

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

RE-ORGANIZATIONAL MEETING JANUARY 14, 2016

Before the meeting was called to order, Steve Warner, Attorney for the Board, officiated at the swearing in of Frank Rica and Donald Huber as regular members and Clerio Martins as Alt. #2 member to the Board.

The Re-organizational meeting of the Board of Adjustment was called to order at 7:02 p.m. by the Clerk in the Municipal Court, 44 Mountain Blvd., Warren.

THOSE PRESENT AT ROLL CALL: John Villani, George Dealaman, Frank Rica, Fernando Castanheira, Donald Huber, Foster Cooper and Clerio Martins, Alt. #2. Also, present was Steve Warner, Esq. Attorney for the Board.

THOSE ABSENT: Richard Hewson and Scott Bowen

THOSE TARDY: None

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 Courier News and Echoes Sentinel, and filing a copy with the Municipal Clerk, all on January 16, 2015.

FLAG SALUTE:

NOMINATION AND ELECTION OF BOARD CHAIRMAN

The Clerk called for nominations for Board Chairman. George Dealaman nominated Foster Cooper to serve as Chairman for the coming year, seconded by John Villani. There were no further nominations.

All were in favor, so moved.

The Clerk was instructed to cast a unanimous ballot electing Mr. Cooper as Chairman.

The Clerk turned the meeting over to Mr. Cooper, who thanked the Board for his election. He appreciated their confidence in him. He welcomed back the members, who were sworn in.

NOMINATION AND ELECTION OF VICE CHAIRMAN

Mr. Cooper called for nominations for the office of Vice Chairman. Clerio Martins nominated John Villani to serve as Vice Chairman for the coming year, seconded by Fernando Castanheira. There were no further nominations.

All were in favor, so moved.

The Clerk was instructed to cast a unanimous ballot electing Mr. Villani as Vice Chairman.

NOMINATION AND ELECTION OF SECRETARY

Mr. Cooper called for nominations for the office of Secretary. John Villani nominated George Dealaman to serve as Secretary for the coming year, seconded by Foster Cooper.

There were no further nominations.

All were in favor, so moved.

The Clerk was instructed to cast a unanimous ballot electing Mr. Dealaman as Board Secretary.

APPOINTMENT OF CLERK

Mr. Cooper read a Resolution appointing Kathleen M. Lynch as Clerk to the Board of Adjustment for the coming year.

John. Villani made a motion to approve, seconded by Fernando Castanheira.

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Frank Rica, Donald Huber, Fernando Castanheira, Foster Cooper and Clerio Martins. There were no negative votes. The motion carried.

AWARD OF CONTRACT AND APPOINTMENT OF ATTORNEY:

Mr. Cooper read a Resolution appointing Steven Warner as Attorney to the Board for the coming year.

John Villani made a motion to approve, seconded by George Dealaman.

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Frank Rica, Fernando Castanheira, Donald Huber, Foster Cooper and Clerio Martins.

There were no negative votes. The motion carried.

AWARD OF CONTRACT AND APPOINTMENT OF PLANNER

Mr. Cooper a read a Resolution appointing Mr. John T. Chadwick IV, P.P. to provide professional planning services to the Board for the coming year.

Donald Huber made a motion to approve, seconded by John Villani.

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Frank Rica, Fernando Castanheira, Donald Huber, Foster Cooper and Clerio Martins.

There were no negative votes. The motion carried.

ESTABLISHMENT OF MEETING DATES:

The following meeting dates were proposed:

February 1,	2016	Monday	7:00 p.m.
March 7,	2016	Monday	7:00 p.m.
April 4,	2016	Monday	7:00 p.m.
May 2,	2016	Monday	7:00 p.m.
June 6,	2016	Monday	7:00 p.m.
July 18,	2016	Monday	7:00 p.m.
August 1,	2016	Monday	7:00 p.m.
September 19,	2016	Monday	7:00 p.m.
October 17,	2016	Monday	7:00 p.m.
November 7,	2016	Monday	7:00 p.m.
December 5,	2016	Monday	7:00 p.m.
January 12,	2017	Thursday	7:00 p.m.

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.

Mr. Villani made a motion to approve, seconded by Mr. Martins. All were in favor, so moved.

ADOPTION OF THE RULES OF ORDER:

It was determined that the Rules of Order be continued with no amendments.
Mr. Castanheira made a motion to approve, seconded by Mr. Rica.
All were in favor, so moved.

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

Mr. Cooper appointed John Villani as representative with Frank Rica and Fernando Castanheira as alternates.

Approval of the minutes of the 11/2/15 meeting.

Mr. Dealaman made a motion to approve, seconded by Mr. Huber.
All were in favor, so moved.

Memorialization of Resolution: CASE NO. BA15-04 JAMES GOODLING.

Mr. Castanheira made a motion to approve, seconded by Mr. Rica.

Roll call vote was taken. "Yes" votes were received from: George Dealaman, Fernando Castanheira, Frank Rica, Donald Huber and Foster Cooper.
There were no negative votes. The motion carried.

Discussion and/or approval of the Board of Adjustment 2015 ANNUAL REPORT

Mr. Villani made a motion to approve, seconded by Mr. Huber.

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Fernando Castanheira, Frank Rica, Donald Huber, Foster Cooper and Clerio Martins.
There were no negative votes. The motion carried.

Mr. Chadwick mentioned that he has had discussions with the Westfield Gospel Church. The building is at the end of Technology Drive and had previously been an office building. They had planned to build a parking lot with 300 spaces (phase 1) and later an additional 165 spaces (phase 2). This was approved in our Resolution of approval. They now want to do it all at once.

There was no objection from the Board. Mr. Chadwick was told that he can approve it.

Mr. Villani made a motion to adjourn, seconded by Mr. Castanheira.
All were in favor, so moved.

There being no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Kathleen M. Lynch
Clerk