

BOROUGH OF WESTVILLE

Land Use Board

Meeting Minutes

Monday, May 4, 2015

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

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

PRESENT:

Solicitor Thompson, Chairman Nordaby, Board Members: George Baker, Joe Baldwin, William Bittner, Vince DiCicco, Dawn Leamy, John Louis, Charles Murtaugh, Mayor Russell Welsh, Travis Lawrence, Raymond Berry and Borough Planner Steven Bach and Candace Kanaplue.

A motion to approve the February 2, 2015 meeting minutes was made by Board Member Bittner and seconded by Board Member Mayor Welsh. *Motion was approved by unanimous voice vote.*

NEW BUSINESS:

Chairman Nordaby asked for the sub-committee report that took place on April 23rd and Board Member Bittner reported the meeting was for the application for a Site Plan review that is on the agenda for tonight for an individual who wants to improve his property by adding a garage to enable him to work on larger vehicles in the Industrial Park. He then advised the discussion about the minor site plan needed to be postponed until the next meeting. Solicitor Thompson advised this is a major site plan under the Borough's Ordinance because it entails construction of a new building. Further discussion took place regarding the project and Solicitor Thompson advised this project requires Public Notice. Planner Steve Bach provided information on the project.

Board Member Bittner commented there was a sub-committee meeting earlier that night with Coast to Coast Services and Solomon and Sons both of whom purchased 209 Harvard Avenue and confirmed they are not operating out of the building at this time but did state that they are improving the outside of the facility. Board Member Bittner verified the business seems to be in compliance with zoning regulations for that area. Board Member Bittner advised the business is a warehouse for servicing of ships.

Board Member Bittner reported on Marvelous Motors, 600 Rt. 45, is a business that buys and sells cars at auctions and that the cars will not be physically located at the property.

Board Member Bittner reported on another business called, AM Helms, LLC and stated they are a construction consultant business and will be located between Rita's and the Broadway Deli. Board Member Bittner confirmed this business is in compliance and no variances are required.

OLD BUSINESS:

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

Solicitor Thompson advised the Board that they must first vote to amend and then a motion to approve the Resolution. Solicitor Thompson provided an explanation as to why the Resolution was needed.

A motion to amend Resolution No. R-15-04 was made by Board Member Mayor Welsh with a second by Board Member Leamy. *Motion unanimously approved by voice vote.*

A motion to adopt Resolution No. R-15-05 was made by Board Member Louis with a second by Board Member Murtaugh. *Motion unanimously approved by roll call vote.*

Motion to Open the Meeting to the Public made by Board Member Murtaugh and seconded by Board Member DiCicco. *Motion unanimously approved by voice vote.*

Seeing no one in the audience, motion to close the meeting to the public was made by Board Member Mayor Welsh and seconded by Board Member Baker. *Motion unanimously approved by voice vote.*

COMMENTS FROM BOARD MEMBERS:

Board Member Bittner stated there have been some proposals to mitigate some problem properties in town and one of the properties is SMS Properties, formerly Journey/Mars Graphics, and the other one is located at 124 Broadway. Board Member Bittner advised he will provide a progress report at the June meeting.

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

The meeting was adjourned at 7:21 p.m.

Respectively Submitted,

Christine A. Helder
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CMC/Municipal Clerk