

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING MINUTES
JANUARY 11, 2021**

APPROVED

The Board of Adjustment Reorganization Meeting scheduled for **January 4, 2021 was rescheduled for January 11, 2021 at 7:00 p.m.** The meeting was an electronic meeting, via ZOOM. The meeting was open to the public via ZOOM only. This meeting was for Reorganization only and no cases were heard. The meeting agenda was be posted on www.warrennj.org under Agendas and Minutes for Public Viewing.

Because of the current COVID-19 pandemic, a remote Zoom Meeting was available for the public to join in and ask questions individually, and consistent with the recently enacted Emergency Remote Meeting Protocols at N.J.A.C 5:39-1, et.seq; or by an attorney or agent as well as present any objections which you may have to the relief sought in the proposed developments at the appropriate time.

Topic: Board of Adjustment Reorganization Meeting
Time: January 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/9087538000?pwd=VjlzSTkybWRxc1BweTI3WVpYMFNNdz09>

Meeting ID: 908 753 8000
Passcode: 081576
One tap mobile
+19292056099,9087538000#,,,,*081576# US (New York)
+13017158592,9087538000#,,,,*081576# US (Washington D.C)

CALL TO ORDER: Called to order 7:00 p.m.

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Michael Galbraith
Mr. Fernando Castanheira
Mr. Frank Rica
Mr. Donald Huber
Mr. Foster Cooper
Mr. Scott Bowen, Alt. #1
Mr. Anthony Paolella, 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, and sending a copy to the Star Ledger, and filing a copy with the Municipal Clerk, all on December 30, 2020. Change of meeting date was noticed, along with the zoom/hybrid information in the Courier News on January 2, 2021.

**BOARD OF ADJUSTMENT
REORGANIZATION MEETING MINUTES
January 11, 2021
Page 2**

FLAG SALUTE

Oaths of Office for Mr. John Villani, Mr. George Dealaman and Mr. Scott Bowen

NOMINATION and ELECTION OF BOARD CHAIRMAN

Nominations for the office of Chairman for 2021

Motion was made by Mr. Dealaman, seconded by Mr. Villani to nominate Mr. Foster Cooper. Mr. Warner asked for any further nominations and there were none. The nominations were closed.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

All in favor. Vautin to hand the meeting over to elected chairman, Mr. Cooper.

NOMINATION and ELECTION OF VICE CHAIRMAN

Nominations are in order for the office of Vice Chairman for 2021

Nomination was made by Mr. Cooper, seconded by Mr. Castanheira to nominate Mr. John Villani for Vice Chairman. No more nominations were heard, the nominations were closed.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

Mr. Villani is board Vice Chairman.

NOMINATION and ELECTION OF SECRETARY

Nominations are in order for the office of Secretary for 2021

Nomination was made by Mr. Villani, seconded by Mr. Cooper to nominate Mr. George Dealaman. No further nominations were made; the nominations were closed.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

APPOINTMENT OF CLERK

Resolution read to appoint Clerk for 2021

Motion was made by Mr. Dealaman, seconded by Mr. Castanheira.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

**BOARD OF ADJUSTMENT
REORGANIZATION MEETING MINUTES
January 11, 2021
Page 3**

**APPOINTMENT OF CHAIRMAN OF SITE PLAN & SUBDIVISION REVIEW
COMMITTEE AS WELL AS REPRESENTATIVE FOR TECHNICAL COORDINATING
COMMITTEE**

Nominations for TCC Representative for 2021

Discussion: The board determined Mr. Frank Rica would be TCC and Site Plan and Subdivision Review Chairman and Mr. Villani will be back up representative

MEMORIALIZATION OF RESOLUTIONS:

APPOINTMENT OF BOARD OF ADJUSTMENT ENGINEER

Resolution to appoint Christian Kastrud as Board of Adjustment Engineer for 2021

Mr. Villani motioned and Mr. Castanheira seconded,

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

AWARD OF CONTRACT AND APPOINTMENT OF ATTORNEY

Resolution read to appoint the Attorney for 2021

Motion was made by Mr. Huber, seconded by Mr. Castanheira.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

AWARD OF CONTRACT AND APPOINTMENT PLANNER

Resolution read to appoint the PLANNER for 2021

Motion was made by Mr. Dealaman, seconded by Mr. Castanheira.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

ESTABLISHMENT OF MEETING DATES:

The following meeting dates are proposed:

February 1, 2021	Monday7:00 p.m.
March 1, 2021	Monday7:00 p.m.
April 5, 2021	Monday7:00 p.m.
May 3, 2021	Monday7:00 p.m.
June 7, 2021	Monday7:00 p.m.
July 19, 2021	Monday7:00 p.m.
August 2, 2021	Monday7:00 p.m.
September 20, 2021	Monday7:00 p.m.
October 4, 2021	Monday7:00 p.m.
November 1, 2021	Monday7:00 p.m.
December 6, 2021	Monday7:00 p.m.

**BOARD OF ADJUSTMENT
REORGANIZATION MEETING MINUTES
January 11, 2021
Page 4**

Motion was made by Mr. Villani, seconded by Mr. Castanheira.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

All meetings will take place on Mondays unless otherwise designated. Meetings will be held at the Warren Township Municipal Meetings and Facilities room at 44 Mountain Blvd. unless otherwise noticed. The Board will be called to order at 7:00 p.m. unless otherwise noticed.

ADOPTION OF THE RULES OF ORDER

Motion was made by Mr. Mr. Castanheira, seconded by Mr. Dealaman

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

**RESOLUTION OF THE TOWNSHIP OF WARREN ZONING BOARD
OF ADJUSTMENT ADOPTING EMERGENCY REMOTE MEETING
PROTOCOLS, PROCEDURES AND REQUIREMENTS FOR PUBLIC
PARTICIPATION AT REMOTE MEETINGS**

Motion was made by Mr. Villani, seconded by Mr. Castanheira

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

Close Reorganization portion of the meeting.

Open Board of Adjustment meeting

MINUTES:

The minutes of the December 7, 2020 meeting were not ready to approve.

MEMORIALIZATION OF RESOLUTIONS

BA20-06 Arjun Singh variance application approval resolution

Motion was made by Mr. Dealaman, seconded by Mr. Villani to adopt the resolution.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Castanheira, Mr. Huber Mr. Cooper, Mr. Bowen and, Mr. Paolella.

Against: None.

**BOARD OF ADJUSTMENT
REORGANIZATION MEETING MINUTES
January 11, 2021
Page 5**

BA20-07 Adam and Dana Lella variance application approval

Motion was made by Mr. Villani, seconded by Mr. Galbraith to adopt the resolution.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Castanheira, Mr. Huber Mr. Bowen, and Mr. Paoella.

Against: None.

AGENDA CASE APPLICATIONS: NONE

ADJOURNMENT

Motion was made to adjourn by Mr. Villani, seconded by Mr. Castanheira. All in favor.
Meeting adjourned at 7:27 p.m.

Next meeting will be February 1, 2021 Possible cancellation