

# Reorganization Meeting

## Land Use Board

Agenda ~ Tuesday, January 7, 2014

---

---

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_

This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

Salute & Pledge of Allegiance to the Flag.

**OATH OF OFFICE:** Russell W. Welsh, Mayor, Charles Murtaugh, Council Member, William J Bittner Jr., Boro Official, George Baker, Raymond Berry, Travis Lawrence, John Louis, Michael Sautter, Chairman

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
|   | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   |   |

Nomination and election of Chairperson \_\_\_\_\_  
Motion By \_\_\_\_\_ Second \_\_\_\_\_  
Motion to close nomination \_\_\_\_\_ Second \_\_\_\_\_ VV

Nomination and election of Vice- Chairperson \_\_\_\_\_  
Motion By \_\_\_\_\_ Second \_\_\_\_\_  
Motion to close nomination \_\_\_\_\_ Second \_\_\_\_\_ VV

Nomination and election of Secretary \_\_\_\_\_  
Motion By \_\_\_\_\_ Second \_\_\_\_\_  
Motion to close nomination \_\_\_\_\_ Second \_\_\_\_\_ VV

Resolution No. 14-01, designating Gary Thompson as the appointed solicitor and the firm of Bach Associates as the professional planner and engineer for the Boro of Westville Land Use Board

Motion By \_\_\_\_\_ Second by \_\_\_\_\_ RCV

Resolution NO 14-02, designating the Schedule of Regular Meetings Dates for the year 2014

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ RCV

Resolution No. 14-03, designating the South Jersey Times & Courier Post as the official newspapers for legal notices for the Boro of Westville Land Use Board

Motion By \_\_\_\_\_ Second By \_\_\_\_\_ RCV

Approval of meeting minutes from December 3, 2013

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv

**OLD BUSINESS:** Memorialization of Resolution # 14-04 for PSE & G granting preliminary and final major site plan approval, use variances and bulk variances.

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ RCV

**SUB COMMITTEE REPORT:** Hoodz of Cherry Hill submitted an application for 606 Ryan Avenue. They will be purchasing the property and specializing in commercial kitchen equipment and fire safety. The application was approved and a Certificate of Occupancy must be obtained.

**PUBLIC COMMENT:**

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv [To Open]

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv [To Close]

**COMMUNICATIONS:** None

**MEETING ADJOURNMENT:**

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv

Land Use Board  
Agenda ~ Monday, May 5, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_

This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

Approval of meeting minutes from January 7, 2014 Motion\_\_\_\_\_Second\_\_\_\_\_VV

**NEW BUSINESS:** Letter and Resolution from Mayor and Council authorizing the Planning Board to make investigation and hold Public hearings to determine whether certain areas are in need of redevelopment. The area is Block 40 Lots 1, 12 and 12.01 and Block 41, Lot 1 & 3 that is titled Park Avenue Redevelopment Project.

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion\_\_\_\_\_Second\_\_\_\_\_RCV

**OLD BUSINESS:**

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion\_\_\_\_\_Second\_\_\_\_\_RCV

**SUB COMMITTEE REPORT:** Anthony Clifford submitted an application to the subcommittee concerning 319 Delsea Drive.

**MEETING ADJOURNMENT:**

Motion by\_\_\_\_\_Seconded by\_\_\_\_\_Vv

**Land Use Board**  
Agenda ~ Monday, June 2, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_  
This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

Approval of meeting minutes from May 5, 2014    Motion\_\_\_\_\_Second\_\_\_\_\_VV

**NEW BUSINESS:**

\*Application for a use variance submitted by C. Dombrowski to change 423 Broadway from a mixed use property to a residential duplex Block 53 Lot 2.

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion\_\_\_\_\_Second\_\_\_\_\_ RCV

\*Application for a Sub division with bulk variances submitted by Herbert Neilio, 908 Almonesson Road, Block 100 Lot 10

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion\_\_\_\_\_Second\_\_\_\_\_ RCV

**OLD BUSINESS:** Bach Associates will present draft of redevelopment investigation report  
For review and discussion. (Timeline attached)

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion\_\_\_\_\_Second\_\_\_\_\_ RCV

**COMMUNICATIONS:**

Letter from Bach Associates outlining time line for Redevelopment Plan for Block 41,  
Lots 1 and 3, and Block 40 Lots 1, 12 and 12.01

**SUB COMMITTEE REPORT: Minutes attached**

**MEETING ADJOURNMENT:**

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv

**Land Use Board**  
Agenda ~ Monday, July 7, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_

This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

There are some corrections that have to be made on the meeting minutes of June 2, 2014, they will be ready for approval at the next meeting. Motion \_\_\_\_\_ Second \_\_\_\_\_ VV

**OLD BUSINESS:**

\* Memorialization of Resolution No. 14-05 granting a use variance, bulk variances and a waiver of a site plan review to Charles F. Dombrowski, IV for the property located at 423 Broadway (Block 53 Lot 2)

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

\* Public hearing for the purposes of investigating and determining whether certain properties within the Borough of Westville qualify as an "area in need of redevelopment"

**PUBLIC COMMENT:**

Motion by _____	Seconded by _____	Vv	[To Open]
Motion by _____	Seconded by _____	Vv	[To Close]

Motion \_\_\_\_\_ Second \_\_\_\_\_ RCV

**COMMUNICATIONS:** Letter from Barry Lozuke, Esquire requesting a continuance until Monday, August 4, 2014 for Herbert Neilio, 908 Almonesson Road, minor subdivision with Bulk Variances. (Request granted)

**SUB COMMITTEE REPORT:** Edward Ortiz submitted an application to open and operate a barber shop at 221 Broadway. This is a permitted use, parking, square footage and signs were discussed. A Certificate of Occupancy has to be issued before opening.

**MEETING ADJOURNMENT:**

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_ Vv

**Land Use Board**  
Agenda ~ Monday, August 4, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_  
This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

Motion to approve meeting minutes from June 2, 2014 and July 7, 2014  
Motion \_\_\_\_\_ Second \_\_\_\_\_ VV

**OLD BUSINESS:**

Continuance of hearing for Herbert Neilio, Block 101 Lot 10, 908 Almonesson Road for a Minor Subdivision with bulk variances.

**Public Comment:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv {To Open}

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv {To Close}

Comments from the Board:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

Memorialization of Resolution No. R-14-06 recommending determination of a Redevelopment Area

**Public Comment:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Open]

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Close]

Comments from the Board:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

Review and adoption of the Redevelopment Plan presented by Candance Kanaplue of Bach Associates.

**Public Comment:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Open]

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Close]

Comments from the Board:

Communications: Request from appraiser (for the seller) of 1000-1010 Broadway concerning the extension of decisions made by the Land Use Board if the property were to go to sale. Response from Solicitor Thompson included

**MEETING ADJOURNMENT:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_ Vv

**Land Use Board**  
Agenda ~ Monday, October 6, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_  
This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

Motion to approve meeting minutes from August 4, 2014, Motion: \_\_\_\_\_ Second \_\_\_\_\_ VV

**OLD BUSINESS:**

Continuance of hearing for Herbert Neilio, block 101 Lot 10, 908 Almonesson Road for a Minor Subdivision with Bulk variances.

**Public Comment:**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV{to open}

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV{to close}

**Comments from the Board**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ VV

Application from the United Methodist Church, 14 Center Street to install 3 handicap parking spaces

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV{to open}

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV{to close}

**Comments from the Board**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

Memorialization of Resolution NO: 14-07 authorizing transmittal of redevelopment plan to Mayor and Council

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

**Sub Committee:** There were 2 applications before the committee: Change of ownership for 206 Broadway Pizza and BTB, C herry Hill, LLC for 608 Ryan Avenu

**Comments from the Board:**

**MEETING ADJOURNMENT:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_ Vv



**Land Use Board**  
Agenda ~ Monday, November 3, 2014

Meeting called to Order by \_\_\_\_\_ at \_\_\_\_\_  
This meeting has been duly advertised in accordance with the provisions of the "Open Public Meetings Act" prominently posting the schedule of meetings in at least one public place reserved for such or similar announcements; by mailing the schedule of regular meeting to the Gloucester County Times; and by filing the schedule of regular meetings with the Borough Clerk.

---

---

Salute & Pledge of Allegiance to the Flag.

**ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> George Baker                   | <input type="checkbox"/> Charles Murtaugh               |
| <input type="checkbox"/> William J. Bittner, Jr.        | <input type="checkbox"/> Bruce Nordaby                  |
| <input type="checkbox"/> Vincent DiCicco                | <input type="checkbox"/> Dawn Leamy                     |
| <input type="checkbox"/> John Louis                     | <input type="checkbox"/> Michael Sautter                |
| <input type="checkbox"/> Joseph Baldwin (Alternate # 1) | <input type="checkbox"/> Russell W. Welsh, Mayor        |
| <input type="checkbox"/> Raymond Berry (Alternate #3)   | <input type="checkbox"/> Travis Lawrence, Alternate # 2 |

Motion to approve meeting minutes from October 6, 2014  
Motion \_\_\_\_\_ Second \_\_\_\_\_ VV

Old Business Memorialization of Resolution # 14-08 granting a bulk variance, waiver of site plan review and waiver of bonding to the Westville United Methodist Church

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv {To Open}

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv {To Close}

Comments from the Board:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

Memorialization of Resolution No. R-14-09 granting minor subdivision approval and bulk variances to Herbert J. Neilio, 908 Almonesson Road, Block 101 Lot 10

Public Comment:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Open]

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vv [To Close]

Comments from the Board:

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ RCV

Sub Committee: Nothing to report

Comments from the Board:

**MEETING ADJOURNMENT:** Motion: . \_\_\_\_\_ Seconded: \_\_\_\_\_ Vv