

BOROUGH OF WESTVILLE
Land Use Board
Meeting Minutes
Monday, July 6, 2015

The meeting was called to order by Vice Chairman Vincent DiCicco at 7:10 who read the Public Notice. Salute and Pledge of Allegiance followed.

Roll call was taken, with the following persons in attendance:

Solicitor Thompson, William J. Bittner, Jr. Vince DiCicco, Dawn Leamy, John Louis, Charles Murtaugh, Travis Lawrence, Raymond Berry and Borough Planner Candace Kanaplue.

ABSENT

Bruce Nordaby, George Baker, Joseph Baldwin and Russell W. Welsh

A motion to approve the June 1, 2015 meeting minutes was made by Board Member John Louis and seconded by Board Member William J. Bittner, Jr. *Motion was approved by unanimous voice vote.*

COMMUNICATIONS:

- ❖ Copy of letter sent to Bach Associates, from Land Use Board Solicitor Thompson regarding Resolution No. 15-07, Applicant Regas and Alexandra Anagnostou, 600 Ryan Avenue
- ❖ Letter addressed to I-295 Industrial Park Owners from Gloucester County Soil Conservation Department

OLD BUSINESS:

RESOLUTION NO. 15-06 GRANTING AN EXTENSION FOR RECORDING OF MINOR SUBDIVISION DEEDS TO THE ESTATE OF HERBERT J. NEILIO, RE: BLOCK 101, LOT 10 (900 ALMONESSON ROAD)

Motion to approve the Resolution was made by Board Member Bittner, with a second by Board Member Murtaugh. *Motion unanimously approved by roll call vote to approve.*

RESOLUTION NO. 15-07 GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO REGAS AND ALEXANDRA ANAGNOSTOU, RE: 98, LOT 2 (600 RYAN AVENUE)

Motion to approve the Resolution was made by Board Member Louis with a second by Board Member Leamy. *Motion unanimously approved by roll call vote to approve.*

PUBLIC COMMENT:

Motion to open up the meeting to the public made by Board Member Louis and seconded by Board Member Leamy - No one spoke

SUB COMMITTEE: Meeting held June 17th for review of 610 Ryan Avenue, V12 Building, Property Owner Larry Collins, for private storage of personal vehicles antique cars, classic, and RV and new cars. Minor upkeep and repair will be performed. It was determined that this is a permitted use and approved by the Sub Committee.

NEW BUSINESS: Public hearing on purposes of investigating and determining whether certain properties within the Borough of Westville qualify as an "area in need of redevelopment" pursuant to the criteria set forth in N.J.S.A. 40A;12A-5. The property is located at Block 99 Lots 5, 6, 7, 10, 11 &12.

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Candace Kanaplue, Bach Associates, was sworn in by Solicitor Thompson. Solicitor Thompson stated that notice had been served to properties within the 200 ft. area and a copy of notice along with the affidavit of publication is on file with the Borough. The Borough has jurisdiction to proceed.

Candace Kanaplue presented to the Planning Board the request from Borough Council to consider whether Block 99, Lots 5, 6, 7, 10, 11 and 12 meet the statutory redevelopment criteria. If the area is determined to be an area in need of redevelopment, the governing body will be empowered to adopt a redevelopment plan to proactively set forth a vision and standards for the area, utilize financial incentives to effectuate the plan and facilitate change by working with the redeveloper.

Ms. Kanaplue went over the series of specific steps that must be followed to make this determination - the land use analysis of the study area must be conducted, that the Master Plan goals include the pursuit of investigations of the properties that would meet the statutory definition of properties in need of redevelopment and development plans that will bring those properties up to more productive status. The study area consists of six (6) adjacent parcels located at Deadline Drive and Edgewater Avenue in the Borough. An investigation is required to make a sound determination. There was a parcel analysis and description of study area properties along with a site history.

COMMENTS FROM THE BOARD: Board Member Leamy questioned whether the area would extend into the water. Board Member Louis wanted to know if the property lines were correct on the map and if there was an open space between lines. Ms. Kanaplue explained the lines should be right next to each other, sometimes the maps overlay differently.

PUBLIC COMMENT: David Monoco of 7 Timber Avenue questioned the riparian rights and wanted to know the developer who was inquiring about this area. Board Member Bittner stated that we are not at liberty to discuss that at this time.

RESOLUTION NO. 15-08 RECOMMENDING DESIGNATION OF BLOCK 99, LOTS 5, 6, 7, 10, 11 AND 12 AS AN AREA IN NEED OF REDEVELOPMENT
Motion made by John Louis and a second by Dawn Leamy to approve. *Motion unanimously approved by roll call vote 7 - 0.*

Motion that the Secretary of the Land Use Board notify the governing body accordingly of the approval of Resolution No. 15-08, was made by John Louis and a second by Dawn Leamy. *Motion unanimously approved by roll call vote 7 - 0.*

A motion to adjourn the meeting was made by Board Member Bittner and seconded by Board Member Louis. *Motion unanimously approved by voice vote.*

The meeting was adjourned at 7:33 p.m.

Respectively Submitted,

Therese D. Eckel