

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES July 18, 2022**

*APPROVED*

**CALL TO ORDER:**

**ROLL CALL:**

Mr. John Villani  
Mr. Michael Galbraith  
Mr. Frank Rica (excused)  
Mr. Donald Huber (excused)  
Mr. Scott Bowen (excused)  
Mr. Anthony Paoletta (excused)  
Mr. Foster Cooper  
Mr. Mehul Desai Alternate # 1 (excused)  
Ms. Valentina Carleo Alternate # 2  
Mr. Doug Souders 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 January 10, 2022.

**FLAG SALUTE**

**MINUTES:**

The minutes of the June 6, 2022 meeting were forwarded to members for review.

Motion to approve was made by Ms. Carleo, seconded by Mr. Villani

**ROLL CALL**

For: Mr. Villani, Mr. Galbraith, Mr. Cooper, and Ms. Carleo.

Against: None.

**COMMUNICATIONS:**

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

Floor is opened to any member of the public wish to make a statement, which is unrelated to the meeting agenda. No one came forward and this portion of the meeting was closed.

**BOARD OF ADJUSTMENT  
MEETING MINUTES**

**July 18, 2022**

**Page 2**

**RESOLUTIONS:**

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, March 1, and April 5, 2021, June 7, and August 2 2021, October 4,  
2021, and March 7, 2022 meetings  
Denied May 2, 2022

Resolution was not ready for board

**AGENDA CASE APPLICATIONS:**

CASE BA19-10      Vasilious and Zaharoula Ioannou  
Block 98 lots 9 and 10  
Minor Subdivision and variances in connection  
With construction of a new single family dwelling and existing  
dwelling

Mr. Ioannou came forward and explained the need for an extension. After the approval in late February 2020 and everything closed down right after that. The subdivision was recorded in December 2021. There were some difficulties in setting up contractors in place and they need an extension. They requested a two year extension. Mr. Cooper asked why they needed a two year extension. It was decided the board would grant a one year extension.

A motion was made by Mr. Villani, seconded by Mr. Galbraith.

Roll Call

For: Mr. Villani, Mr. Galbraith, Mr. Cooper, and Ms. Carleo.

Against: None.

Mr. Cooper explained that they were waiting for at least a fifth board member to show up.

CASE BA22-05      Mountain Properties of Warren LLC  
Block 74 lot 2.01  
Conditional use and FAR

**BOARD OF ADJUSTMENT  
MEETING MINUTES  
July 18, 2022  
Page 3**

The chairman explained they need five members to proceed and then also asked if they wanted to proceed with just five if someone did come. They need all five affirmative votes.

Mr. Chadwick mentioned he feels the applicant needs some signage for arrival and departure times and some sort of coordination with the rest of the tenants. The applicant does own the building.

The applicant decided they would like to carry to the August 1, 2022 meeting with no further notice at 7:00 p.m. at the same location, 44 Mountain Blvd.

**Next meeting will be August 1, 2022**

**MEETING ADJOURNED: 7:20 P.M.**