

Call to Order:

The reorganization meeting was called to order by Mrs. Farrell who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act on December 30, 2019 in the newspaper. A copy of the notice was sent in writing to the Township Clerk and posted on the website and the second floor bulletin board. Be advised, no new item of business will be started after 10:30 and the meeting shall terminate no later than 11:00 p.m.”.

The Board saluted the flag.

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

Reorganization:

1. Appointments to the Board by Council

- | | | |
|--------------------|---------------------|-------------------------------|
| a.) Mr. Salvadori | Class IV Member | 4 yr. term to expire 12/31/23 |
| b.) Mr. McLaughlin | Class IV Member | 4 yr. term to expire 12/31/23 |
| c.) Mr. Rybicki | Alternate II Member | 2 yr. term to expire 12/31/21 |
| d.) Mr. O’Reilly | Council Liaison | 1 yr. term to expire 12/31/20 |

2. Election of Chairperson

Mrs. Farrell opened nominations for the election of a Chairperson. Mr. Fritz nominated Ms. Fox, seconded by Mr. Salvadori. With no other nominations, Mrs. Farrell cast a vote for Ms. Fox as Chairperson. Ms. Fox thanked the Board for their support and stated it has been a pleasure working with them.

3. Election of Vice Chairperson

Ms. Fox opened nominations for the election of a Vice Chairperson. Mr. Salvadori nominated Mr. Sebastian, seconded by Mr. McLaughlin. With no other nominations, Mr. Sebastian was elected as Vice Chairperson.

Reorganization: (continued)

4. Reorganization Resolutions:

1. Res. #01-2020 – Zoning Board Secretary & Assistant Secretary

Motion by Mr. Salvadori, seconded by Mr. Sebastian to appoint Mrs. Farrell as Secretary and Mrs. Orbaczewski as Assistant Secretary and adopt resolution #01-2020. Voice vote; all ayes, motion passed.

2. Res. #02-2020 – Schedule of Meetings

Mrs. Farrell stated that for the meeting scheduled for January 21, 2020, there are no applications scheduled for that meeting. She asked if the Board still wanted to hold the meeting or just eliminate that meeting date from the schedule. Mr. Coe suggested that the Board move the educational session originally scheduled for this evening to the next meeting on January 21, 2020 since there is a closed session scheduled for this evening that could take some time. Mrs. Farrell also commented that there is only one meeting scheduled for June, July, and August; however, it is easy to add a meeting date if it becomes necessary. Motion by Mr. Sebastian, seconded by Mr. Fritz to approve the Schedule of Meetings for the year and adopt resolution #02-2020. Voice vote; all ayes, motion passed.

3. Res.#03-2020 – Appointment of Zoning Board Solicitor

Ms. Fox opened nominations for Zoning Board Solicitor. Mr. Salvadori nominated the firm of Weir & Partners, namely Mr. Coe, seconded by Mr. Mercado. With no other nominations, the firm of Weir & Partners was appointed as Zoning Board Solicitor with the adoption of resolution #02-2020. Voice vote; all ayes, motion passed.

4. Res. #04-2020 – Zoning Board Rules and Regulations

Mrs. Farrell stated that there may be portions of the Rules and Regulations that should be changed; however, she has not had time to read them through. If there are proposed changes, she will bring them to the Board for the meeting of January 21, 2020. Motion by Mr. Fritz, seconded by Mr. Salvadori to adopt the Zoning Board Rules and Regulations and adopt resolution #03-2020. Voice vote; all ayes, motion passed.

Reorganization: (continued)

4. Reorganization Resolutions: (continued)

5. Res. #05-2020 – Zoning Board Planner

Ms. Fox opened nominations for Zoning Board Planner. Mr. Salvadori nominated the firm of Maser Consulting, seconded by Mr. Fritz. With no other nominations, the firm of Maser Consulting was appointed as Zoning Board Planner with the adoption of resolution #05-2020. Voice vote; all ayes, motion passed.

6. Res. #06-2020 – Zoning Board Engineer

Ms. Fox opened nominations for Zoning Board Engineer. Mr. Salvadori nominated Mr. Sander, seconded by Mr. Sebastian. With no other nominations, Mr. Sander was appointed as Zoning Board Engineer with the adoption of resolution #06-2020. Voice vote; all ayes, motion passed.

7. Res. #07-2020 – Zoning Board Clerk Transcriber

Ms. Fox opened nominations for Zoning Board Clerk Transcriber. Mr. Sebastian nominated Mrs. Orbaczewski, seconded by Mr. Salvadori. With no other nominations, Mrs. Orbaczewski was appointed as Zoning Board Clerk Transcriber with the adoption of resolution #07-2020. Voice vote; all ayes, motion passed.

8. Res. #08-2020 – Zoning Board Official Newspapers

Motion by Mr. Sebastian, seconded by Mr. Fritz to designate the South Jersey Times and the Courier Post as the official newspapers for publications. Voice vote; all ayes, motion passed.

9. Res. #09-2020 – Zoning Board Conflict Solicitor

Motion by Mr. Salvadori, seconded by Mr. Mercado to appoint Philip Duvilla as the Zoning Board Conflict Solicitor. Voice vote; all ayes, motion passed.

Closed Executive Session:

1. Res. #10-2020 – Closed Executive Session

Motion by Mr. Salvadori, seconded by Mr. Sebastian to adopt resolution #10-2020. Voice vote; all ayes, motion passed

The Board adjourned into closed session at 7:16 p.m.

The Board returned from closed session at 7:38 p.m.

Reconsideration Request:

1. Reconsideration Rule 2:9.1 – App. #18-07 WBA Arbours, Jr., LLC

The applicant has requested a reconsideration of their application which was denied by the Board on November 12, 2019, with four members for and three members against. This application sought a (d)5 density variance to allow 16 single family homes and one open space/stormwater management lot on property located off of Blue Bell Road, also known as Block 110.0301, Lot 21 in the RG-PR Zoning District.

Mr. Coe stated it would be appropriate to entertain a motion for the Board to grant a rehearing on the reconsideration of the application strictly on the legal issues and whether they have sustained their burden. Motion by Mr. Salvadori, seconded by Mr. Sebastian to grant a rehearing on the reconsideration for the WBA Arbours Jr., LLC application. Mrs. Farrell asked if a date specific should be set. After some discussion, it was determined that Mr. Coe would send a letter to the applicant indicating that the reconsideration hearing was granted, the scope of what the content of the rehearing will be, and also offer them the February 4th or February 18th meeting dates, which ever is convenient for them.

Memorialization of 2019 Resolutions:

1. Res.#46-19 – Wood Management, LLC – Use Variance Denied

Mr. Coe read a portion of the resolution under the statement of reasons for the denial. It stated that the applicant failed to meet his burden of proof to show the use should be granted with out substantial detriment to the public good and substantially impairing the intent and purpose of the zone plan and zoning ordinance. The intensity of the proposed use is much greater than a typical self-storage facility, vehicle storage facility, or other permitted uses for the zone. It would have a substantial negative impact on the surrounding areas given the nature and intensity of the proposed business operations and vehicular traffic coming to and from the site.

Motion by Mr. Kozak, seconded by Mr. Fritz to adopt resolution #46-19 for the reasons stated and expressed in the resolution. Roll call vote: Ayes – Mr. Kozak, Mr. Fritz, Mr. Cossaboon, Ms. Fox. Nays – Zero. Abstentions – Zero.

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. Mrs. Farrell stated the educational session with Mr. Coe has been postponed to January 21, 2020 after the regular meeting.

Approval of Minutes:

1. 12/17/19 regular meeting.

Motion by Mr. Salvadori, seconded by Mr. Sebastian to approve the minutes from the December 17, 2019 regular meeting. Voice vote; all ayes, motion passed.

Adjournment:

The meeting was adjourned at 7:47 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