

# Warren Township Board of Adjustment Meeting Agenda

## March 1, 2021

Because of the current COVID-19 pandemic, a hybrid Remote Zoom access and In-person Meeting will be provided, whereby Board Members, Board Professionals, Applicant's counsel, client and professionals, and attorneys for represented objectors and their clients and professionals only, subject to room capacity and related limits, shall be allowed to appear in person, and all others, including members of the general public, will be allowed to appear only by Zoom remote access as set forth below. For anyone appearing remotely, including members of the general public, to ask questions when recognized by the chairperson, you may do so by both audio and video features or just audio or by phone, however, in order to make public comment, which constitutes testimony, when recognized by the chairperson, you must appear both by audio and video so that you may properly be sworn in to provide such comment/testimony. These procedures are consistent with the recently enacted Emergency Remote Meeting Protocols at N.J.A.C 5:39-1, et. seq.

Cathy Reese is inviting you to a scheduled Zoom meeting.

Topic: Warren Township Board of Adjustment Meeting  
Time: Mar 1, 2021 06:50 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9087538000?pwd=VjZlZSTkybWRxc1BweTI3WVpYMFNNdz09>

Meeting ID: 908 753 8000

Passcode: 081576

One tap mobile

+19292056099,,9087538000#,,,,\*081576# US (New York)

+13017158592,,9087538000#,,,,\*081576# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 908 753 8000

Passcode: 081576

Find your local number: <https://us02web.zoom.us/j/9087538000?pwd=VjZlZSTkybWRxc1BweTI3WVpYMFNNdz09>

Join by SIP

[9087538000@zoomcrc.com](mailto:9087538000@zoomcrc.com)

Join by H.323

162.255.37.11 (US West)

162.255.36.11 (US East)

Meeting ID: 908 753 8000

Passcode: 081576

Questions regarding how to access the documents or participate in the remote only meeting can be directed to the Land Use Coordinator, Maryellen Vautin or Lisa Sammartino, by phone (908-753-8000 x 243 of X244) or email ([mvautin@warrennj.org](mailto:mvautin@warrennj.org) or [lsammartino@warrennj.org](mailto:lsammartino@warrennj.org)).

Public questions/comments from Warren Township residents will be accepted only during the public questions/comments periods of the meeting and can only be considered if such comment is testified to under oath and you must have both audio and video capability if using zoom so

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that you can be properly sworn in to testify. If you have a problem using Zoom to participate in the meeting, contact Maryellen Vautin at [mvautin@warrenj.org](mailto:mvautin@warrenj.org) or 908-753-8000x243 OR Lisa Sammartino at [lsammartino@warrenj.org](mailto:lsammartino@warrenj.org) or 908-753-8000 x 244.

Site Plans and applications for the hearings for March 1,2021 can be found at warrenj.org under the Board of Adjustment page-left side bar Pending Applications and Plans

<https://warrenj.org/408/Pending-Applications-and-Plans>

**CALL TO ORDER:**

**ROLL CALL:**

Mr. John Villani  
Mr. George Dealaman  
Mr. Fernando Castanheira (possibly by phone)  
Mr. Frank Rica  
Mr. Donald Huber  
Mr. Michael Galbraith  
Mr. Foster Cooper  
Mr. Scott Bowen, Alt. #1 (excused)  
Mr. Anthony Paoella, Alt. #2  
Steven Warner, Esq.

**ANNOUNCEMENT:**

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, sending a copy to the Echo-sentinel, and filing a copy with the Municipal Clerk, all on January 14, 2021 as well as the above statement concerning emergency procedures stated above.

**FLAG SALUTE:**

**MINUTES:**

The minutes of the December 7, 2020 and January 11, 2021 meetings were forwarded to members for review.

Motion to approve: ROLL CALL

**COMMUNICATIONS:** New Jersey Planner September/October and November/December issues

**PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:**

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Floor is opened to any member of the public wish to make a statement, which is unrelated to the meeting agenda.

**CLOSE THE PRIVILEGE OF THE FLOOR PORTION OF THE MEETING**

**RESOLUTIONS**

none

**AGENDA CASE APPLICATIONS:**

CASE BA 19-07      Maddy Realty LLC  
Block 212/lot 20.01  
Variance Use—Hotel  
Carried from September 21, 2020, November 2,2020, and December 7,  
2020 meetings.

CASE BA 20-08      Rica Properties, LLC  
Block 82, lot 4.01/256 King George Road  
Preliminary and Final Site Plan Use and bulk variances

**NEXT MEETING:**      **April 5, 2021 Meeting**

**MEETING ADJOURNED:** \_\_\_\_\_ **P.M.**