

Borough of Westville
Land Use Board
Meeting Minutes ~ November 2, 2009

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.

The roll was called with the following Board Members present: Solicitor Gary Thompson, Vince DiCicco, Eric Farley, Dawn Leamy, John Louis, Ronald Muhlbaier, Michael Sautter, and Kevin Galbraith Alternate # 1. Norm Rodgers, CES, Leah Furey Bruder, Bach Associates and John Leah, Zoning Official was also in attendance.

A motion to accept the meeting minutes was made by John Louis and seconded by Vince DiCicco. *Motion was unanimously approved by voice vote.*

NEW BUSINESS:

- There was a discussion concerning the flood ordinance with the Board members, Boro Engineer, Norm Rodgers and the Boro Planner, Leah Furey Bruder. Satisfied by the recommendations of Boro professionals a motion was made by Ronald Muhlbaier and seconded by Eric Farley to make recommendation to Mayor and Council to comply with the FEMA ordinance - working with Norm Rodgers so that they are in compliance.

Motion was unanimously approved by roll call vote - 7 - 0.

- There was a discussion on the report from Leah Furey-Bruder dated October 23, 2009 concerning recommendations for changes or revisions of the Land Use Codes. Some of the things addressed were zoning graphs, zoning map, revising zoning districts, telecommunications facilities, accessory storage structures and trash enclosures. Norm Rodgers also submitted a report for the review of Boro ordinances, which included lot grading; road opening permits, parking requirements, trash enclosures and Land Use application and escrow fees. John Leach, Zoning Official had some code issues for the Board to review such as rear yard setbacks and sign ordinances. Motion to take the recommendations of the Boards professionals and revise them into ordinances

to submit to Mayor and Council with the exception of signs and parking was made by Dawn Leamy and seconded by John Louis
Motion was unanimously approved by roll call vote - 7 - 0.

COMMENTS FROM BOARD MEMBERS:

- Ronald Muhlbaier wanted to bring up for discussion the "bump outs" on Broadway. He has received numerous complaints about the safety of vehicles turning onto Broadway from Center Street and the parking spaces the "bump outs" take up. It was decided on a motion by Ronald Muhlbaier and a second by John Louis to make a recommendation to Mayor and Council to investigate the removal of the "bump outs" located on Broadway at various intersections

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for safety reasons and to utilize more parking spaces.

Motion was unanimously approved by roll call vote - 7 - 0.

SUB COMMITTEE:

- 600 Gateway Blvd applied to the Committee for an Auto Detailing shop
- 604 Ryan Avenue proposes to lease building for warehousing dried food items, installation of a commercial kitchen, walk in freezer and a fish smoker.

Both are permitted uses and must obtain a Certificate of Occupancy through Westville.

MEETING ADJOURNMENT:

A motion to adjourn the meeting was made by John Louis and seconded by Eric Farley. *Motion was unanimously approved by voice vote.* Meeting adjourned at 9:20 P.M.

Respectfully submitted