Approved: November 19, 2026

RUMSON ZONING BOARD
October 22, 2026
MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call.

Present: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Absent: Mr. Carey, Mr. Ward

Also present, Michael Steib, Esq. and Marie DeSoucey, Board Secretary

The notice requirements of the **Open Public Meetings Act** were stated as being met.

Marie DeSoucey was sworn in.

Administrative

Mr. Ehrenberg made a motion to approve the September 24, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo, Mr. Hawley

Mr. Ehrenberg made a motion to approve **Resolution #26-8122** approving the application of **Graham and Katie Manley** for property located at **82 West River Road, Block 1, Lot 12** in the **R-1 Zone**; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo, Mr. Hawley

Mr. Ehrenberg made a motion to approve **Resolution #26-8110** denying the application of **Mogul Group, L.L.C.** for property located at **34 Forrest Avenue, Block 42, Lot 1** in the **R-5 Zone**; Seconded by Mr. Brown.
Roll call vote:

Ayes: Mr. Ehrenberg, Mr. Calder, Mr. Brown
Nays: None
Abstain: Mr. Izzo, Mr. Hawley, Mrs. Mayo, Chairman Hofferber

Chairman Hofferber made a motion to approve **Resolution #8072-Extension2** granting an extension for the application of **The Monkeyhouse Trust/ Thomas LaStella** for property located at **11 Shrewsbury Drive, Block 135, Lot 10** in the **R-2 Zone**; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None

Announcements:

The application for property located at 13 Woodmere Avenue has been carried to the November 19, 2026 Zoning Board Meeting at 7:30 pm without further notice.

Old Business:

The continued application of **Sebastian Cina** from the August 27, 2026 meeting for property located at **16 Harbor Drive, Block 111, Lot 22 in the R-2 Zone** was presented for the Board's consideration.

The Board is in receipt of the following additional exhibits: A-15 Addendum #3 Revised Zoning Chart Analysis; A-16 Architectural Plot Plan prepared by David J. Darcy revised 09/18/2026; A-17 NJ DEP Permit Plan revised 10/06/2026; B-: Certification of Mr. Hawley and Mr. Ehrenberg confirming that they listened to the August 28, 2026 meeting recording to establish eligibility to participate in this application.

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law office representing the applicant. Mr. Brodsky refreshed the Board on the application thus far. He stated revisions have been made to the plans. The proposed new pool has been reduced, the Koi pond and spa, cabana, the pergola covered patio have been removed, A masonry patio has been reduced to 250 square feet. The outdoor kitchen has been reduced in size and converted to a pergola structure. The wine room has also been removed from the plans. As a result, there is no increase to the FAR, floor area, the existing building coverage. No setback variance relief being sought. One variance being requested for is a lot coverage of 15,131 square feet whereas 13,788 square feet is permitted. Mr. Brodsky gave a brief overview of the testimony thus far.

Mr. Brodsky recalled David Darcy, the project architect. Mr. Darcy was previously sworn and remains under Oath. Mr. Darcy described the revisions made to the plans, the architectural details and materials proposed.

Chairman Hofferber opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mrs. Mayo made a motion to approve the application as revised; Seconded by Mr. Izzo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None

New Business:

The application of **Brian York and Margaret Rafferty** for property located at **27 Tuxedo Road, Block 124, Lot 23 in the R-1 Zone** was presented for the Board's consideration. Mr. Steib advised the service has been reviewed and is in order. The Board has jurisdiction to hear the application

The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 03/31/2026; A-2 Zoning Review Memorandum revised date 10/08/2026; A-3 Variance Application dated 04/27/2026; A-4 Survey prepared by Najarian and Associates dated 06/27/2019; A-5 Architectural Site Plan and Elevation and Floor Plans prepared Shissias Design and Development dated 03/31/2026

Brian York the applicant was sworn in. Mr. York explained the rationale behind the application. Mr. York introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials. Mr. Shissias submitted A-6 dated 03/04/2026 an Aerial.

Mr. Shissias stated the proposal is for a second-story addition to expand the existing master suite above an existing attached garage. A one-story addition in the rear expanding the living room and creating a mud room, powder room and service-type spaces in the rear. Mr. Shissias described the exterior architectural details, elevations and materials and the interior floor plans.

Mr. Shissias testified that there are two existing and two proposed variances being sought. The variances being requested are for the expansion of a non-conforming dwelling and for the front yard setback of 65.8 feet where 100 feet is required. Mr. Shissias described the existing conditions of the subject property and surrounding properties.

The existing non-conformities are minimum interior lot shape diameter where 115 feet are required and 76 feet is existing, and relief from the requirement that all required parking shall be located behind the front yard setback.

Chairman Hofferber opened the testimony for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Izzo made a motion to approve the application as presented: Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None

The application of **Capitol Home Builders** for property located at **6 Third Street, Block 24.01**, **Lot 3** in the **R-5 Zone** was presented for the Board's consideration.

Mr. Steib advised the notice has been reviewed and is in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 07/06/2026; A-2 Zoning Review Memorandum dated 08/21/2026; A-3 Variance dated 09/03/2026; A-4 Plot Plan prepared by InSite Engineering dated 06/24/2026; A-5 Boundary and Topographic Survey prepared by InSite Surveying dated 04/07/2026; A-6 Architectural Elevations and Floor Plans prepared by Anthony M. Condouris dated 06/29/2026

Mark Aikins, Esquire representing the applicant addressed the Board. Mr. Aikins stated this is an existing single-family home dating back to approximately 1922. The lot is slightly undersized at 5,587 square feet where 6,000 square feet is required in the zone. The proposal is to demolish the home and construct a new single-family residence with a detached garage. Retaining walls and drainage improvements are also proposed. A slight height variance of 37.7 feet is also being requested.

Mr. Aikins introduced Anthony M. Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials. Mr. Condouris explained the existing conditions at the subject premises. Mr. Condouris testified the proposal is to raze the existing home and construct a new 2,100-square-foot, five-bedroom, single-family dwelling and a detached garage. Mr. Condouris submitted A-7 color rendering.

Mr. Condouris described the proposed interior floor plans, exterior architectural details, elevations and materials.

Mr. Aikins introduced Patrick Ward, a New Jersey licensed engineer and planner. Mr. Ward was sworn in, and the Board accepted his credentials.

Mr. Ward described the existing topography of the subject property and the surrounding properties. Mr. Ward stated by way of removing all the existing improvements on the property the nonconformities are eliminated. The proposal is compliant with almost everything except the building height and lot shape diameter.

Mr. Ward stated the existing topography of the lot drives the height of the structure to be 37.7 feet, which is based at the lowest point at the existing driveway. The rear of the property slopes up several feet. In order to provide a usable, functional backyard lawn two-tiered retaining walls are proposed. There is no substantial impact to the zone plan or zoning ordinance. Mr. Ward submitted A-8 an Aerial photograph.

Chairman Hofferber opened the application for public questions and/or comments. Bonnie Ponenti residing at 8 Third Street was sworn in. Ms. Ponenti welcomes the site improvements while expressing concern with the proposal impacting her property and the integrity of her retaining wall. Mr. Ward stated there are Building Code requirements regarding shoring and protection of adjacent structures. The applicant is amenable to a **condition requiring a shoring plan** to be submitted for review and approval.

John McMullen residing at 19 Third Street was sworn in. Mr. McMullen spoke in favor of the application and expressed concern stormwater management of the property. Mr. Ward supplied that the water table was investigated for the basement and has been reviewed by the Borough Engineer and explained the stormwater management system improvements proposed.

Ms. DeSoucey advised that Mr. Marks has preliminarily reviewed the application and it meets the requirements and there will be an additional engineering review upon approval.
Mr. Izzo asked for confirmation that the size of the lot was undersized yet the plan was to build an appropriate sized dwelling without needing relief.

There being no further public questions and/or comments. The public portion was closed.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mrs. Mayo made a motion to approve the application as presented: Seconded by Mr. Hawley.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None

The application of **David and Marie Salvaggio** for property located at **32 Ridge Road**, **Block 62**, **Lot 25** in the **NB/R-4 Zone** was presented for the Board's consideration. Mr. Steib advised the service has been reviewed and is in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Deed of Sale dated 05/31/2021; A-2 Easement Deed dated 05/03/2021; A-3 Denial Memorandum dated 07/29/2026; A-4 Denial Response from Architect Collins dated 08/03/2026; A-5 Variance Application dated 08/05/2026; A-6 Architectural Site Plans and Elevation and Floor Plans prepared by David Collins Architecture, L.L.C. revised dated 08/20/2026; A-7 Survey prepared by Thomas P. Santry PA dated 05/05/2026

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed. Mr. Brodsky supplied a history of the property. The proposal is to rebuild the fire-damaged dwelling and construct a new single-family dwelling with the existing detached garage remaining. The property is undersized with respect to lot area (6,562 square feet) and lot width of 61.54 feet. The proposal is for a modest home of about 2,586 square feet with conforming setbacks. The variances being requested for lot area, minimum street frontage, lot width, lot shape diameter, rear yard setback, driveway setback, accessory structure side and rear yard setback, building coverage and floor area.

Mr. Brodsky introduced David Collins, a New Jersey licensed architect. Mr. Collins was sworn in and the Board accepted his credentials. Mr. Collins submitted A-8 Colored rendering with elevation and floor plans and A-9 an aerial. Mr. Collins described the existing conditions at the subject property and surrounding properties.

Mr. Collins stated the driveway will remain in its existing location with an added K-turn around and there is an easement granted along the property line with the Weichert Realty property for

access to the existing garage. The proposal is to construct a two-story dwelling with an uncovered patio in the rear, a covered patio in the front and a shaft for a future elevator. Mr. Collins described the interior floor plans including the 8-foot in height unfinished basement and attic space, exterior architectural details, elevations, materials, and outdoor improvements to the property. Mr. Collins stated the first floor is set two feet above the water table. The patio is raised one step but meets the intent of what an at-grade patio is intended to be. Chairman Hofferber asked for clarification on the patio testimony. Mr. Collins stated an at-grade structure doesn't have a visual impact to the neighbors. Adequate parking is provided.

Mrs. Mayo asked for clarification on the number bedrooms. Mr. Collins stated there are three bedrooms with a 9.4' by 10-foot space intended for office use on the first floor. There is a closet and a full bathroom on that floor. If that space were to be considered a bedroom there is enough parking. Chairman Hofferber asked how you distinguish the office with a closet across from a full bathroom being different than the same thing on the second floor? Mr. Collins responded that it is an office because the client works from home two days a week and this is one of her needs from the existing house that burned down to what they need today. This is one of things that has changed in their life making this their full-time house. It is intended to be an office and will be used as such. It could be used as a bedroom. Mr. Brodsky advised that should that be considered a bedroom the property can accommodate three cars or more. Mr. Collins supplied that an extra bedroom would require 2.5 parking spaces. The parking only counts beyond the front yard setback. There are two spaces that are required and a third space fits in the driveway and parking in the garage.

Chairman Hofferber asked what is the parking restriction for the front yard? Mr. Collins responded there is no parking allowed in the front yard. The required parking is to be behind the front of the house in the back and no one will be parking in the front. The Board expressed concern with a future owner of the property using the office space as a bedroom would also be using that k-turn pavement area in the front yard for parking. Mr. Collins stated the applicants' concern was Ridge Road is trafficked and providing a safer egress. Mr. Brodsky stated the intent is to use it as an office and suggested if the Board felt more comfortable the closet can be taken out.

Mr. Collins stated that the home is a Dutch/Colonial Revival style with a Gambrel roof and is 33 feet high. Mr. Collins further described the exterior elevations, architectural details and materials. The driveway swoops out to provide access to the garage and crosses over the property line and causes the setback variance. There are two variances associated with the garage. It is existing at 235 square feet and 260 square feet is the minimum and does not meet the required setback.

The proposal is over in building coverage, floor area and floor area ratio. The house is compliant and fits nicely on the property. The future proposed elevator counts for almost two-thirds of the floor area and floor area ratio that exceeds the maximum permitted.

Mr. Brodsky introduced Patrick Ward, a New Jersey licensed engineer and planner. Mr. Ward was sworn in, and the Board accepted his credentials. Mr. Ward testified there was no

stormwater management system on the property. Mr. Ward described the stormwater management system and the proposed grading plan.

There is a commercial parking lot immediately to the east of the garage and driveway area. The exposed face of raised patio faces this property.

Mr. Ward testified the lot area is 6,562 square feet where 10,000 square feet is required for a residential property in the NB zone. The minimum lot width and frontage is 51.54 feet where 75 feet is required. The lot shape diameter of 30 feet where 50 feet is required. The garage crosses the property line, therefore has a side yard setback of zero feet where five feet is required, which is an existing condition. The driveway setback is existing at zero feet and one foot is required. The floor area is proposed at 0.394 where .376 is permitted. The square footage is proposed to be 2,586 square feet where 2,468 square feet is permitted. The building coverage proposed 1,562 square feet where 1,455 square feet is permitted. The rear yard setback to the patio is proposed to be 27.3 feet and 40 feet is required. The home complies with all required setbacks including the enhanced side yard setbacks.

Mr. Ward stated the undersized lot is about 65 percent of the minimum lot area required for residential use in the zone. The lot area contributes to the floor ratio percentage. The proposal does not maximum the massing of the structure. It complies in height and setbacks. The two and a half story home is permitted in the zone.

Mr. Ward cited the purposes of the MLUL that are promoted with this application. It is an appropriate use. It secures safety from fire, flood, panic and other disasters. It will be built up to the latest and most current codes. The application provides adequate light, air and open space. The rear patio that is elevated on the east side is subject to the principle building setbacks. The application provides sufficient space in appropriate locations for the residential use. It also promotes a desirable visual environment.

The property can accommodate the proposed floor area. The benefits associated with the proposal substantially outweigh any detriments. The variance can be granted without substantial detriment to the public and without substantial impairment of the intent and purposes of the zone plan.

Board Members inquired about the elevator. Mr. Ward supplied it will go from the basement to the second floor when it's installed. The original home had a crawl space and not a basement.

Chairman Hofferber opened the application for public questions and/or comments. There being none, the public portion was closed.

Board Members commented on the proposal being double in size from what was previous on the property. There is a lack of proof illustrating the site can accommodate the proposal and should conform as much as possible. The k-turn in the front yard has the potential for parking and it close to the intersection. The application is a "fresh start" and can be proposed to be more compliant.

Mr. Brodsky stated he doesn't think anyone would be interested in rebuilding a 1,338 square foot home. The 2,586 square foot home is modest, and the property can accommodate it. The setbacks and height are maintained. Mr. Collins supplied the measurements of each bedroom.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Hawley made a motion to approve the application as presented; Second by Mr. Calder.
Roll call vote:

Ayes: Mr. Hawley, Mr. Calder
Nays: Mrs. Mayo, Mr. Izzo, Mr. Ehrenberg, Mr. Brown, Chairman Hofferber

The application of **Frank Panucci/Giorgia's** for property located at **102 Avenue of Two Rivers**, **Block 62, Lot 20** in the **NB Zone** was presented for the Board's consideration. Mr. Steib advised service has been reviewed and is in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 08/20/2026; A-2 Architectural, Elevation and Floor Plans prepared by Matthew T. Cronin, Architect dated 11/10/2024; A-3 Survey prepared by Thomas P. Santry, PA dated 07/02/2026; A-4 Zoning Memorandum dated 08/24/2026; A-5 T&M Associates Completeness Review dated 09/21/2026

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicants addressed the Board. Mr. Brodsky stated the proposal is for expansion of a nonconforming conditional use. The restaurant has 32 seats inside and 24 seasonal seats outside that has been in place for six years. The applicant will comply with the Borough requirements. The parking is shared between Barnstormers and the restaurant. Street parking is available.

Mr. Brodsky introduced Matthew Cronin, a New Jersey licensed architect. Mr. Cronin was sworn in, and the Board accepted his credentials. Mr. Cronin described the existing conditions at the subject premises. The restaurant consists of 891 square feet, with 22 parking spaces on the north side of the property. The entire front of the property is paved to the curb. Mr. Cronin described the interior floor plan. There are 24 outdoor seats with a series of planters as screening from the street.

Mr. Cronin submitted a series of photographs marked A-6 taken on 10/22/2026. Mr. Cronin described the contents of the photographs.

The variances being requested are for the conditionally permitted use of the sidewalk café. The entire lot is undersized at 18,750 square feet where 20,000 square feet is required. It is located nine and a half feet from the property line and 50 feet is required. The existing driveway is required to be 25 feet from the side lot line and existing is four feet from the north side lot line. There is a four-foot planting buffer where a 25-foot planting buffer is required adjacent to a residential zone. The seating extends into the right-of-way about four and a half feet. **The applicant is agreeable to reducing the number of seats inside the restaurant to eight when the outdoor seating is in use**. Food preparation is contained inside the restaurant.

Mr. Brodsky introduced Frank Panucci, the applicant and owner/operator. Mr. Panucci was sworn in. Mr. Panucci explained the restaurant and outdoor seating operations. Mr. Panucci stated the 90 percent of the clientele are within walking and biking distance. There have not been any problems with the parking availability. The restaurant does not have a liquor license and opens at five o'clock for dinner service, six days a week.

Chairman Hofferber opened the application for public questions and/or comments. There being none, the public portion was closed.
After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Izzo made a motion to approve the application as presented; Seconded by Mr. Ehrenberg.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber
Nays: None

The application of **Brian Czop** for property located at **1 Rosalie Avenue, Block 56**, **Lot 1** in the **R-6 Zone** was presented for the Board's consideration. Mr. Steib advised the service has been reviewed and is in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 08/24/2026; A-2 Architectural, Elevation and Floor Plans prepared by James T. Daley, Architect dated 04/27/2026; A-3 Zoning Memorandum revised date 10/01/2026; A-4 Borough Engineer correspondence dated 06/10/2026; A-5 Plot Plan prepared by InSite Engineering, LLC. revised date 08/24/2026

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The application seeks approval to permit the demolition of the existing home and associated structures and construct a new, five-bedroom, single-family dwelling, detached two-car garage and related site improvements. The site is irregularly shaped corner lot. The proposal complies with the maximum floor area, floor area ratio, building and lot coverage, improves the parking and bring the dwelling into compliance with respect to the setbacks.

The existing condition of 65.32 feet of lot frontage along Rosalie Avenue where 70 feet is required will remain unchanged. A variance is required for the pool setback of nine feet to the coping and 10 feet to the actual pool. The ordinance limits the width of the driveway to 12 feet. The existing driveway widens in the front yard setback, as it draws closer to the garage, and requires relief from the ordinance.

Mr. Brodsky introduced Patrick Ward, a New Jersey licensed engineer and planner. Mr. Ward was sworn in, and the Board accepted his credentials. Mr. Ward explained the existing conditions at the subject premises. Mr. Ward submitted A-6 Color Site Rendering over an aerial. Mr. Ward described the application as a fresh start. The new two-and-a-half-story dwelling facing Rosalie Avenue and fully complies with the setbacks and height. The proposed detached two-car garage and the driveway will be located off The Avenue of Two Rivers.

There is also a pool and patio proposed in the back yard. Mr. Ward described the topography of the property and the proposed stormwater management system.

Mr. Brodsky introduced James T. Daley, a New Jersey licensed Architect. Mr. Daley was sworn in, and the Board accepted his credentials. Mr. Daley described the interior floor plans, exterior elevations, architectural details and materials for the proposed four-bedroom dwelling and two-car garage. The Borough ordinance requires 2.5 parking spaces, RSIS requires two spaces and three are being provided.

Mr. Brodsky introduced Brian Czop, the applicant. Mr. Czop was sworn in. Mr. Czop explained the rationale for the proposal.

Ms. DeSoucey asked for clarification on the quantification of the area under the roof, attic space and cathedral ceilings, as it refers to the half-story. Mr. Daley stated they comply, and details will be provided to demonstrate compliance with the Borough's definition of half-story.

Mr. Brodsky recalled Patrick Ward. Mr. Ward testified there is a variance requested for the frontage along Rosalie Avenue of 65.32 feet, and from the north property line the pool setback is 10 feet to the water's edge and nine feet to the coping. The home is listed as six bedrooms because there is a gym space and playroom space on the plans which could be used as bedrooms five and six thus requiring three off-street parking spaces. A preliminary review by the Borough engineer questioned the maneuverability and functionality of the three-space layout originally on the plans. The existing driveway is located off Rosalie Avenue. There is a tree located near the driveway that was a factor in the relocated design and the tree is intented to remain. The proposed driveway is off Avenue of Two Rivers, comes in at 90 degrees, starts at 12-feet wide and widens to 21.15 feet to provide better access to the garage and the third parking space with rear end of a vehicle would extend into the front yard. Proper landscape screening will be provided.

Mr. Ward cited the purposes of the MLUL that are advanced by granting the application. The design of the property fits the unique corner lot. There will be no substantial detriment to the public good, the intent and purposes of the zone plan, zoning ordinances or Master Plan of the Borough. The benefits of the application outweigh any detriments.

Chairman Hofferber opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Izzo made a motion to approve the application as presented; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Brown, Chairman Hofferber

Nays: None

EXECUTIVE SESSION:
None

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 10:35 p.m.

The next scheduled meeting will be **November 19, 2026** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson
State Shorthand Reporting Services, Inc.