

The Greenwich Township Board of Adjustment held its reorganization meeting on the above date with the following members present: Chairman Ray Buckwalter, Vice Chairman Dawn Marie Kondas Angelo Faillace, Stephen Babula, Jeanne Zander, Michael Black, Tom Strozeski, Robert Vetrecin. Member Dan Detore was absent. The following Board professionals were present: Board Attorney Jonathan Drill, Board Engineer Michael Finelli.

- **Sunshine Law**

"Adequate notice of this meeting was given in accordance with the Open Public Meetings Act by: 1. Mailing a notice of this meeting of the Greenwich Township Board of Adjustment to the Express-Times, Newark Star Ledger newspapers 2. Posting a copy thereof on the Township Bulletin Board, and 3. Filing a copy thereof with the Township Clerk and Board Secretary".

Oath of Office

Steve Babula
Angelo Faillace
Jeannie Zander
Michael Black

Roll Call of Members

Present: Faillace, Babula, Zander, Black, Strozeski, Vetrecin, Kondas, Buckwalter
Absent: Detore

Nomination and Election of Chairperson for 2010

Robert Vetrecin made a motion, seconded by Angelo Faillace to appoint Ray Buckwalter as Chairperson for 2010

Voting in favor: Faillace, Babula, Zander, Black, Strozeski, Vetrecin, Kondas,
Buckwalter
Opposed: None
Absent: Detore

MOTION CARRIED

Nomination and Election of Vice-Chairperson for 2010

Robert Vetrecin made a motion, seconded by Stephen Babula to appoint Dawn Marie Kondas as Vice-Chairperson for 2010

Voting in favor: Faillace, Babula, Zander, Black, Strozeski, Vetrecin, Kondas,
Buckwalter
Opposed: None

Absent: Detore
MOTION CARRIED

REORGANIZATION RESOLUTIONS

- Resolution Appointing Board Engineering Expert – Michael Finelli of the firm of Finelli Consulting Engineers
- Resolution Appointing and Retaining Board Attorney – Jonathan Drill of the firm of Stickel, Koenig & Sullivan
- Resolution Appointing Board Planning Expert – Carl Hintz, PP and Lisa Specca, PP of the firm of Clarke, Caton, Hintz
- Resolution Adopting Meeting Schedule
- Resolution Adopting Rules of Procedure
- Resolution Adopting Charges for Copies of Meeting Schedule and Notices of Meetings
- Resolution Adopting the Designation of Newspapers to Receive Meeting Agendas and Notices of Applications for 2010

Robert Vetrecin made a motion, seconded by Angelo Faillace to approve the above listed reorganization resolutions

Voting in favor: Faillace, Babula, Zander, Black, Strozeski, Vetrecin, Kondas, Buckwalter

Opposed: None

Absent: Detore

MOTION CARRIED

REGULAR MEETING

Approval of November 10, 2009 Minutes – *Tabled until February Board meeting*

RESOLUTIONS TO ADOPT

Resolution No. 2009-05 – Sue Schisler – Block 26, Lot 22 – Application #8-08

January 14, 2010

7:30 PM

Board of Adjustment Minutes

Robert Vetrecin made a motion, seconded by Angelo Faillace to approve Resolution 2009-05

The above mentioned memorializing resolution was adopted on January 14, 2010 by the following vote of members eligible to vote.

Voting in favor: Faillace, Zander, Vetrecin, Buckwalter
Opposed: None
Absent: Detore
Recused: Kondas

MOTION CARRIED

Resolution No. 2009-06 – Larken Assoc. – Greenwich Commons – Block 23, Lot 36.01 – Application #229-03

Dawn Marie Kondas made a motion, seconded by Robert Vetrecin to approve Resolution 2009-06

The above mentioned memorializing resolution was adopted on January 14, 2010 by the following vote of members eligible to vote.

Voting in favor: Faillace, Zander, Vetrecin, Kondas, Buckwalter
Opposed: None
Absent: Detore

MOTION CARRIED

COMPLETENESS WAIVER DETERMINATION

Phillipsburg-Easton Honda – Block 25, Lot 2.01 – Case #1-2010

Applicant requests waivers from certain completeness requirements for an application seeking variance relief for signage and amended site plan approval for lighting

Robert Vetrecin made a motion, seconded by Dawn Marie Kondas to grant the waiver from submission of item #15, signature blocks on the plans, because the required item is not needed for any of the Board experts to prepare reports regarding the application and is not needed for any Board members to prepare for the hearing on the application, but that providing the signature block must be a condition of any approval, and, while the Board ordinarily would not grant a waiver from submission of item #77 because that information is needed in order for the Board engineering expert to prepare his report, the Board finds that it can grant the waiver for completeness purposes because the engineering expert recommended same but on the condition that said information and documentation must be submitted prior to the hearing on the application being conducted so that the Board engineering expert as well as Board members can review the information prior to the hearing on the application.

Voting in favor: Babula, Zander, Black, Strozeski, Vetrecin, Kondas, Buckwalter
Opposed: None
Absent: Detore
Abstain: Faillace

MOTION CARRIED

Warren Solar – Dawn Marie Kondas recused herself from this application. Discussion regarding the resubmitted plans which were not distributed by the previous Board Secretary to the Professionals Finelli, Hintz & Drill to review for completeness. Engineer Finelli and Attorney Drill informed that the professionals are presently reviewing the plans for completeness and made a recommendation to the Board for the February agenda. The Board voted unanimously agreeing to the recommendation for February agenda.

As there was no further business, Robert Vetrecin made a motion, seconded by Stephen Babula to adjourn the meeting at 8:16 PM.

Voting in favor: Faillace, Babula, Zander, Black, Strozeski, Vetrecin, Kondas,
Buckwalter
Opposed: None
Absent: Detore

MOTION CARRIED

Kimberly Viscomi, RMC
Temporary Secretary