

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING AGENDA March 2, 2020**

CALL TO ORDER:

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Fernando Castanheira
Mr. Frank Rica
Mr. Donald Huber (excused)
Mr. Michael Galbraith
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, sending a copy to the Star Ledger, and filing a copy with the Municipal Clerk, all on January 21, 2020.

FLAG SALUTE:

MINUTES:

The minutes of the February 3, 2020 meeting were forwarded to members for review.

Motion to approve:

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paolella, Alt 2				2/3

COMMUNICATIONS:

None.

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.

CLOSE THE PRIVILEGE OF THE FLOOR PORTION OF THE MEETING

BOARD OF ADJUSTMENT

MEETING AGENDA

March 2, 2020

Page 2

MEMORIALIZATION OF RESOLUTIONS:

CASE BA19-11 Frank Delgado
Block 70.03 lot 29.01, 4 Mimi Lane
Variance front yard setback and pre existing lot size

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paoella, Alt 2				2/3

DISCUSSION OF DRAFT RESOLUTION:

CASE BA19-03 150 Mount Bethel 150, LLC
Block 80 lot 11
P&F Site Plan with FAR and coverage variances

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paoella, Alt 2				2/3

AGENDA CASE APPLICATIONS:

CASE BA19-08 Old Church Road Associates LLC
 Block 96/lot 20
 Major subdivision with variances
 Carried from February 3, 2020 meeting.

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paolella, Alt 2				2/3

CASE BA19-10 William & Roula Ioannou
 Block 98/lots 9 & 10
 Minor subdivision with variances
 Carried from November 4, 2019 meeting, and February 3, 2020 meeting

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paolella, Alt 2				2/3

BOARD OF ADJUSTMENT 2019 ANNUAL REPORT

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. John Villani				
		Mr. George Dealaman				
		Mr. Michael Galbraith				
		Mr. Fernando Castanheira				
		Mr. Frank Rica				
		Mr. Donald Huber				
		Mr. Foster Cooper				2/3
		Mr. Scott Bowen, Alt 1				2/3
		Mr. Anthony Paolella, Alt 2				2/3

NEXT MEETING: April 6, 2020 **MEETING ADJOURNED:** _____ P.M.

