

Greenwich Township Land Use Board Meeting  
MEETING MINUTES  
August 8, 2019

The August 8, 2019 Regular Meeting of the Greenwich Township Land Use Board was called to order by chairman, Ray Buckwalter at 7:30 p.m.

Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act in that a notice was published in the “Star Ledger” and “Express Times” newspapers. Notice was posted on the municipal bulletin board in the Township Administration Building in Greenwich Township, New Jersey and notice was filed with the Township Clerk.

**Roll Call**

Members present: Frank Marchetta, Bruce Williams, Paul Beam, Mark Scuderi, Gary Hill, Joseph Fiamma, Bill Kanyuck, Joseph Cicchiello, Ray Buckwalter, Dawn Marie Kondas and Jeremy Blunt

Excused Members: Pam Pelsis and Cathie Cullen

Others present: Board Attorney Jon Drill and Board Secretary Zuzana Karas

Excused Professionals: Board Planner Elizabeth McManus and Board Engineer Michael Finelli

**Flag Salute**

**Minutes**

July 11, 2019 Regular Meeting.

Changes were made on page two correcting who made motions and seconded them.

Resolution No. 2019-01 Gary Hill made the motion and Dawn Marie Kondas seconded.

Resolution No. 2019-02 Bruce Williams made the motion and Gary Hill seconded.

Board members eligible to vote on Resolution No. 2019-02 included Bruce Williams, Paul Beam, Gary Hill and Cathie Cullen.

A motion was made by Bruce Williams and seconded by Gary Hill to approve the Land Use Board’s July 11, 2019 regular meeting minutes with the amended changes.

A roll call vote was taken and the motion was approved on the following vote:

Ayes: Frank Marchetta, Bruce Williams, Paul Beam, Mark Scuderi, Gary Hill, Joseph Fiamma, Ray Buckwalter, Dawn Marie Kondas, Jeremy Blunt and Bill Kanyuck

Abstain: Joseph Cicchiello

Absent: Pam Pelsis and Cathie Cullen

Nays: None

After some discussion regarding who made the motion and seconded for Resolution No. 2019-01 and Resolution No. 2019-02 the board recommend the secretary re-listen to the recording to confirm accuracy. This will be further discussed at the next hearing.

**Public Hearing: Application No. 2019-02-JERC Partners LIX, LLC-Multi-Family Housing- Block 40, Lot 1.01-Route 173- Application for Preliminary Site Plan Approval for a 64-unit 100% affordable housing development.**

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The applicant requested to be carried to October, as per letter dated August 8<sup>th</sup>, 2019. Board attorney informed the board that he does not feel the applicant needs to re-notice for the October 10<sup>th</sup> hearing, the board agreed.

**Ross Stores, Inc. d/b/a Ross Dress For Less-Signage Application No. 2019-3-Block 26, Lot 33.01-Variance Relief (Hardship) for Signage Only.**

Chairman, Ray Buckwalter, addressed the board to inform them that although the applicant did notice the application was deemed incomplete according to Mike Finelli's report dated, August 5, 2019. The board reviewed some of the waivers requested by the applicant along with the comments made by Mr. Finelli. No one from the public was present for the application. All board members fully support Mr. Finelli's report. In order to proceed with the hearing, the applicant must submit all missing documents for a complete application.

A motion was made by Mark Scuderi and seconded by Jeremy Blunt to carry the application to the October 10<sup>th</sup> regular meeting, only if the application is deemed complete by September 12<sup>th</sup>. The board granted waivers on #2, #3, #4, #7, #8, #9 and #10 as per Mr. Finelli's report. The board fully supports Mr. Finelli's decision for the application to provide items #1, #5, #6, #11, #12, #13 and #14 regardless of waivers requested on items #5, #6, and #13.

A roll call vote was taken, and the motion was approved on the following vote:

Ayes: Frank Marchetta, Bruce Williams, Paul Beam, Mark Scuderi, Gary Hill, Joseph Fiamma, Joseph Cicchiello, Ray Buckwalter, and Dawn Marie Kondas

Abstain: None

Absent: Pam Pelsis and Cathie Cullen

Nays: None

Chairman, Ray Buckwalter, did add that although the applicant did properly notice for the hearing he asks they renotice 10 days prior to their October 10<sup>th</sup> hearing. This is to ensure the public is notified again considering the two month time span.

**Adjournment**

A motion was made by Mark Scuderi and seconded by Joseph Cicchiello to adjourn the meeting at 7:55p.m. The motion was passed unanimously.

Zuzana Karas, Land Use Board Secretary.