

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT**  
**RE-ORGANIZATIONAL MEETING MINUTES JANUARY 9, 2017**

The Re-organizational meeting of the Board of Adjustment was called to order at 6:50 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, Richard Hewson, Scott Bowen, Alt. #1 and Clerio Martins, Alt. #2.

Also, present was Steve Warner, Esq. Attorney for the Board.

**THOSE ABSENT:** Foster Cooper

**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 15, 2016.

**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 Donald Huber. 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.

**NOMINATION AND ELECTION OF VICE CHAIRMAN**

The Clerk called for nominations for Board Vice Chairman. Clerio Martins nominated John Villani to serve as Vice Chairman, 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.

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### **NOMINATION AND ELECTION OF SECRETARY**

Mr. Villani called for nominations for the office of Secretary. Donald Huber nominated George Dealaman to serve as Secretary 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. Dealaman as Board Secretary.

### **APPOINTMENT OF CLERK**

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

Mr. 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, Donald Huber, Fernando Castanheira, Richard Hewson and Clerio Martins.

There were no negative votes. The motion carried.

### **AWARD OF CONTRACT AND APPOINTMENT OF ATTORNEY:**

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

Richard Hewson 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, Fernando Castanheira, Richard Hewson, Donald Huber and Clerio Martins.

There were no negative votes. The motion carried.

### **AWARD OF CONTRACT AND APPOINTMENT OF PLANNER**

Mr. Villani 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 Fernando Castanheira.

Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Frank Rica, Fernando Castanheira, Richard Hewson, Donald Huber, and Clerio Martins.

There were no negative votes. The motion carried.

**ESTABLISHMENT OF MEETING DATES:**

The following meeting dates were proposed:

February 6,	2017	Monday	7:00 p.m.
March 6,	2017	Monday	7:00 p.m.
April 3,	2017	Monday	7:00 p.m.
May 1,	2017	Monday	7:00 p.m.
June 5,	2017	Monday	7:00 p.m.
July 17,	2017	Monday	7:00 p.m.
August 7,	2017	Monday	7:00 p.m.
September 18,	2017	Monday	7:00 p.m.
October 2,	2017	Monday	7:00 p.m.
November 6,	2017	Monday	7:00 p.m.
December 4,	2017	Monday	7:00 p.m.
January, 2018 Reorganization date to be announced			

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.

Richard Hewson made a motion to approve, seconded by Scott Bowen.

Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Fernando Castanheira, Richard Hewson, Frank Rica, Donald Huber and Scott Bowen.

There were no negative votes. The motion carried.

**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.

Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Fernando Castanheira, Richard Hewson, Frank Rica, Donald Huber and Scott Bowen.

There were no negative votes. The motion carried.

**APPOINTMENT OF CHAIRMAN OF SITE PLAN & SUBDIVISION REVIEW COMM.**

**AS WELL AS REPRESENTATIVE FOR TECHNICAL COORDINATING COMM.**

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Mr. Rica was appointed as Chairman with Donald Huber and Fernando Castanheira as alternates.

Approval of the minutes of the 12/5/16 meeting.

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

Memorialization of Resolution: CASE NO. BA16-17 WESTFIELD GOSPEL HALL, INC.

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

Roll call vote was taken. “Yes” votes were received from George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Scott Bowen and Clerio Martins.  
There were no negative votes. The motion carried.

Memorialization of Resolution: CASE NO. BA16-16 WILLIAM & CHRISTINA LYNCH

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

Roll call vote was taken. “Yes” votes were received from: George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Scott Bowen and Clerio Martins.  
There were no negative votes. The motion carried.

Memorialization of Resolution: CASE NOT BA16-18 ARISTIDE DE TORRES

Mr. Dealaman made a motion to approve, seconded by Mr. Martins.

Roll call vote was taken. “Yes” votes were received from: George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Scott Bowen and Clerio Martins.  
There were no negative votes. The motion carried.

Mr. Hewson 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 7:12 p.m.

Respectfully submitted,  
Kathleen M. Lynch

-Clerk