

Borough of Westville
Land Use Board
Meeting Minutes ~ Monday June 2, 2008

The meeting was called to order by Chairman Michael Sautter at 7:30 p.m.

Mr. Sautter advised that notice of this meeting had been advertised in accordance with the "Open Public Meetings Act." Salute & Pledge of Allegiance to the Flag followed.

Solicitor Thompson administered an Oath of office for Ronald Muhlbaier as a Class III member.

The roll was called with the following Board Members present: Solicitor Gary Thompson, William J. Bittner, Jr., Michael Carotenuto, Vincent DiCicco, Dawn Leamy, John Louis, Ronald Muhlbaier, Fritz Sims, Michael Sautter. Charles Murtaugh, Alternate # 1 and Eric Farley, Alternate #2. Also in attendance were Norman Rodgers, Board Engineer, Leah Furey, Bach Associates, Joyce Lovell and Louanna Sills, members of the Environmental Committee.

NEW BUSINESS:

Application for Completeness review, Minor Site Plan and a Use Variance was submitted for Cricket Communications. Solicitor Thompson stated the notices have been sent and the Board has jurisdiction to proceed with a hearing.

Renu A. Shevade, Attorney, of Day Pitney LLP representing Cricket Communications introduced the expert witnesses, Ngon Nguyen, Radio Frequency Engineer, James Dowling, Professional Planner, Josh Cottrell, Professional Engineer who all were sworn in. Dr. Einstein, Leah Furey and Norm Rodgers representing the Boro were also sworn in. Both the negative and positive criteria were addressed. After a lengthy presentation and discussion the Use Variance (D-1) and the height variance (D-6) along with the minor site plan subject to all conditions noted in both reports from Norman Rodgers, CES Engineering and Leah Furey, Bach Associates a motion to approve was made by Fritz Sims and seconded by Vince DiCicco. Motion approved by roll call vote.

OLD BUSINESS: Public hearing on the Master Plan, certified notices were delivered to the Clerks of adjoining municipalities and the hearing was published in the Gloucester County Times 10 days prior to the meeting date. Leah Furey explained that any recommendations the Board would have concerning the Master Plan will be forwarded to Mayor and Council. Any ordinances would have to be adopted would go through Mayor and Council. There was question concerning another area of redevelopment and some clarification on a couple issues. There was also a discussion on eminent domain. It was decided to continue the hearing for July 7th meeting. If there are no substantive changes we would not to have another public hearing.

Motion to continue the hearing and adoption of the Master Plan until the July 7, 2008 meeting was made by Michael Carotenuto and seconded by Fritz Sims.

PUBLIC COMMENT: Joyce Lovell representing the Environmental Commission commented that only the pages that needed correcting be changed and distributed.

SUB COMMITTEE: There was one application before the committee. Poppins Chimney would be opening a retail store for fireplace equipment. It would be going into Merryville buildings. There is also a new owner at Rita's pizza and a new owner at Bemke's. There is also interest in the 2 abandoned buildings on Broadway.

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MEETING ADJOURNMENT:

A motion to adjourn the meeting was made by Michael Carotenuto and seconded by Dawn Leamy. Motion was approved by voice vote. Meeting adjourned at 10:25 p.m.

Respectfully submitted,

Therese Eckel
Secretary