

**Borough of Westville**  
**Land Use Board**  
**Regular Scheduled Meeting**  
**Monday, November 5, 2007~ 7:30 p.m.**

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Meeting called to Order by Vice Chairman Vince DiCicco at 7:35 p.m.

Vice Chairman DiCicco advised that notice of this meeting had been advertised in accordance with the "Open Public Meetings Act."

The meeting was opened with the customary salute and pledge of allegiance to the flag.

The roll was called with the following present: Vincent DiCicco, Michael Carotenuto, Dawn Leamy, Russell Welsh, Solicitor Gary Thompson, Michael Galbraith, Fritz Sims, William Bittner, Charles Murtaugh (Alt. #1) William C. Packer, III (Alternate #2) Michael Sautter and John Louis were not present.

A motion to approve the October 1, 2007 with corrections was made by Fritz Sims and seconded by William Bittner. Voice Vote was taken with meeting minutes approved unanimously.

**OLD BUSINESS:** Motion to memorialize Resolution R – 07-13 granting a Use Variance with conditions, for Andrew and Marie Clayton, Block 95 Lot 1 & 2, 18 Harvard Avenue was made by Dawn Leamy and seconded by Michael Carotenuto. Motion was made 3 to approve and 6 abstentions, Michael Galbraith, William Bittner, Russell Welsh, Charles Murtaugh, Fritz Sims and William Packer.

**NEW BUSINESS:** William Rebel submitted an application for a Use Variance for 108 Gateway Blvd., Block 21 Lot 2 to convert the 1<sup>st</sup> floor business into a 1-bedroom apartment. Because of the application being a zoning issue Mayor and Council member would step down. The Board has jurisdiction to proceed with a hearing. William Rebel was sworn in and testified the positive and negative criteria for the Board. William Bittner made the motion to approve the variance with the stipulations that both units remain 1-bedroom apartments with the maximum of 2 occupants and that there will be a repayment of the most recent façade improvement grant and seconded by William Packer. The terms will be worked out with the Boro. The motion was unanimously approved by roll call vote.

**Sub Committee Discussion:** There were 2 new businesses that came before the Sub Committee, 150 Broadway and I 295 Industrial – Q-3. Motion to approve was made by Michael Galbraith and seconded by William Packer. The motion was unanimously approved by roll call vote.

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There was discussion on appointing another member for the Sub Committee meetings. Charles Murtaugh volunteered for the position.

**PUBLIC COMMENT:** No one in the public to comment

**COMMUNICATIONS:** Discussion concerning 810 Delsea Drive. The Zoning Officer can cite this property owner for repairing cars on property washing and detailing cars and having more than 30 vehicles on the property.

**ADJOURNMENT:** Motion to adjourn meeting was made by William Bittner and seconded by Michael Carotenuto. Motion approved unanimously by voice vote. Meeting adjourned at 8:40 p.m.

Respectfully submitted

Therese Eckel  
Secretary