

BOROUGH OF WESTVILLE

LAND USE BOARD

Monday, May 7, 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: George Baker, Ray Berry, Travis Lawrence, John Louis, Dennis Morina, Chuck Murtaugh, Bruce Nordaby, Christian Ruff and Brian Waters. Candace Kanaplue of Bach Associates was also in attendance. Absent- Dawn Leamy and Mayor Welsh.

A motion to approve the meeting minutes from April 2, 2018, was made by Board Member Nordaby and seconded by Board Member Lawrence. Motion was unanimously approved by voice vote.

NEW BUSINESS:

Use Variance Application on behalf of John Gillespie for 621 Delsea Drive, Block 90, Lot 17. Board Members Nordaby and Murtaugh stepped down due to this being a Use Variance Application. Solicitor Thompson gave a brief summary of Mr. Gillespie's application, he is asking for a Use Variance to run his business/IT offices. He stated the application has been deemed complete. Mr. Gillespie was sworn in under oath by Solicitor Thompson and started his in depth testimony. Solicitor Thompson stated he must establish Positive and Negative criteria requirements in order for the board to be able to vote. Mr. Gillespie continued with his in depth testimony. He discussed number of employees, hours of operation, trash/recycling and parking.

Board Member Morina asked questions regarding the number of offices, number of businesses, deliveries, and clients. Candace Kanaplue added that sufficient parking would be needed. All of the questions and concerns by Mr. Morina were addressed.

Board Member Louis asked Mr. Gillespie to describe the property location and its surroundings.

Candace of Bach Associates gave a summary of Bach's letter dated March 27, 2018. She stated a site plan would be helpful especially with parking if the variance was approved.

Mr. Gillespie questioned the need for a site plan. He stressed that there is ample parking. Solicitor Thompson explained the importance of a site plan and that it does not just have to do with parking.

Chairman DiCicco opened the meeting to the public. Solicitor Thompson explained how the public portion will work and that all questions need to be directed to the board.

BOROUGH OF WESTVILLE

LAND USE BOARD

Monday, May 7, 2018

Meeting Minutes

NEW BUSINESS: (continued)

Elizabeth Heenan Martin of 1216 Ocean Avenue, Ocean City, NJ was sworn in under oath by Solicitor Thompson. Ms. Martin spoke on behalf of her Mother, Dolores Heenan, who resides at 14 Parkview Drive. Ms. Martin stated how the change in use could affect her Mother's property and value. She asks the Board to protect the people of Westville and deny his application.

Cheryl Christie of 604 Delsea Drive, Westville, NJ 08093 was sworn in under oath by Solicitor Thompson. She expressed her worries regarding traffic and property values.

Annie Heenan Delong of 14 Parkview Drive, Westville, NJ 08093 was sworn in under oath by Solicitor Thompson. Ms. Delong gave a very in-depth testimony which included pictures used a Exhibits P1 through P10. Ms. Delong asked about ADH standards and expressed that Mr. Gillespie has not proven positive criteria to be granted a variance. She also pointed out how her property shares property lines with Mr. Gillespie. She expressed her concerns for Mr. Gillespie's property upkeep and disregard for town regulations. Solicitor Thompson stated that personal property upkeep cannot be taken into consideration regarding their decision. She stated she believes 621 Delsea Drive will become an eyesore.

Fran Brickner of 636 Delsea Drive, Westville, NJ 08093 was sworn in under oath by Solicitor Thompson. She stated she has lived in Westville since 1981 and believes despite the Delsea Drive traffic, Westville is a peaceful neighborhood and she hopes that the variance will not be granted.

Bernadette Affatato of 608 Delsea Drive, Westville, NJ 08093 was sworn in under oath by Solicitor Thompson. She stated she has lived on Delsea Drive for 26 years. She questioned the parking and no sidewalks and if putting in sidewalks would be a requirement. Solicitor Thompson said that would be a condition under the board.

Violet Cabrera of 617 Delsea Drive, Westville, NJ 08093 was sworn in under oath by Solicitor Thompson. She stated she is the neighbor of 621 Delsea Drive and has raised her family there. She wanted to clarify that near her house it is all residential.

Cheryl Christie and Elizabeth Heenan Martin both spoke again regarding home values and setbacks.

Chairman DiCicco closed the public portion but quickly re-opened the public portion due a person in the public wanting to speak.

BOROUGH OF WESTVILLE
LAND USE BOARD
Monday, May 7, 2018

Meeting Minutes

NEW BUSINESS: (continued)

Charlotte Heenan of 1329 Chestnut Ave, Haddon Township, NJ was sworn in under oath by Solicitor Thompson. She stated she is here to support her siblings and her mother and agrees with everything that has been said.

Chairman DiCicco closed the public portion.

Applicant Gillespie appeared before the board again and went over his testimony again. He touched base on what was said by the residents and explained his proposed plans for 621 Delsea Drive.

No final questions were given by the Board Members.

A motion to grant the use variance for 621 Delsea Drive with the condition of a site plan was made by Board Member Louis and seconded by Ray Berry. A roll call vote was taken with 5 No votes and 3 Yes Votes. The use variance was denied.

OLD BUSINESS:

Reexamination of Master Plan. Candace of Bach Associates discussed in detail what went on during the workshop meeting from April 24th. It was decided that the public hearing for the Master Plan would be at the next meeting, June 4th. She recommended that the old Borough Hall building be evaluated as an area of redevelopment and revisiting the Timber Creek plan.

SUB COMMITTEE REPORT(S):

Application for "Axion Gymnastics Center" 601 Ryan Avenue Unit B was approved as a permitted use for a Gymnastics Center.

Application for "Borden Affordable Limousine Service" at 118 Broadway was approved as a permitted use for a Limo/Transportation Company on the 1st floor and rental apartment on the 2nd floor. Is interested in purchasing 124 Broadway, waiting for approval, must speak with Solicitor Thompson regarding parking.

Board Member Nordaby asked Solicitor Thompson about leasing out parking spaces. Solicitor Thompson advised that himself or Solicitor Scaffidi could draw up a lease agreement.

PUBLIC COMMENT:

No public comment.

COMMUNICATIONS:

Meeting notes from March 27th, 2018 Master Plan Workshop Meeting

BOROUGH OF WESTVILLE
LAND USE BOARD
Monday, May 7, 2018

Meeting Minutes

A motion to adjourn the meeting was made by Board Member Louis and seconded by Board Member Berry. Motion was unanimously approved by voice vote. The meeting was adjourned at 8:42 pm.

Respectfully submitted,

Nicole L. O'Hara
Secretary, Land Use Board