY THE APPROVAL.

BOARD SOLICITOR STATING UNIT E IS THE 1760 SQUARE FEET

MR. HANS STATING THE BACK WILL BE UNIT G UNTIL THE WOOD WORKING COMES BACK FOR ADDITIONAL APPROVALS IN CASE THERE IS A NEED FOR POLICE OR FIRE.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO MODIFY THE APPROVAL AS PER BOARD SOLICITORS CONDITIONS, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY