

Borough of Westville

Land Use Board

Meeting Minutes ~ Monday November 6th 2008

Chairman Michael Sautter called the meeting to order at 7:30 p.m. and 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.

The roll was called with the following Board Members present: Solicitor Thompson, William J. Bittner, Jr., Michael Carotenuto, Vincent DiCicco, Eric Farley, Dawn Leamy, Ronald Muhlbaier, Charles Murtaugh, and Michael Sautter. Also present was Norm Rodgers, Engineer and Leah Furey, Professional Planner.

A motion to approve the minutes of October 6, 2008 was made by Michael Carotenuto and seconded by John Louis. *Motion was unanimously approved by roll call vote.*

OLD BUSINESS:

- ❖ Memorialization of Resolution No. 08-11 for Bulk Variance application for Marc and Rebecca Scambia, 120 Cedar Avenue, Block 79 Lot 5.

A motion to approve the resolution was made by Michael Carotenuto and seconded by Vince Diccio. *Motion was unanimously approved by roll call vote with 1 abstention - Charles Murtaugh.*

- ❖ Continuation of hearing Main Street Mantua Investment, LLC. for amended Preliminary Major Site Plan and Approval and Final Major Site Plan Approval to permit establishment of sixty-four (64) age restricted and affordable housing units, on Block 73, Lots 6 and 7. Property located at 1000-1002 Broadway.

Solicitor Thompson asked Ron Muhlbaier and Charles Murtaugh to step down. The witnesses were reminded they are still under oath. There was a lengthy discussion concerning the reports of the Engineer, Norm Rodger, Professional Planner, Leah Furey and Andrew Feranda, Traffic Engineer and Fire Marshall, Charles Murtaugh. There were questions from the Board concerning the affordable housing units (13 low and 5 moderate - all 1 bedroom), age restriction, trash removal, trash enclosures, sidewalks, emergency exits and handicap parking spaces. All items were addressed and agreed upon. Corrected plans would be presented to the Board.

The Chairman opened the meeting to the public with comments from the Members of the Environmental Commission. Joyce Lovel, Louanna Sills and Fred Coleman were sworn in and had questions concerning parking, lighting, personnel, common space or community room, COAH regulations and landscaping. Board Member Dawn Leamy still has concerns on the parking issue.

A motion to approve 63 parking spaces and to grant amended preliminary site plan approval subject to conditions that were agreed to by the applicant in regard to our professional's recommendations and subject to the conditions set forth by the Board's solicitor was made by William Bittner and seconded by Michael Carotenuto. Solicitor Thompson wanted to clarify

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that the motion was amended preliminary approval only and there will be 63 parking spaces.
Motion was approved by roll call vote, 6 ayes, 1 nay by Dawn Leamy.

NEW BUSINESS:

COMMUNICATIONS:

PUBLIC COMMENT: No comment.

COMMENTS BY BOARD MEMBERS: William Bittner discussed the facade application for Wildflower's. This is County money that is available - \$5,000.00 for facade improvement and \$4,000.00 for awning and sign.

Motion to approve the grant application for a facade improvement was made by Dawn Leamy and seconded by Michael Carotenuto. *Motion was unanimously approved by roll call vote.*

MEETING ADJOURNMENT:

A motion to adjourn the meeting was made by Vince DiCicco and seconded by Michael Carotenuto. Motion was approved by voice vote. *Motion was approved by voice vote* and meeting adjourned at 8:55 p.m.

Respectfully submitted,

Therese Eckel
Secretary