

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES June 1, 2020  
APPROVED**

PLEASE NOTE that in light of the guidelines issued by the Department of Community Affairs, Division of Local Government Services regarding holding virtual land use board meetings and hearings, the Board decided to proceed with this meeting as a virtual meeting. The Municipal Building was not open for this meeting and the meeting was conducted using Zoom Video Conferencing

**CALL TO ORDER:**

**ROLL CALL:**

Mr. John Villani (excused)  
Mr. George Dealaman  
Mr. Fernando Castanheira  
Mr. Frank Rica (excused)  
Mr. Donald Huber  
Mr. Michael Galbraith  
Mr. Foster Cooper  
Mr. Scott Bowen, Alt. #1  
Mr. Anthony Paoella, Alt. #2 (excused)  
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. A notice was published in the Star Ledger on to give notice of the zoom meeting instead of the in person meeting.

**FLAG SALUTE:**

**MINUTES:**

The minutes of the March 2, 2020 meeting were forwarded to members for review.

Motion was made by Mr. Dealaman, seconded by Mr. Castanheira. All in favor.

**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. No public came into the meeting.

**CLOSE THE PRIVILEGE OF THE FLOOR PORTION OF THE MEETING**

**MEMORIALIZATION OF RESOLUTIONS:**

CASE BA19-10      William & Roula Ioannou  
                            Block 98/lots 9 & 10  
                            Minor subdivision with variances

Motion was made by Mr. Huber, seconded by Mr. Bowen to adopt the resolution.

Roll Call

For: Mr. Dealaman, Mr. Castanheira, Mr. Galbraith, Mr. Cooper and Mr. Bowen.

Against: None.

CASE BA19-08      Old Church Road Associates LLC  
                            Block 96/lot 20  
                            Major subdivision with variances

Motion was made by Mr. Bowen, seconded by Mr. Galbraith.

For: Mr. Dealaman, Mr. Castanheira, Mr. Galbraith, Mr. Cooper and Mr. Bowen.

Against: None.

There was discussion on the annual report and Mr. Chadwick said they would look into it and possible suggestions.

The package was sent that will be needed for the July 6 meeting. The application documents are also on the Warren Township website under the Board of Adjustment page.

**AGENDA CASE APPLICATIONS:**

None.

**NEXT MEETING: July 6, 2020      MEETING ADJOURNED: 7:20P.M.**