

**BOROUGH OF WESTVILLE**  
**Land Use Board**  
*Meeting Minutes*  
**Monday, August 3, 2015**

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The meeting was called to order by Chairman Bruce Nordaby at 7:00 p.m. 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. Bruce Nordaby, Vince DiCicco, Dawn Leamy, John Louis, Charles Murtaugh, and Borough Planner Candace Kanaplue.

**ABSENT**

George Baker, Joseph Baldwin, Russell W. Welsh, Jr., Travis Lawrence and Raymond Berry

A motion to approve the July 6, 2015 meeting minutes was made by Board Member John Louis and seconded by Board Member Charles Murtaugh. *Motion was approved by unanimous voice vote.*

**COMMUNICATIONS:**

- ❖ Copy of letter sent to Bach Associates, from Land Use Board Solicitor Thompson regarding Resolution No. R-15-07, Applicant Regas and Anagnostou, 600 Ryan Avenue

**OLD BUSINESS: 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.**

Candace Kanaplau explained that the Planning Board did vote to designate the area in need of redevelopment and sent it on to Council who also approved it. Ms. Kanaplau was able to present a draft Redevelopment Plan and Council also approved an ordinance "in title only" at the July 20, 2015 meeting and sent it back down to the Planning Board to review and comment. *Motion to approve was made by Board Member Bittner and a second by Board Member Louis. Roll call vote to approve 5-0 with Board Member Nordaby abstaining.*

Candace Kanaplue went over the steps that have been taken concerning the Redevelopment plan. Other things in the packet that were discussed was the proposed uses, area descriptions, goals, permitted uses, bulk and area regulations. The Board was asked for comments or concerns. Board Member Louis wanted to know, because some of the properties are located near the waterfront, if the wording such as bulk heads, docks and riverfront parcels should be added to the Plan. Board Member Bittner stated Council could direct the Redeveloper as to what does and does not go there. To include this in the plan would be a little bit premature at this time.

At this time a motion to direct the Board Secretary to report to Mayor and Council the Board's recommendation that Mayor and Council approves and adopts the Redevelopment plan and the Board finds there are no provisions in the plan which are inconsistent with the Borough's Master Plan.

Motion was made by Board Member Bittner and a second by Board Member Leamy. Roll call vote - all in favor 6 - 0.

**PUBLIC COMMENT:**

Motion to open up the meeting to the public made by Board Member Bittner and seconded by Board Member Murtaugh - No one in the Public - Motion to close the Public portion was made by Board Member DiCicco and a second by Board Member Louis

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**SUB COMMITTEE:** Board Member Bittner informed the Board that there was a meeting held on July 16<sup>th</sup> to view a request to have a Daycare Center in the Straight-line Ministries (207 Third Avenue Episcopal Church).

It was determined that this is a permitted use and the Sub-Committee recommends approval for this change of use.

Board Member Bittner advised that a Sub Committee applicant was present. Mr. Fullmer, owner of Mosquito Shield, is in negotiations to purchase 260 Harvard Avenue. His agreement is contingent on getting all approvals from the township. The proposed use would be for a workshop, office and garage space. Mosquito Shield is a seasonal business operating between mid April and the end of October. Hours of operation will be between 7:00 am and 4:30 pm. There will be 2 administrative staff members and 4 -5 technicians who are licensed by the DEP as Commercial Pesticide Applicators or Commercial Pesticide Operators on staff. Deliveries, Pesticide Licenses, Impact to Neighbors, Disposal of Pesticide, Type and Storage of pesticides used were addressed.

Motion to issue a zoning permit was made by Board Member Bittner and a second by Board Member Louis. Motion to approve by roll call vote 6 - 0.

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

The meeting was adjourned at 7:45 p.m.

*Respectively Submitted,*

*Therese D. Eckel*