

Borough of Westville
Land Use Board Meeting Minutes
Regular Meeting – Monday, May 7, 2007

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Chairman Michael Sautter called the Meeting to Order 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 and Pledge of Allegiance to the Flag followed.

Roll call was taken with the following Board Members present: Chairman, Michael Sautter, William Bittner, Jr., Michael Carotenuto, Vincent DiCicco, Michael K. Galbraith, Dawn Leamy, Fritz Sims, John Louis, William C. Packer and Charles Murtaugh . In the absence of Russell Welsh, William Packer (Alt.#1) will reside by purposes of determination by the court decision. Board Solicitor, Gray Thompson, was also in attendance.

Meeting Minutes from the Regular Meeting held on April 2, 2007 were approved on a motion made by Michael Carotenuto and seconded by Michael Galbraith. Motion was unanimously approved by voice vote.

OLD BUSINESS:

Memorialization of Resolution R-07-07 approving Application of Bulk Variance for Robert S. Nastarowicz – 319 Edgewater Avenue, Block 60, Lot 9. Resolution was approved on a motion by Fritz Sims and seconded by Michael Carotenuto. Motion was unanimously approved by roll call vote.

Memorialization of Resolution R-07-08 granting Preliminary and Final Site Plan and Bulk Variance to Pellegrino Chevrolet, Inc. – 1000 Gateway Blvd., Block 71, Lots 22.01 & 24. Attorney Gary Thompson referenced the fencing and stated that when the subdivision is consummated, it will become Lot# 24, located on Gateway Blvd. and Cornell Lane. He also advised the group that the Deed couldn’t be signed due to depleted funds in the Escrow account. Once the additional escrow is posted and brought up to date, the final approval of the application can be made and the Deed can be signed. William Bittner made a motion to approve the process and Vince DiCicco seconded it. Motion was unanimously approved by roll call vote.

Memorialization of Resolution R-07-09 amending condition of Minor Subdivision approval and extending deadline for Filing of Minor Subdivision Deeds to Pellegrino Chevrolet, Inc., Block 71, Lots 22.01 & 24. Resolution was approved on a motion by Michael Carotenuto and seconded by John Louis. Motion was unanimously approved by roll call vote.

NEW BUSINESS:

Major Site Plan & Final Site Plan Approval for Library Addition at 1035
Broadway

Due to a conflict in interest, Michael Carotenuto stepped down from his position on the board and Alternate William Packer presided in his place. Solicitor advised that Applicant did not mail notice and was therefore considered an incomplete application. Mr. Daniel Rodier, Architect for the Borough, spoke briefly regarding the addition to the Library. Since he was too late for the 10-day notifications, the Board has no jurisdiction. He was granted approval to give an informal/conceptual presentation, but was advised that any discussion would be off the record for this meeting. No additional or special meeting was required; but an extension was needed to review and resolve as many issues as possible informally with Jim Spratt, Board Engineer.

There was confusion as to whose responsibility it was to advertise for the process of the Library Presentation and apologies were made by William Bittner, on behalf of the Borough, for the confusion. Mr. Sautter suggested that Mr. Rodier get together with Mr. Spratt to set up a dialog and try to get on next month's agenda.

Appointment of Sharon Sutter as Land Use Board Secretary took place. A motion, making the appointment effective May 8, 2007, was made by Michael Galbraith and seconded by Dawn Leamy. Motion was unanimously approved by roll call vote.

PUBLIC COMMENT

Michael Sautter opened the meeting to the public. Since there were no comments at this time, Chairman Sautter closed the public portion.

COMMENTS FROM THE BOARD

Dawn Leamy stated that she took her test for the Planning and Zoning, State-required training, as did others. William Packer asked if he would be required to take the test and he was advised that he would and the required time frame is within 18 months.

MEETING ADJOURNMENT:

A motion to adjourn was made by Michael Carotenuto, seconded by Vince DiCicco and unanimously approved by roll call vote.

Meeting adjourned at 8:06 p.m.

Respectfully submitted,

Christine A. Helder
Acting Board Secretary