

Call to Order:

The meeting was called to order at 7:00 p.m. by Chairman Salvadori who read the following statements: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 19, 2019. “Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.”.

The Board saluted the flag.

Roll call: Present – Mr. Cossaboon, Mr. Fritz, Mr. Kozak, Mr. McLaughlin, Mr. Mercado, Mr. Rybicki, Mr. Sebastian, Mr. Salvadori. Absent – Ms. Fox, (excused), Mr. Sander, (excused), Ms. Pellegrini, (excused). Also present – Mr. Coe, Solicitor, Mr. O’Reilly, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Memorialization of Resolutions:

1. #27-19 – App#19-10 – Thomas & Courtney Jordan – Rear Yard Variance Approved

Motion by Mr. McLaughlin, seconded by Mr. Cossaboon to adopt resolution #27-19. Roll call vote: Ayes – Mr. McLaughlin, Mr. Cossaboon, Mr. Fritz, Mr. Mercado, Mr. Sebastian, Mr. Kozak, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

Public Hearing:

1. #19-11 – Courtney Skversky – Use Variance

Mr. Salvadori announced that the application for Courtney Skversky has been postponed to the August 6, 2019 regular meeting. Mr. McLaughlin asked if new notice will be sent. Mr. Coe stated that the applicant will be sending new notice for the new meeting date. Mrs. Farrell stated that a date specific does not have to be announced since the applicant will be sending out new notices to the public and the newspaper.

Public Portion:

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

Reports:

1. WBA Arbours, Jr., LLC – Mr. Coe stated that he received a notice from the court scheduling a conference concerning the litigation with the Arbours. The conference is scheduled for Monday, July 22, 2019. The notice indicated that the judge wanted a statement describing the issue and he has filed his statement. A copy of the notice and Mr. Coe's statement was included in the Board member's packets. Mr. O'Reilly inquired as to the issue of there not being a recording of the meeting. Mr. Coe replied he did not want to get into any discussion on the case but did say one of the plaintiff's arguments is the fact that there isn't any verbatim record of the hearing.

2. Mrs. Farrell stated the next meeting is August 6, 2019 and there are two applications scheduled for that evening; one for bulk variances and the use variance for Skversky.

3. Mr. O'Reilly inquired as to the ordinance change concerning site plan waivers that was discussed at the joint meeting in April. Mr. Coe commented that some members of the Economic Development Committee were discussing the issue as well as other issues at their meeting. He stated that they prepared a list of things concerning current ordinances that might be addressed to make them a little more business friendly and that was one of the concerns listed. Mrs. Farrell stated that the issue of site plan waivers for the same type of use has been discussed with the acting Zoning Officer and the town will be changing that ordinance. In fact, the previous Zoning Officer, as of the beginning of this year, had not been requiring applicants to get site plan waivers for change of occupancy for the same or similar type of business. Apparently, there was an email indicating she received a legal opinion in 2018 and that she could just issue a zoning permit for change of occupancy for the same or similar type uses in existing buildings. The acting Zoning Officer is following that and issuing zoning permits to applicants in those types of situations. Mrs. Farrell stated that the town is going to be doing the Master Plan as well as looking at the ordinances to go with any changes. They do not want to start changing ordinances now and then have to redo them after discussions for the Master Plan. Mrs. Farrell stated that the list of suggestions from the Economic Development Committee should be forwarded so the Master Plan Committee or the Planning Board can take them into consideration. Mr. Kozak stated that the Zoning Officer does have to go out and look at the sites to see if there are any violations such as overgrown landscaping, parking lot issues, things of that nature so that they can be addressed by the property owner. Mrs. Farrell commented on the fact that follow up after the Board approvals has been lacking for quite some time. The Zoning Officer, the Construction Official, the Township Engineer should all be looking at the approval and the conditions and requirements of the approval by the Board and making sure everything is being done properly and in accordance with that approval. Once the Planning or Zoning Board approves something, it is out of their hands and into enforcement of the approvals. She stated hopefully everyone can start working in sync to get things back on track.

Reports: (continued)

4. Mr. Fritz commented that there are two properties on Glassboro Cross Keys Road, that have residential homes, who appeared to have started some type of business. One of the properties has about twenty cars parked all over the grass and the other one has a sign about a mechanics business. Mrs. Farrell stated that if Mr. Fritz can get the addresses of those properties and forward them to the Zoning Officer, she will go out and do an inspection of those sites.

Approval of Minutes:

1. 7/2/19 regular meeting.

Motion by Mr. Fritz, seconded by Mr. McLaughlin to approve the minutes from the July 2, 2019 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:22 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber