

**Borough of Westville**  
**Land Use Board**  
**Regular Scheduled Meeting**  
**Monday, February 4, 2008 7:30 p.m.**

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The meeting was called to order by 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.

The roll was called with the following Board Members present: Solicitor Gary Thompson, William J. Bittner, Jr., Michael Carotenuto, Vincent DiCicco, Dawn Leamy, Fritz Sims, Michael Sautter, Charles Murtaugh, Alternate # 1 and William C. Packer, III, Alternate # 2.

A motion to approve the meeting minutes from January 7, 2008 was made by William Packer and seconded by Michael Carotenuto. Motion was approved by voice vote.

**OLD BUSINESS:**

Motion to memorialize Resolution R – 08- 6 granting Minor Subdivision approval for Pellegrino Chevrolet, Block 71 Lots 22.01 and 24, 1000 Gateway Boulevard was made by Fritz Sims and seconded by Michael Carotenuto. Only members who voted last month to approve the subdivision may vote Motion was unanimously approved by roll call vote 7 – 0.

**NEW BUSINESS:**

Application for a Use Variance and Site Plan for Metro PCS Pennsylvania, LLC, Block 98 Lot 17, 607 Ryan Avenue was submitted by Parker McKay. Solicitor Kevin Sheehan with Parker McKay, representing Metro PCS along with expert witnesses Tiaian Popescu, Engineer specializing in Radio Frequency, John Wolstenholme, Architect, Kenneth R. Foster, Compliance with FCC exposure and Timothy Kronk, Professional Planner were sworn in by Solicitor Thompson.

Solicitor Thompson addressed the application and noted that the Board has jurisdiction to proceed with the hearing.

Representing the Borough was Norman Rodgers, Engineer, Leah Furey, Professional Planner and Dr. Bruce A. Eisenstein who were also sworn in by Solicitor Thompson.

There was a lengthy discussion on Metro PCS, the gap in coverage, the placement of the antennas, condition of the property, structure and soundness of the tower. Buffering and parking were also addressed.

Motion to grant the variances that are requested by Metro PCS noting that both the positive and the negative criteria was met in accordance with the Land Use Ordinance and that the agreements that were made during the hearing regarding the applicant was made by William Bittner and seconded by Vince DiCicco and unanimously approved by roll call vote.

A completeness determination for a Minor Site Plan, Use Variance for Cricket Communication, Inc. 609 Ryan Avenue, Block 98 Lot 15. Referring to Mr. Norman Rodgers report a motion to deem the application incomplete was made by William Bittner and seconded by Fritz Sims and unanimously approved by roll call vote.

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A discussion by Profession Planner Leah Furey concerning the Master Plan with the Board Members and the deadline, which is June 2008, for the re-examination took place. Ms. Furey will have a list of questions for thought for the Board. At the next meeting March 3<sup>rd</sup> there will be an informal discussion followed by a work session at the April 7<sup>th</sup> meeting.

**PUBLIC COMMENT:**

There was no one in the public.

**COMMUNICATIONS:**

Concerning the mandatory training course for Land Use Law, William Packer will attend the class in Harrison Twp on March 7, 2008.

**COMMENTS BY BOARD MEMBERS:**

No comments

**MEETING ADJOURNMENT:**

A motion to adjourn the meeting was made by William Packer and seconded by Vince DiCicco. Motion was approved by voice vote. Meeting adjourned at 10:25 p.m.

Respectfully submitted,

Therese Eckel  
Recording Secretary