

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES August 1, 2022**

CALL TO ORDER:

ROLL CALL:

Mr. John Villani
Mr. Michael Galbraith
Mr. Frank Rica
Mr. Donald Huber
Mr. Scott Bowen (excused)
Mr. Anthony Paoella
Mr. Foster Cooper
Mr. Mehul Desai Alternate # 1
Ms. Valentina Carleo Alternate # 2
Mr. Mark Peck, 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 July 18, 2022 meeting were forwarded to members for review.

Motion to approve was made by Mr. Villani, seconded by Mr. Galbraith. All were in favor.

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:

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

Mr. Joe Farro from 3 Sage Drive came forward and spoke about a property at 177 Mountain Avenue that is not being maintained. Mr. Cooper told him the board of adjustment was not the place for zoning complaints and suggested he call Mr. Chadwick.

CLOSE THE PRIVILEGE OF THE FLOOR PORTION OF THE MEETING

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RESOLUTIONS:

Roll Call

CASE BA 22-02 HSC Warren LLC/Tractor Supply
Block 110 lots 9.03 and 9.04
69 Stirling Road
Preliminary and Final Site Plan
Approved June 6, 2022

Roll Call

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

For: Mr. Villani, Mr. Galbraith, Mr. rica, Mr. Cooper, and Mr. Paoella.
Against: None.

ANNUAL REPORT FOR 2021

Roll Call Vote to approve

Motion was made by Mr. Villani, seconded by Mr. Rica to approve the report
For: Mr. Villani, Mr. Galbraith, Mr. Rica, M. Huber, Mr. Cooper, Mr. Bowen, Mr. Paoella, Mr. Desai, and Ms. Carleo.
Against: None.

AGENDA CASE APPLICATIONS:

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

The application was not heard because there was a public notice issue. It will be heard most likely at the September 19, 2022 meeting

MEETING ADJOURNED: 7:14 P.M.