

*20 days
12/13/20
12/22/20*

BOA 20-25
**TOWN OF WESTFIELD
APPLICATION**

*45 days
12/13/20
120 day decision
date 12/22/20*

I. Identification:

This appeal is from (applicant's name) Ronald and Carol Pelletier
street address 12 Breeze Knoll Dr, Westfield, NJ 07090 telephone 614-578-5399
e-mail ronald.pelletier.1@gmail.com fax _____
for property in Westfield, NJ located at (street address) 12 Breeze Knoll Dr, Westfield, NJ 07090
Block 502, Lot 9

II. To: (check one)

Planning Board Board of Adjustment
Board Secretary: Ms. Linda Jacus 908-789-4100 extension 4602
Both Boards: 959 North Avenue West, Westfield, NJ 07090: FAX 908-789-4113

III. For a Hearing For: (Check all applicable)

Specific Applicable Sections of the Westfield L.U.O. for:

	<u>Submission Requirements Checklists</u>	<u>Procedures</u>
<input checked="" type="checkbox"/> *C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Conceptual Site Plans & Subdivisions	9.04	8.07
<input type="checkbox"/> Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Site Plan	4.03C, 9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11
<input type="checkbox"/> Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Subdivision	4.03D, 9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11
<input type="checkbox"/> **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure on lot not abutting street	7.01F2	4.04, 7.01F, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "a" appeal/ administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14

6/29/20

*Public noticing is required pursuant to Section 4.03 & 4.04 ** A major site plan review is also required with a conditional use application

IV. Application Description: Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.

Applicant is the owner of the subject property. Applicant seeks bulk variance relief from the maximum impervious coverage requirement in connection with the installation of an in-ground swimming pool.

V. Reasons: Briefly summarize the reasons why you believe this appeal should be granted.

Installation of pool is consistent with the RS-24 zone. Installation of pool in rear yard is consistent with the goals of the Master Plan in residential zones. Bulk variance relief is limited in scope and results in an enhanced use for residential purposes. Applicant reserves the right to provide additional testimony on this point.

VI. Property Description: Please provide the following information about the property, which is the subject of this appeal.

•Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey, if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.

•Street address 12 Breeze Knoll Dr, Westfield, NJ 07090

Zone district RS-24 Block No. 502 Lot No. 9

•Dimensions of lot Width: 100.64 feet; depth 222.24 feet Area of lot 21,758 sq. ft.

•Use of premises present Single family residence
proposed Single family residence

The proposed use is: permitted by ordinance a conditional use which has been granted by the Planning Board or Zoning Board of Adjustment
 a use permitted by variance a nonconforming (i.e. "grandfathered") use not a permitted use

Name of Owner Ronald and Carol Pelletier Telephone No. 614-578-5399
Street address of Owner 12 Breeze Knoll Dr, Westfield, NJ 07090 Fax No. _____

•Does the above owner also own any property that abuts the subject property?
 No Yes If yes, address: _____

If yes, is the abutting property subject to the Loechner-Campoli rule of merger? No Yes (If you don't know, check with the Tax Assessor in the Municipal Building.)

•Are there any present deed restriction(s) which affect this property? No Yes If yes, attach copy of deed, including language of restriction(s).
None known to applicant.

•Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority? No Yes If yes, list here and attach a brief description of each.

Handwritten:
E. L. ...
01/29/20

VII. Attorney Identification: Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)

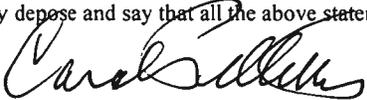
If applicant (or owner) is to be represented by an attorney, please furnish the following information:

Attorney's name Jared M. Pape Telephone No. 732-679-8844
Attorney's firm Heilbrunn Pape, LLC Fax. No. 732-679-6554
Street address 516 State Highway 33, Millstone, NJ 08535

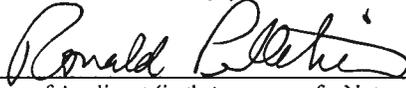
VIII. Notarization:

I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board, and the Zoning Board of Adjustment, their Attorney and the Zoning Officer of the Town of Westfield, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for a mutually agreeable time.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.



Signature of Application (in the presence of a Notary)



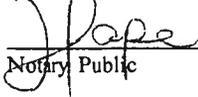
Signature of Applicant (in the presence of a Notary)

Print Name: Carol Pelletier

Print Name : Ronald Pelletier

Sworn and Subscribed to before me this 16th day of June, 2020

Address: 12 Breeze Knoll Dr, Westfield, NJ 07090


Notary Public

**JARED M. PAPE
ATTORNEY AT LAW
STATE OF NEW JERSEY**

Home phone 614-578-5399

Business phone _____

IX. Do not write in the following spaces:

TO BE COMPLETED BY THE ZONING OFFICER:

- To the best of my knowledge and belief, this application is complete and correct.
- This application is currently the subject of a:
 - _____ Zoning violation notice, No. _____, copy enclosed.
 - _____ Municipal Court complaint, docket No. _____, copy enclosed.
 - _____ Other pending action, (describe) _____
 - _____ None of the above

Signature

TO BE COMPLETED BY THE BOARD SECRETARY:

Has there been any ~~previous~~ appeals(s) involving these premises?
 No Yes If yes, attach copies of resolution(s)

TO BE COMPLETED BY THE COMPLETENESS DESIGNEE:

Application accepted as complete on 8/24/20


Signature


8/29/20

TOWN OF WESTFIELD

LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

In reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent feasible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section: 11.04(E)(1)	Nature of Deficiency: Minimum Lot Area	
	Permitted: 24,000 SF	Present: 21,758 SF	Proposed: 21,758 SF
2.	Section: 11.04(E)(2)	Nature of Deficiency: Minimum Lot Width	
	Permitted: 120 ft	Present: 100.64 ft	Proposed: 100.64 ft
3.	Section: 11.04(E)(5)	Nature of Deficiency: Minimum Front Yard Setback	
	Permitted: 50 ft	Present: 41.7 ft	Proposed: 41.7 ft
4.	Section: 11.04(E)(11)	Nature of Deficiency: Maximum Impervious Coverage	
	Permitted: 40%	Present: 40.7%	Proposed: 50.6%
5.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
6.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:

TOWN OF WESTFIELD

LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED

SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section: 11.04(E)(11)	Nature of Deficiency: Maximum Impervious Coverage	
	Permitted: 40%	Present: 40.7%	Proposed: 50.6%
2.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
3.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
4.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
5.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
6.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
7.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
8.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:

6/29/20

TOWN OF WESTFIELD
REQUIREMENTS AND VARIANCES SUMMARY TABLE PER SECTION 911 B.7.

THIS TABLE MUST BE INCLUDED WITH ALL APPLICATIONS FOR "C" AND "D" VARIANCES, AND MUST BE SHOWN ON ALL REQUIRED SITE PLANS, SUBDIVISION PLANS, AND PLOT PLANS

The below regulations are for all RS, RM and P zones applications. All RA, O, CBD and GB zone applications use the "Bulk and Lot Regulations" for the zone.

ZONE: RS-24 APPLICANT: Ronald and Carol Pelletier STREET ADDRESS: 12 Breeze Knoll Dr, Westfield, NJ 07090
 PROPOSED

REG. NO.	REGULATION	UNITS	USE SEPARATE COLUMN FOR EACH LOT		
			REQUIRED	LOT No.	VARIANCE?*
11.04(E)(1)	Minimum gross area	sq. ft.	24,000	9	
11.04(E)(2)	Minimum area within first 200 ft. of depth	ft.	24,000	9	
11.04(E)(2)	Minimum width	ft.	120	9	
11.04(E)(3)	Minimum frontage	ft.	120	9	
11.04(E)(4)	Minimum depth	ft.	160	9	
11.04(E)(5)	Minimum front yard (per Sections 12.03C & D & E)	ft.	50	9	
11.04(E)(6)	Minimum Sideyard	ft.	15	9	
11.04(E)(6)	" "	ft.	15	9	
11.04(E)(7)	Minimum rear yard	ft.	50	9	
11.04(E)(10)	Maximum building coverage (without deck)	%	15	9	
11.04(E)(10)	Maximum building coverage (with deck)	%	17	9	
11.04(E)(9)	Maximum F.A.R. or total habitable floor area	%	25	9	
11.04(E)(8)	Maximum building height	ft.	33.5	9	
11.04(E)(11)	Maximum all improvements coverage	%	50	9	X
	Other:				

NOTE: This table must be consistent with the two variance lists, if they are included in the application.
 * Single star all variances which are new variances; i.e. are not pre-existing, non-conforming conditions which will continue.

Notes Exist

Block 302

Lot: 9

Qualifier:

Owner: PELLETIER, RONALD & CAROL P

Prop Loc: 12 BREEZE KNOLL DR

Account Id: 00086525

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2020	2		7,731.40	.00	.00	.00
2020	1		7,731.40	.00	.00	.00
2020		Total	15,462.80	.00	.00	.00
2019	4		6,040.50	.00	.00	.00
2019	3		6,026.13	.00	.00	.00
2019	2		9,429.48	.00	.00	.00
2019	1		9,429.49	.00	.00	.00
2019		Total	30,925.60	.00	.00	.00
2018	4		9,481.21	.00	.00	.00
2018	3		9,481.21	.00	.00	.00
2018	2		9,377.75	.00	.00	.00
2018	1		9,377.76	.00	.00	.00
2018		Total	37,717.93	.00	.00	.00
2017	4		9,597.84	.00	.00	.00
2017	3		9,597.85	.00	.00	.00
2017	2		9,597.85	.00	.00	.00
2017	1		9,597.85	.00	.00	.00
2017		Total	38,391.39	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/27/20

Other AP52 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/30/2020

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.

CERTIFICATION
TAXES PAID UP TO DATE
NEXT TAX DUE 8-1-20
ANY QUESTIONS, CALL 908-789-4051

TAX COLLECTOR
[Signature]



4/29/20
 PAID

**TOWN OF WESTFIELD
UNION COUNTY NEW JERSEY**

AFFIDAVIT OF OWNERSHIP

I, Ronald Pelletier, of full age, being duly sworn
(Print Name)

according to law, do hereby certify that I am the (check one) owner or duly authorized officer of the owner (as listed on the application form), of the following property which is the subject of the within application to the Westfield Planning Board or Zoning Board of Adjustment:

Block & Lot (s) Block 502, Lot 9

Street Address(es) 12 Breeze Knoll Dr, Westfield, NJ 07090

Check one:

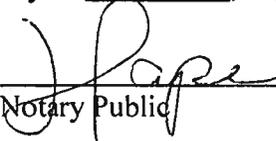
1. As the owner (or officer of), I am the Applicant in the within application.
2. As the owner (or officer of), I am not the Applicant. I certify that I have reviewed and consent to the within application and that the information contained herein is true and correct to the best of my knowledge. I authorize the following entity/individual to act as the Applicant in making this application:

a. Authorized Individual/Entity: _____

b. Authorized Individual/Entity Interest in Property (i.e., Tenant, Contract Purchaser): _____


(Signature of Owner/Officer of Owner)

Sworn and subscribed to
before me on this 16th
day of June, 2020.


Notary Public

**JARED M. PAPE
ATTORNEY AT LAW
STATE OF NEW JERSEY**

RECEIVED
6/29/20

OWNER & ADDRESS REPORT

WESTFIELD

12 BREEZE KNOLL DR

07/13/20 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
406	23		2	BEN-HAYON, ELLAN & ERIN 17 BREEZE KNOLL DRIVE WESTFIELD, NJ 07090	17 BREEZE KNOLL DR	
406	24		2	FRANKEL, JEFFREY B & CLAUDIA 15 BREEZE KNOLL DR WESTFIELD, N J 07090	15 BREEZE KNOLL DR	
406	25		2	WOLITZER, NEIL & ABIGAIL 13 BREEZE KNOLL DR WESTFIELD, NJ 07090	13 BREEZE KNOLL DR	
406	26		2	SCHAFFER, DEENA 11 BREEZE KNOLL DR WESTFIELD, NJ 07090	11 BREEZE KNOLL DR	
406	27		2	MCCUE, JAMES & MOLLY TUCKER 7 BREEZE KNOLL DRIVE WESTFIELD, NJ 07090	7 BREEZE KNOLL DR	
502	6		2	BRITAIN, ROBERT S & CLEARY, KELLY A 6 BREEZE KNOLL DR WESTFIELD, NJ 07090	6 BREEZE KNOLL DR	
502	7		2	URBANO, JOHN & JACQUELINE 8 BREEZE KNOLL DR WESTFIELD, NJ 07090	8 BREEZE KNOLL DR	
502	8		2	BERK, RICHARD 10 BREEZE KNOLL DR WESTFIELD, N J 07090	10 BREEZE KNOLL DR	
502	9		2	PELLETIER, RONALD & CAROL P 12 BREEZE KNOLL DR WESTFIELD, NJ 07090	12 BREEZE KNOLL DR	
502	10		2	JEMAL, DANIEL A & LISA J 16 BREEZE KNOLL DR WESTFIELD, NJ 07090	16 BREEZE KNOLL DR	
502	11		2	LICHTENSTEIN, GERALYN & DAVID-TRUST 14 BREEZE KNOLL DRIVE WESTFIELD, NJ 07090	14 BREEZE KNOLL DR	
502	12		2	KING, MICHAEL A & LEAH J 437 HILLSIDE AVE WESTFIELD, NJ 07090	437 HILLSIDE AVE	
502	13		2	FLOOD, JOHN H III & MARIANNE 431 HILLSIDE AVE WESTFIELD, NJ 07090	431 HILLSIDE AVE	
502	14		2	SMITH, WILLIAM & MARY ANN 423 HILLSIDE AVE WESTFIELD, N J 07090	423 HILLSIDE AVE	
502	15		2	WARGO, KEITH A & ANNE M 415 HILLSIDE AVENUE WESTFIELD, NJ 07090	415 HILLSIDE AVE	



COUNTY

UNION

BOROUGH OF MOUNTAINSIDE,



THIS SHEET HAS BEEN REPRINTER USING COMPUTER AIDED DRAFTING. BEFORE (2017) USED ON 3/1/2017 AND APPROVED, OCTOBER 7, 1991. ALL DIMENSIONS AND PERIMETERS AND PROJECTIONS SHOWN ON THIS SHEET ARE BASED ON RECORDED PLANS, MAPS, DEEDS, WELLS AND AERIAL SURVEYS AND ARE TO BE USED ONLY BY THE APPROPRIATE AGENCIES FOR ASSIGNMENT PURPOSES ONLY.

TAX MAP
TOWN OF WESTFIELD
 UNION COUNTY NEW JERSEY
 SCALE 1" = 100'
 SEPTEMBER 10, 2012
 TOWN SURVEYOR
 PAULO D. HORTA, PLS
 PUBLIC WORKS CENTER, 959 NORTH AVE., WEST
 WESTFIELD, NEW JERSEY, 07090

THIS SHEET WAS FORMALLY COVERED BY
 9/15/71, 6/20/71, 5/1/71, 4/1/71, 3/1/71, 2/1/71
 BY JOHN WELLS, CIVIL AND SURVEYOR, CIVIL

ALL DIMENSIONS AND PERIMETERS AND PROJECTIONS SHOWN ON THIS SHEET ARE BASED ON RECORDED PLANS, MAPS, DEEDS, WELLS AND AERIAL SURVEYS AND ARE TO BE USED ONLY BY THE APPROPRIATE AGENCIES FOR ASSIGNMENT PURPOSES ONLY.

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 6/29/20



APPEAL OF STEVEN AND LISA SIMCOX
12 Breeze Knoll Drive

At the meeting of the Zoning Board of Adjustment which was held and took place on January 14, 2008, the Board heard and considered the within appeal.

Based upon the evidence presented and the Board's familiarity with the Land Use Ordinance, the subject property and the surrounding neighborhood, the Board found and determined as follows:

1. The applicants appeared with their project architect to present this case to the Board. It is noted that the applicants seek permission to construct a one-story addition with a new patio for the single family residence now upon the property. This proposed construction and usage is contrary to the requirements of Section 12.04G of the Land Use Ordinance. The Ordinance allows maximum improvement coverage of 40% or 7,200 sq. ft. for this property. Presently existing is coverage of 39.2% or 8,544 sq. ft. Proposed is total coverage of 36.9% or 8,043 sq. ft.
2. The project architect reviewed with the Board the plans proposed for this work. She immediately advised the Board that the total coverage in this case as was apparent from the details of the plans and the testimony provided would result in an overall decrease of lot coverage although it still exceeded the Ordinance requirements.
3. The project architect indicated that there was a need to address and/or replace what the architect described as an unstable-improper foundation. The project architect utilized exhibits which were marked into evidence showing the present conditions on the property and the proposed conditions that would be created were the Board to allow the new construction work proposed.
4. The project architect explained the portion of the residence which would be utilized for the new construction and also portion of the property overall that would be affected by the construction work proposed in this case.
5. In addition to describing the proposed work as being designed to be the most functional possible for the applicants, the architect indicated that the applicants have a narrow lot with a detached garage at the rear of the

property so that these conditions impacted upon the coverage variance relief and present non-conformity of the property which was now before the Board in this case.

6. The project architect pointed out that the applicants' new construction would allow for a family room which would extend 23 ft. out to the rear of the property and that this extension would allow the applicants to "reorganize the kitchen" and get better circulation and usage of the residence overall, etc.
7. The project architect then specifically reviewed with the Board that the coverage would be reduced through a 178 sq. ft. reduction in the overall footprint for the property. The architect pointed out that there is presently a 975 sq. ft. patio which will then be converted into a combined patio and stairs of 652 sq. ft.
8. The Board in review of the plans submitted and considering the dimensions of the applicants' property commended the project architect and the applicants for presenting a good design to the Board.
9. There was no opposing testimony, evidence nor further arguments heard by the Board in connection with this case.

The Board finds and concludes that the applicants' proposed construction is reasonably related to the continued effective use of the property as a single family residence, and not an overuse of same. Therefore it is the appropriate subject of variance relief.

The Board finds and concludes that this is a minimal variance situation as the present non-conformity of excessive coverage which affects the property is being improved and lessened by the reduction in coverage proposed by the applicant notwithstanding the new work which will be allowed by this variance.

The Board finds and concludes that there would be considerable benefits and advantages overall to the applicants in the continued enjoyable and effective use of the property as a single family residence were the variance relief sought to be issued by the Board. The Board can find in that regard no negative impact nor other detriment whatsoever associated with this case so that clearly variance relief is warranted to issue as has been requested.

Based upon all of the above, the variance request of Steven and Lisa Simcox from the requirements of Section 12.04G of the Land Use Ordinance to allow and permit the applicants to

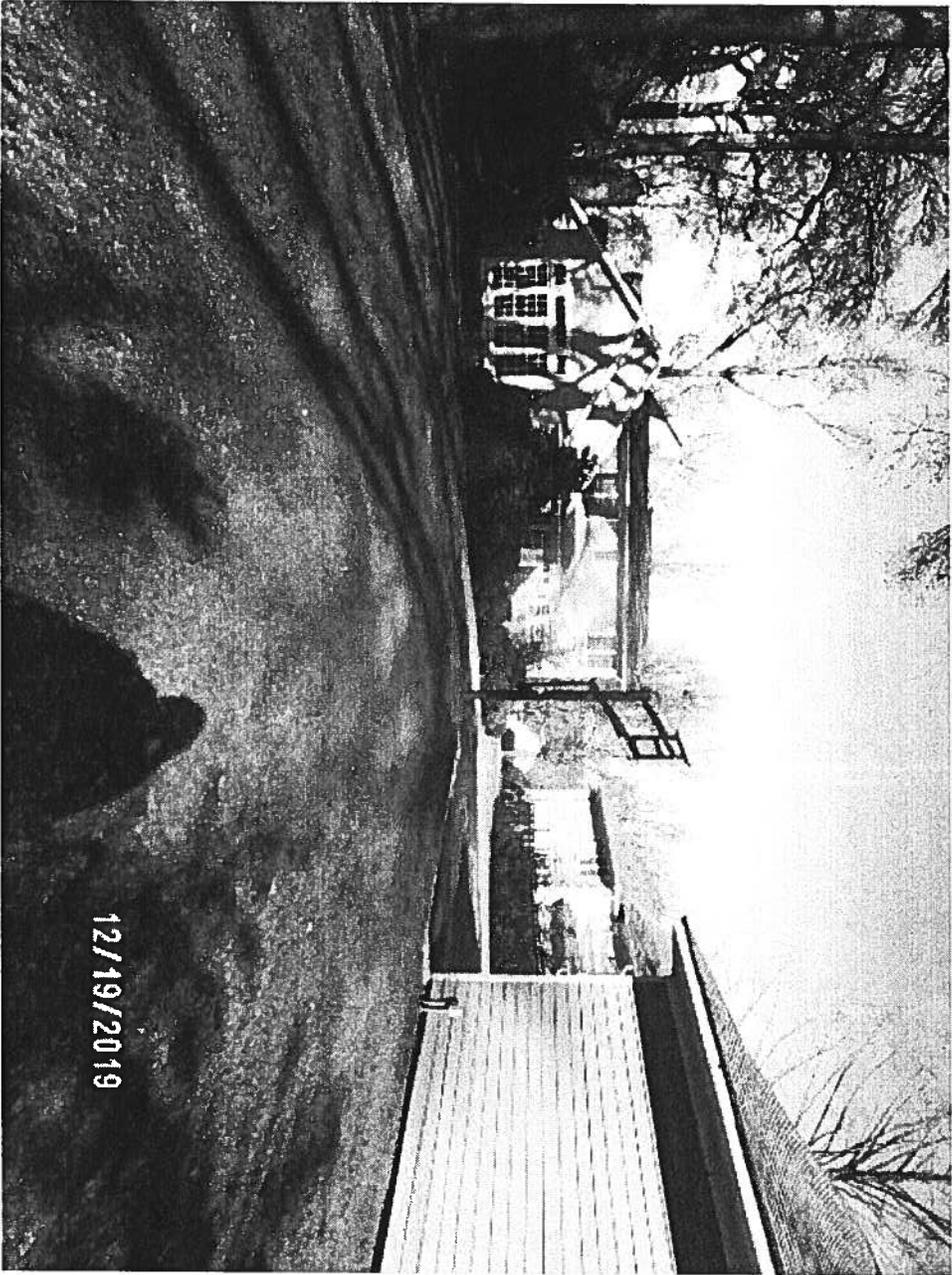
construct a one-story addition and a patio in accordance with the plans, testimony and evidence before the Board in this case which will involve maximum improvement coverage of 36.9% or 8,043 sq. ft. which is beyond the Ordinance maximum coverage of 40% or 7,200 sq. ft. permitted for this property **BE AND HEREBY IS ORDERED GRANTED AND APPROVED.** This approval and the applicants' further use of the property are subject to the following terms, conditions, and requirements:

1. That the appropriate permit or permits be obtained prior to any work at the property in accordance with the requirements for the Town of Westfield; and
2. That all construction work at the home is to be in accordance with the existing building materials and aesthetics for the home. It is the intention of the Board in this provision that following completion of the new work the entire residence shall be uniform in appearance including roofing materials and coloring; and
3. Beyond the work allowed in this Resolution there is to be no further work at the property done by the applicants without further application being submitted to the Zoning Board of Adjustment for the Town of Westfield.


Chairman


Secretary

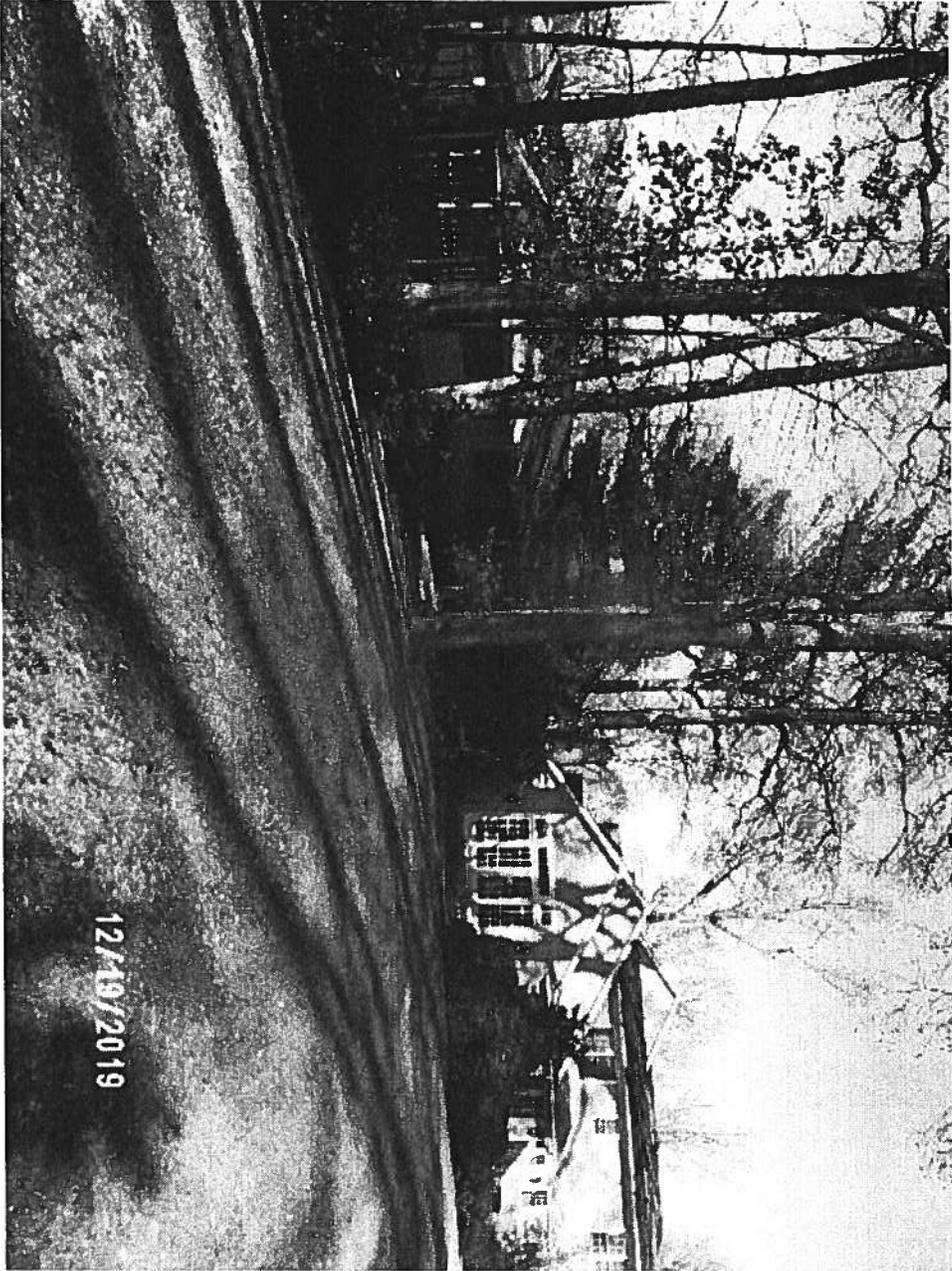
Dated: February 11, 2008



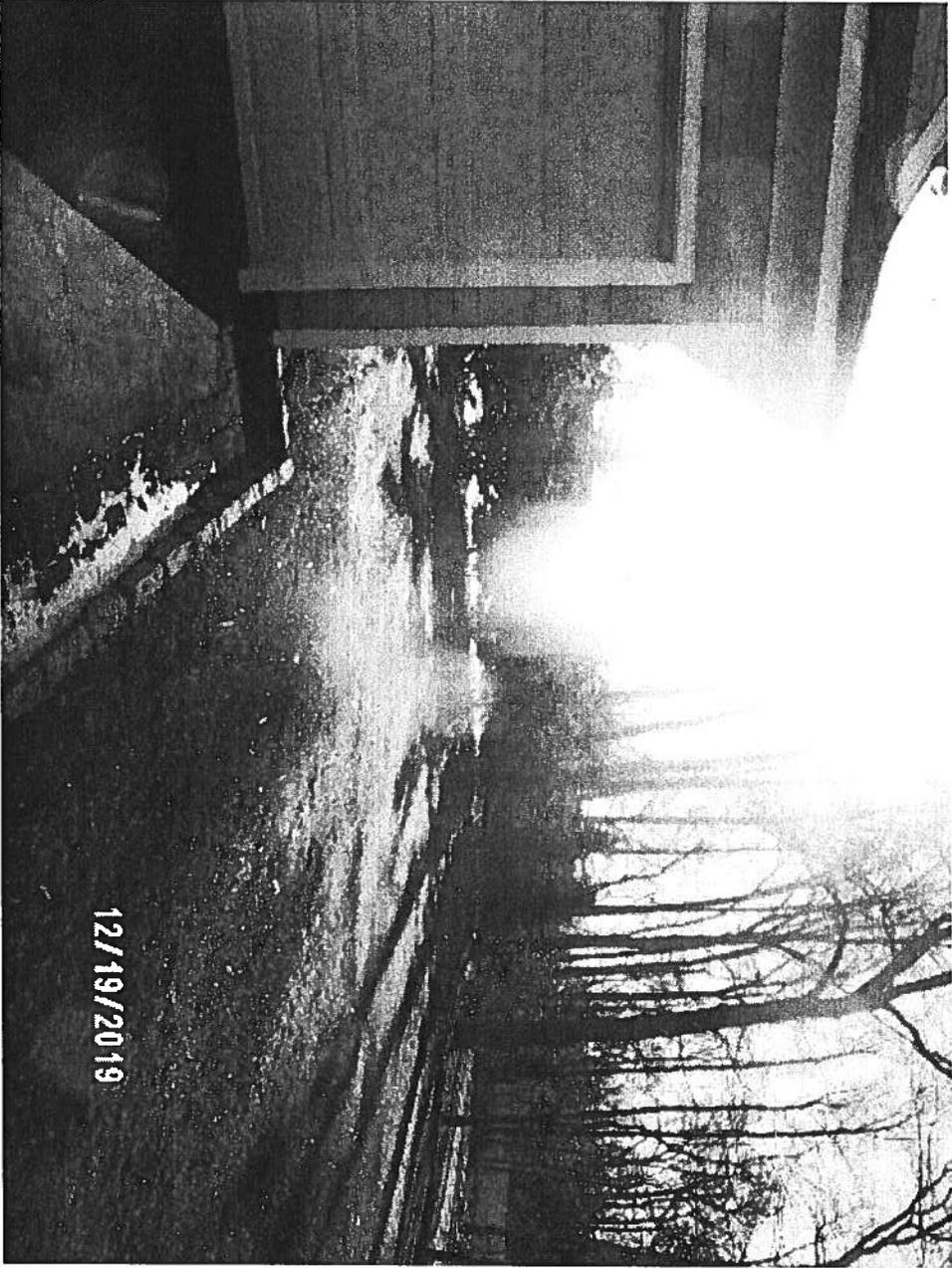
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Mr. [unclear]

6129120



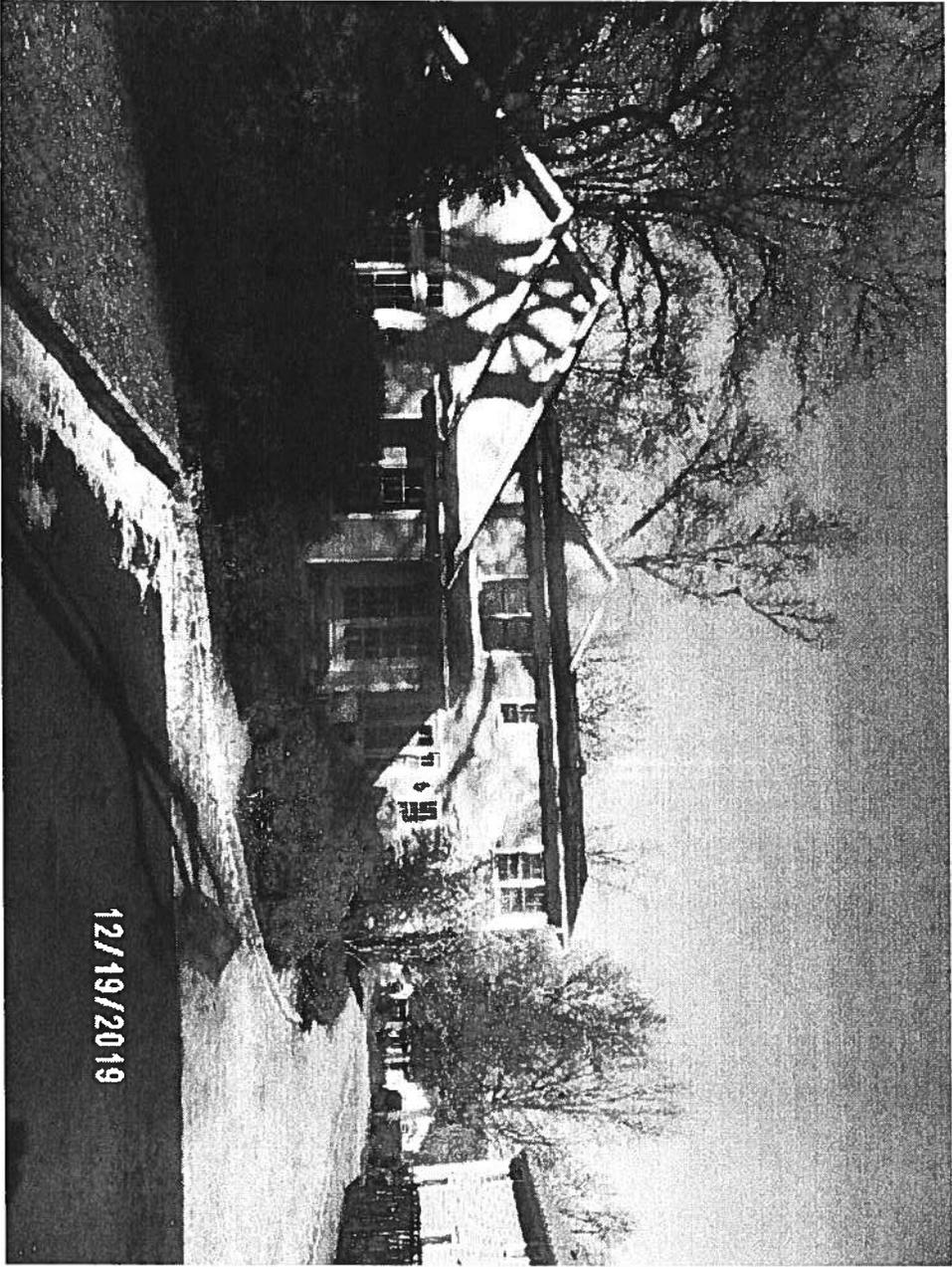
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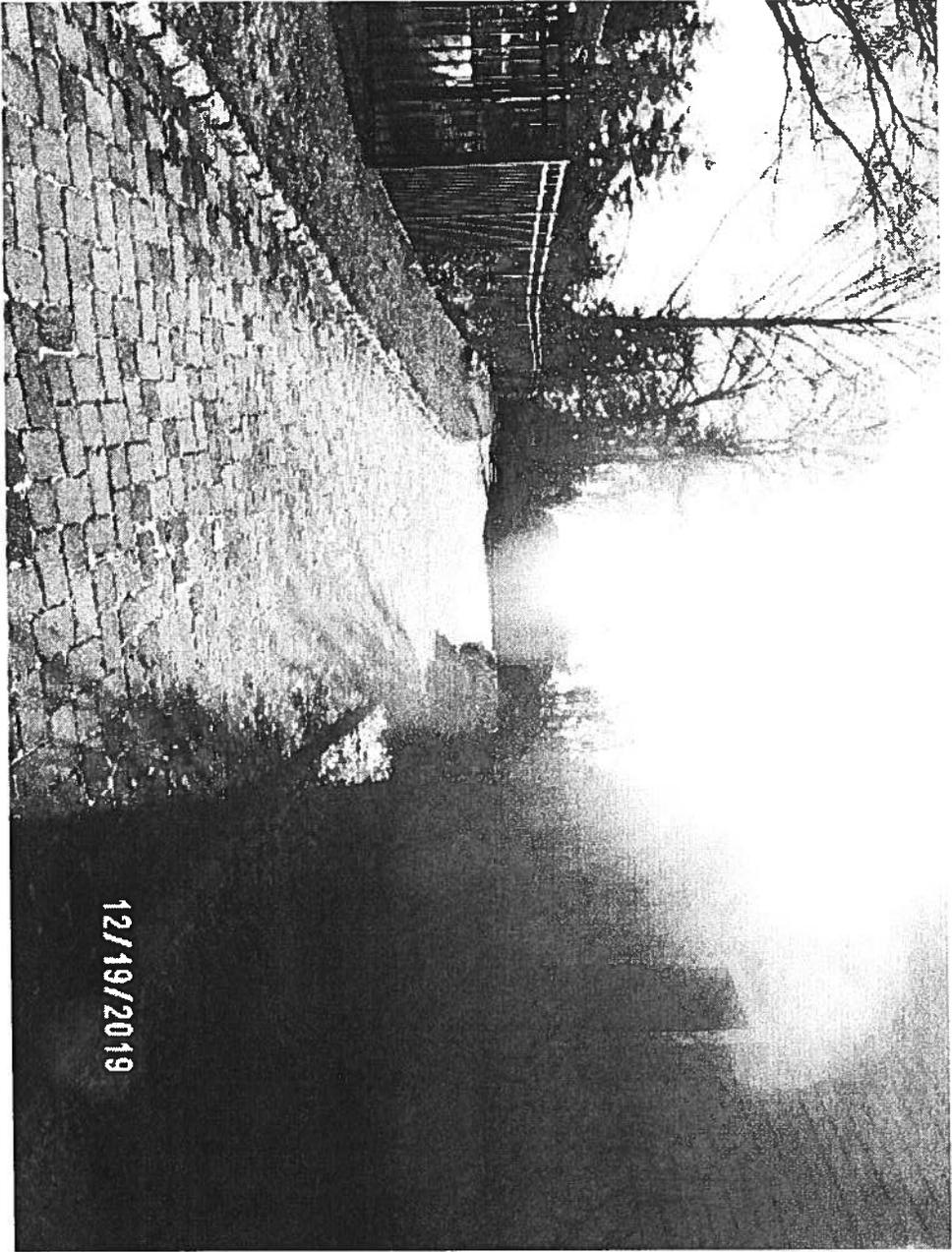
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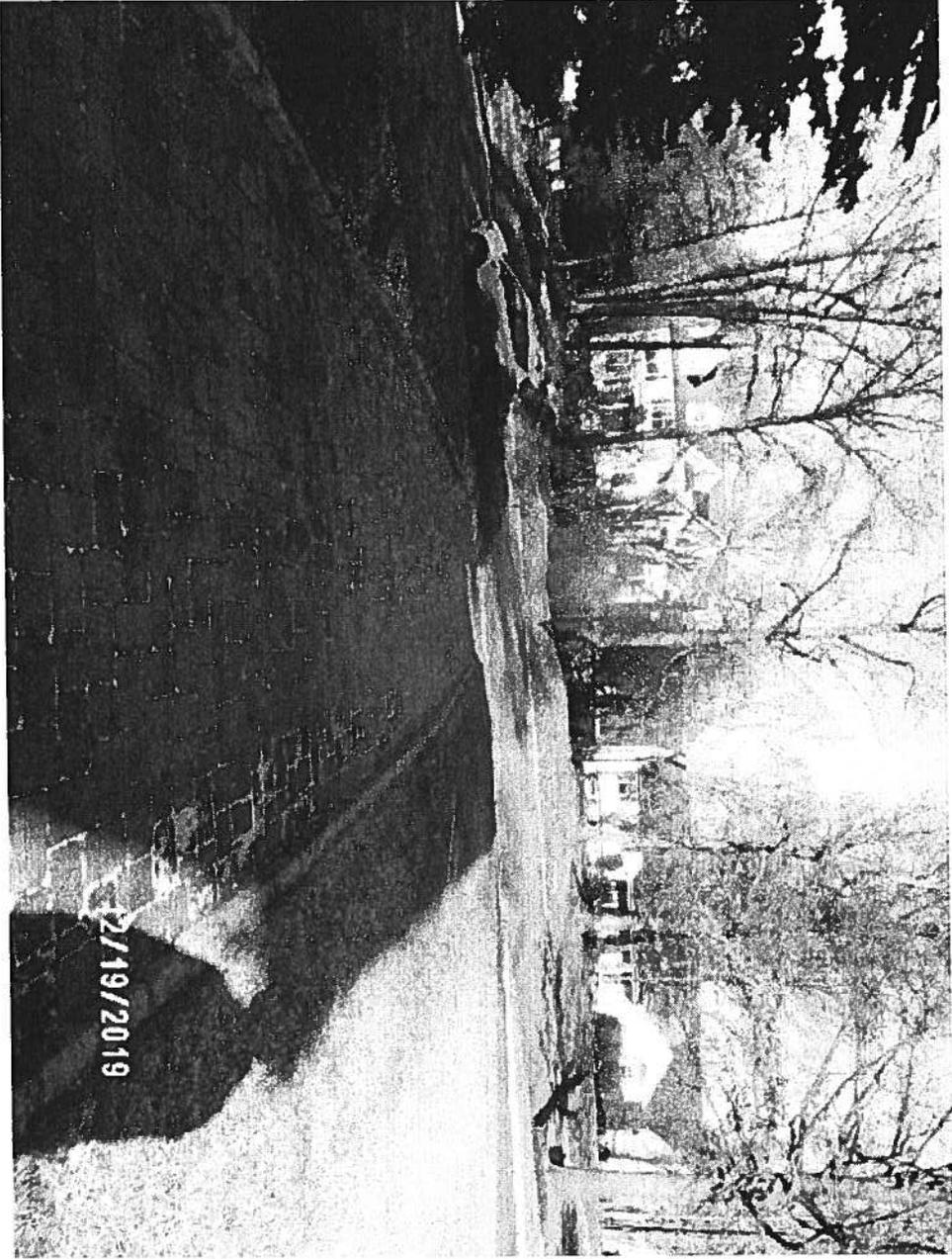


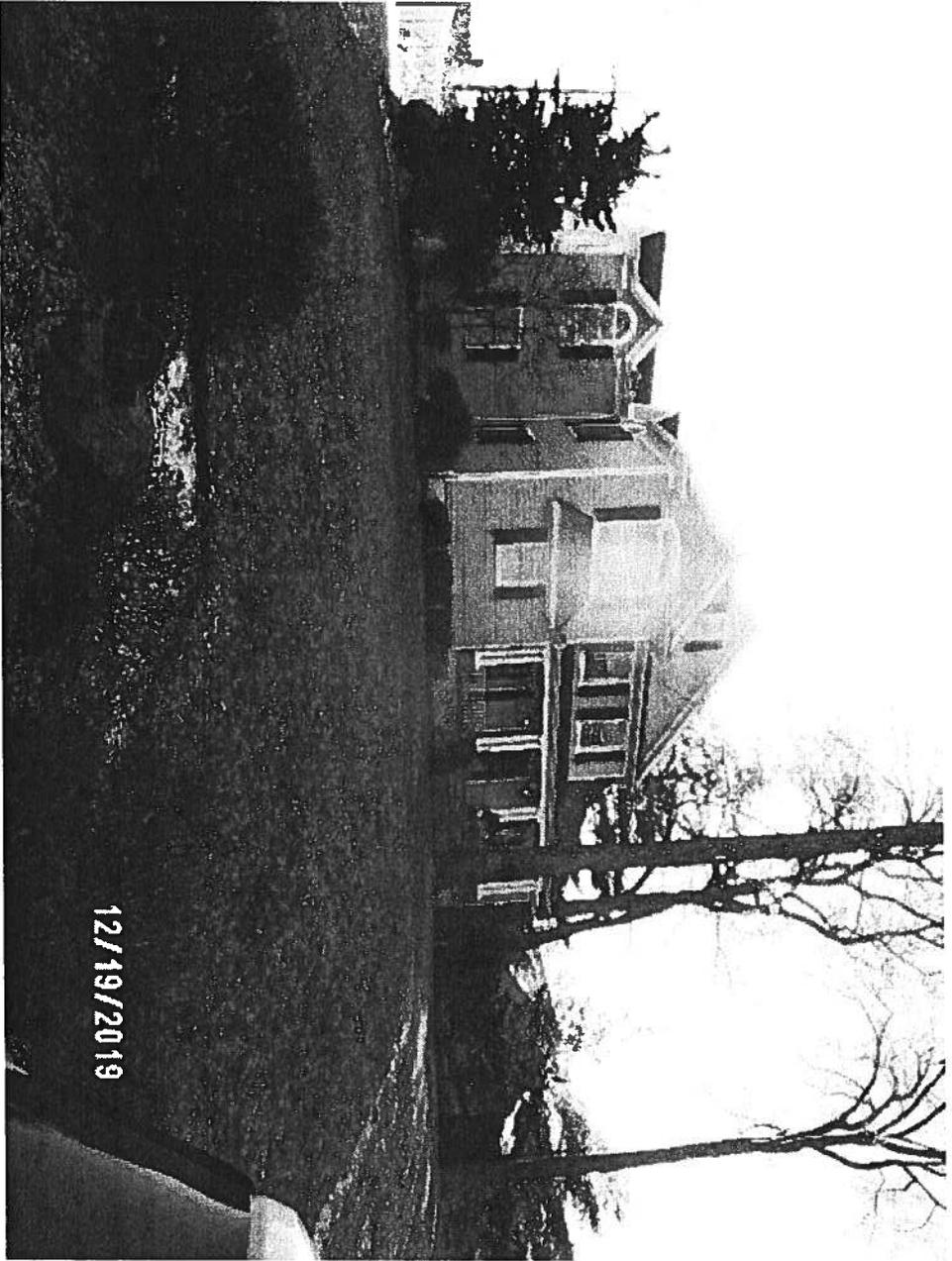




12/19/2019







12/19/2019



