

# BOROUGH OF WESTVILLE

## LAND USE BOARD

Monday, June 4, 2018

### Meeting Minutes

The meeting was called to order by Vice- Chairman Baker at 7:00 p.m. who then advised that the meeting had been duly advertised in accordance with the Open Public Meetings Act and by sending notice to the Courier Post and the South Jersey Times. The Pledge of Allegiance to the flag then followed.

Roll Call was taken with the following in attendance:

Solicitor Thompson, Board Members: Ray Berry, Travis Lawrence, John Louis, Chuck Murtaugh, Bruce Nordaby and Brian Waters. Candace Kanaplue of Bach Associates was also in attendance. Absent- George Baker, Dawn Leamy, Dennis Morina, Christian Ruff and Mayor Welsh.

A motion to approve the meeting minutes from May 7, 2018, was made by Board Member Louis and seconded by Board Member Nordaby. Motion was unanimously approved by voice vote.

#### **NEW BUSINESS:**

An Administrative review for Mantua Urban Renewal, Block 73, Lots 6 & 7 seeking approval to change architectural appearance of the façade and the location of the transformer was heard by the board. Kevin Kavanaugh of 108 S. Broad St Woodbury, NJ 08096 and Joel Wallace of 717 West Helena Ave, Somerdale, NJ 08083 were both sworn in by Solicitor Thompson before giving their testimonies. Candace Kanaplue of Bach Associates was also sworn in. Mr. Kavanaugh gave a detailed testimony regarding the change of the appearance and why the change is being requested. He provided exhibits A-1, A-2, A-3, and A-4. Candace stated that there are no issues with the changes being done to the building by Bach Associates. Mr. Kavanaugh and Mr. Wallace then gave a detailed testimony as to why they are requesting the change of the transformer location. Candace stated that Bach Associates approves of the change in location. A motion to approve the administrative changes was made by Board Member Murtaugh and seconded by Board Member Lawrence. The motion was unanimously approved by Roll Call Vote.

The board reviewed Proposed Ordinances regarding Performance Guarantees given to the members by Mayor and Council. Board Member Murtaugh requested that Solicitor Thompson review the ordinances and that any changes that need to be made can be made by him on the board's behalf. A motion to approve the ordinances as consistent with the Master Plan with a few revisions was made by Board Member Lawrence and seconded by Board Member Berry. The motion was unanimously approved by Roll Call Vote.

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#### **OLD BUSINESS:**

The memorialization of Resolution No. R18-04 Denying A Use Variance Application on behalf of John J. Gillespie of 621 Delsea Drive, Block 90, Lot 17 took place. Board Members Murtaugh and Nordaby stepped down for the memorialization. A motion to memorialize the resolution was made by Board Member Berry and Board Member Lawrence. The motion was unanimously approved by Roll Call Vote.

A public hearing for the Masterplan Re-Examination began. No members of the public were present for the public hearing. Candace Kanaplue of Bach Associates gave a detailed presentation of the revised Masterplan Re-Examination. Board Member Nordaby inquired about lot 6 in regards to 114 Crown Point Road redevelopment plans. Candace stated that this could be added without any issues.

A motion to adopt the Masterplan Plan Re-examination and Recommendations was made by Board Member Louis and seconded by Board Member Lawrence. The motion was unanimously approved by Roll Call Vote.

A motion of the memorialization of Resolution No. R18-05 Masterplan Re-Examination and Recommendations as amended to include Block 18, Lots 3, 4, 5, and 6 was made by Board Member Nordaby and seconded by Board Member Berry. The motion was unanimously approved by Roll Call Vote.

#### **SUB COMMITTEE REPORT(S):**

Application for 26 Gateway Blvd, "Clayton Home Services, Plumbing and Construction" was approved as a permitted use for an office.

#### **PUBLIC COMMENT:**

No public comment.

#### **COMMUNICATIONS:**

No communications.

A motion to adjourn the meeting was made by Board Member Lawrence and seconded by Board Member Louis. Motion was unanimously approved by voice vote. The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Nicole L. O'Hara  
Secretary, Land Use Board