

December 30, 2015

TO: Mayor Russell W. Welsh, Jr.
Members of Council

FROM: Christine A. Helder, Borough Clerk

SUBJECT: 2015 Land Use Applications/ Appeals
Meetings were held: January 6, (Re-Organization Meeting) May 4th, June 1st,
July 6th & August 3rd

As required by State Statue N.J.S.A. 40:55D-7.01, below is a list of the Land Use Board's decisions on applications and appeals:

❖ SUB-DIVISION APPLICATION BY JOHN SCHRULL FOR 621 DELSEA DRIVE, Block 90, Lot 17 (January 6, 2015)

An application was submitted for a sub-division by John Schrull for the property located at 621 Delsea Drive, Block 90 Lot 17. Mr. Schrull testified that his parents passed away and he would wanted to subdivide and sell off a lot. Public notice was not required because no variances were necessary. The application was deemed complete.

Motion to approve the application was made by Russell W. Welsh, Jr. and seconded by Charles Murtaugh. Unanimous approval.

RESOLUTION NO. R-15-04 SUB-DIVIDING LOT 17 AT 621 DELSEA DRIVE, BLOCK 90, LOT 17, PROPERTY OWNED BY JOHN SCHRULL

RESOLUTION NO. 15-05, AMENDING RESOLUTION NO. R-15-04 AMENDING A BLOCK AND LOT NUMBER FOR 621 DELSEA DRIVE PREVIOUSLY IDENTIFIED AS BLOCK 90, LOT 17 AND NOW KNOWN AS BLOCK 90, LOT 17.01 (May Meeting correction)

NEILIO SUB-DIVISION Solicitor Thompson discussed the Neilio Sub-division and that he received a letter from Mr. Neilio's attorney pertaining to the subdivision deed that had not yet be signed or recorded. He advised the information had to be revised to reflect the co-executors of Mr. Neilio's estate. Solicitor Thompson advised because it was 190 days from the date of the Resolution (the deadline was May 13th) Attorney Lozuke asked for an extension to record the sub-division deeds. The Board granted the 90 day extension to record the sub-division deeds to August 13th on a motion by Board Member Bittner and seconded by Mayor Welsh. *Motion unanimously approved by roll call vote.*

RESOLUTION NO. R- 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) (July 6, 2015)

APPLICATION TO WAIVE PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL FOR Alexandra and Regas Anagnostou/Ellas Auto Repair & Performance (Block 98, Lot 2).

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

Solicitor Thompson reviewed the Borough's Ordinance and felt the Board did not have the power to waive the approvals; however, the Board did have the power to waive the requirements for a major site plan as set forth in Section 298-16, items 8-10. The way to proceed was with a completeness determination with whatever waivers the board granted, followed by a public hearing for preliminary and final site plan approval. Public notice was given and the Board proceeded with the Public Hearing. Mr. Anagnostou confirmed he would like to erect a larger building to complete repairs on larger trucks. Mr. Anagnostou provided details on the drainage around his property and building was a 50 x 100 pole barn with security lighting.

A motion to approve Preliminary and Final Major Site Approval Plans was made by Board Member Leamy and seconded by Mayor Welsh.

The motion was revised to say, "Motion to approve Preliminary and Final Major Site Plans, with the condition that the stone area presently depicted on the conceptual site plan for proposing the building prepared by Herb Neilio, PLS, cannot be paved, concreted or otherwise changed without the applicant coming back to the Board for approval. *Motion unanimously approved by roll call vote.*

JULY 6, 2015

RESOLUTION NO. 15-08 RECOMMENDING DESIGNATION OF BLOCK 99, LOTS 5, 6, 7, 10, 11 AND 12 AS AN AREA IN NEED OF REDEVELOPMENT

Public hearing - 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. The area was determined to be an area in need of redevelopment.

RESOLUTION NO. 15-08 MEMORIALIZATION OF RESOLUTION NO. 15-08 RECOMMENDING DESIGNATION OF BLOCK 99, LOTS 5, 6, 7, 10, 11 AND 12 AS AN AREA IN NEED OF REDEVELOPMENT. (August 3, 2015)

Ms. Kanaplue of Bach Associates was able to present a draft Redevelopment Plan and Council also approved an ordinance "in title only" at the July 20, 2015 Council meeting. It was then sent back to the Planning Board for review and comment. Board Secretary was requested to report to Mayor and Council the Board's recommendation that the Governing Body approve and adopt the Redevelopment plan. The Board found no provisions in the plan which were inconsistent with the Borough's Master Plan. *Motion unanimously approved.*

All original applications and Resolutions are on file at the Borough Hall.

Respectfully submitted,



Christine A. Helder, Borough Clerk