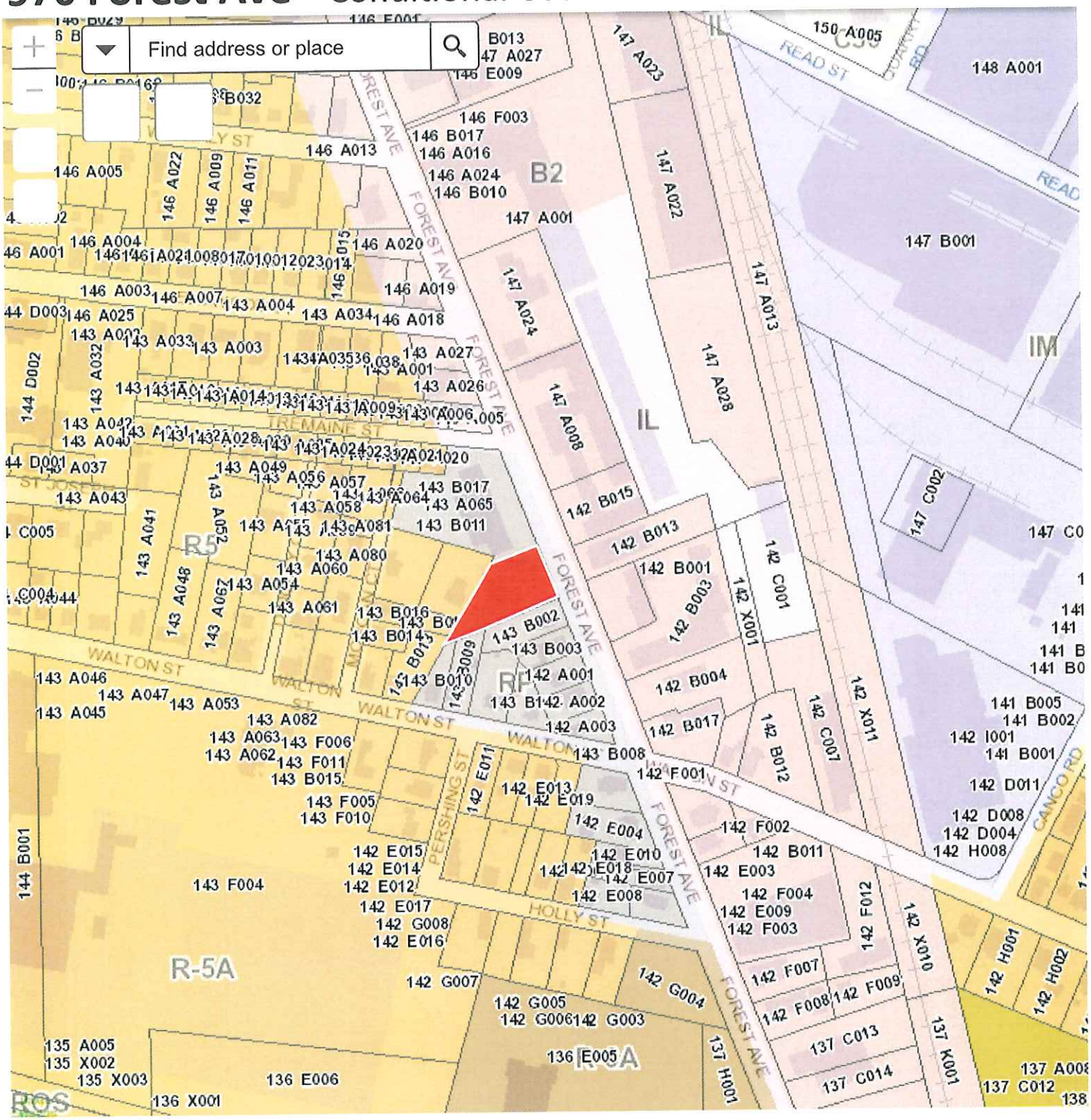970 Forest Ave - Conditional Use