

## Greenwich Township Board of Adjustment

March 12, 2009 Minutes

The monthly meeting of the Greenwich Township Board of Adjustment was held on the above date and was called to order by Chairman, Ray Buckwalter, at 7:30 P.M., in the Municipal Building.

Pursuant to the Open Public Meetings Act, Chapter 231, PL, 1975, adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by:

1. Mailing a notice of scheduled meetings of the Greenwich Township Board of Adjustment to the Express-Times and The Star-Ledger.
2. Posting a notice thereof on the Township bulletin board.
3. Filing a copy thereof with the Township Clerk.

The Board and members of the audience stood for the Pledge of Allegiance.

Board members present: Joe Schiller, Angelo Faillace, Dawn Marie Kondas, Dan Detore, Tom Strozski, Jeanne Zander, Ray Buckwalter, Steve Babula and Robert Vetrecin.

Also present was: Betty Ann Bechtold, Acting Secretary.

### **Adoption of Minutes**

Ms. Kondas made a motion, seconded by Mr. Schiller, to adopt the February 12, 2009 minutes.

Roll call vote showed the following result: 6 yes votes by – Mr. Detore, Mr. Faillace, Ms. Kondas, Mr. Schiller and Mr. Strozski, and Ms. Zander. Motion carried.

### **Resolutions to Adopt**

#### **Resolution No. 2009-02 - PICC Land Management, LLC – Block 22.30, Lot 1 Case # 1-2009**

Mr. Babula made a motion, seconded by Ms. Kondas, to adopt the resolution. Roll call vote showed the following result: 6 yes votes by – Mr. Detore, Mr. Faillace, Ms. Kondas, Mr. Schiller and Mr. Strozski, and Ms. Zander. Motion carried.

**Resolution No. 2009-03 - Mansions at Allamuchy – Block 26, Lot 26**  
**Case # 2- 2009**

Mr. Faillace made a motion, seconded by Mr. Schiller, to adopt the resolution. Roll call vote showed the following result: 6 yes votes by – Mr. Detore, Mr. Faillace, Ms. Kondas, Mr. Schiller and Mr. Strozski, and Ms. Zander. Motion carried.

**Annual Report**

The Board discussed 2008's activities. The Board had 4 cases during 2008 and after review there were no new suggestions for changes to the current township zoning.

There were several suggestions pertaining to administration and the BOA process.

Many board members felt it was important to visit the site of an application. It was noted that if a quorum was present at the site it would have to be duly advertised. The chairman opted to seek advice of council before making any changes.

Requiring topographical information and elevations should be added to the checklist requirements. This is especially consequential for "D" variances. These requirements could be waived where appropriate.

The Board reviewed the application Ms. Bechtold designed. This will be further discussed.

It was noted that three reports from our Planner, Clark Caton and Hintz, were challenged in 2008 due to inadequacy of information and/or inaccuracy. Considering there were only 3 reports required in all of 2008 the board finds that this to be an unsatisfactory performance. The board also agreed that it is unacceptable for the township to be billed twice when reports needed to be redone. The board resolved to put CC&H on notice that continued sub-par performance will result in a review of our options under the current contract for services.

Mr. Schiller made a motion to adjourn.

Meeting ended at 8:45 p.m.

Respectfully submitted,

Betty Ann Bechtold, Acting Secretary

