

## **MINUTES –2023 ZONING BOARD REORGANIZATION**

January 9, 2023

The Reorganization Meeting was called to order at 7:31 p.m. by Ms. Daly, (2022 Chair) and was conducted virtually.

This meeting is in compliance with the “Open Public Meetings Act” as adequate notice of this meeting has been provided to the Westfield Leader and the Star Ledger with the Agenda specifying the time, place and matters to be heard having been posted on a bulletin board in the Town Hall reserved for such announcements and the filing of said Agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

### **ROLL CALL:**

#### **Members Present:**

Ms. Daly  
Mr. Marotta  
Mr. Aschenbach  
Mr. Cukierski  
Mr. Lucas  
Mr. Quinn  
Mr. Rees

#### **Members Absent:**

None

#### **Alternates Present:**

Ms. Oliver  
Mr. Giuditta

#### **Alternates Absent:**

None

#### **Also present:**

Mark Rothman, Esq. (2022 Legal Counsel), Kathy Lenahan, Board Administrator, Greer Patras, Board Planner (2022)

### **SWEARING IN OF NEW MEMBERS**

Dan Aschenbach was sworn in for a term ending December 31, 2026 by Mr. Rothman.

Steve Cukierski was sworn in for a term ending December 31, 2026 by Mr. Rothman.

Sarah Oliver was sworn in for a term ending December 31, 2024 by Mr. Rothman.

Nick Giuditta was sworn in for a term ending December 31, 2023 by Mr. Rothman.

## **ELECTION OF OFFICERS**

Christine Daly was nominated as Chair by Mr. Marotta, seconded by Mr. Rees and passed on unanimous voice vote.

Ronald Marotta was nominated as Vice-Chair by Mr. Aschenbach, seconded by Mr. Quinn and passed on unanimous voice vote.

Kent Lucas was nominated as Secretary by Mr. Quinn, seconded by Mr. Rees and passed on unanimous voice vote.

Dan Aschenbach was nominated as Alternate Secretary by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

## **APPOINTMENT OF BOARD ATTORNEY**

Motion to appoint Mark Rothman, Esq., as Board Attorney for the year 2023, was made by Mr. Aschenbach, seconded by Mr. Marotta and passed on unanimous voice vote.

## **APPOINTMENT OF BOARD ADMINISTRATOR**

Motion to approve Kathy Lenahan as Board Administrator was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

## **APPOINTMENT OF ENGINEER**

Motion to appoint Colliers Engineering (Jacque Dirmann) as Board Engineer was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

## **APPOINTMENT OF PLANNING CONSULTANT**

Motion to designate Topology Inc., as primary Board Planner, was made by Mr. Rees, seconded by Mr. Cukierski and passed on unanimous voice vote.

Motion to designate Harbor Consultants as secondary Planner, on an as needed basis, commensurate with their area of expertise, was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

Ms. Oliver stated she would need to recuse herself, since she works part-time for Harbor Consultants.

### **ADOPTION OF BOARD SCHEDULE**

A motion to adopt the 2023 Board Schedule, as amended, was made by Mr. Marotta, seconded by Mr. Lucas and passed on unanimous voice vote.

Discussion was held regarding the Board staying virtual or going back to in-person meetings. Also discussed was deleting the covid language from the board agendas.

A motion to delete the covid language from board agendas was made by Mr. Quinn, seconded by Mr. Rees and passed on unanimous voice vote.

A motion for the Board to stay virtual until further discussion at the April 24<sup>th</sup> meeting, was made by Mr. Rees, seconded by Mr. Cukierski and passed on unanimous voice vote.

### **DESIGNATION OF OFFICIAL NEWSPAPER**

A motion to designate the Westfield Leader and/or the Star Ledger as the Board's official newspaper(s) was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

### **ADOPTION OF THE 2023 RULES AND REGULATIONS**

A motion to adopt the 2023 Rules and Regulations was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

### **COMMUNICATIONS**

None

### **MINUTES:**

Motion to adopt the minutes of November 7, 2022, was made by, Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

Motion to adopt the minutes of November 28, 2022, as amended, was made by Mr. Marotta, seconded by Mr. Cukierski and passed on unanimous voice vote.

Motion to adopt the minutes of the Closed Session of December 5, 2022, was made by, Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

Motion to adopt the minutes of December 5, 2022, was made by, Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

## **RESOLUTIONS OF MEMORIALIZATION**

Application #ZBA 22-008  
Anthony & Lori Lettini  
170 Locust Drive  
Block: 251 Lot: 2, R-1 Zone

Applicant is requesting two c(1) variances for the construction of a two-story addition. The minimum side yard setback is 7.5' and 5.0' is proposed, §255-34, Attachment 1, Schedule 1. The minimum combined side yard setback is 22.5' and 10.5' is proposed, §255-34, Attachment 1, Schedule 1.

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Lucas, Mr. Quinn, Mr. Rees, Ms. Oliver

Opposed: None

## **OLD BUSINESS and NEW BUSINESS**

A board member stated that the memos prepared for the applications are appreciated and very useful. Also feels it is helpful when Mr. Rothman provides information on the standards for the applications; believes it helps the Board focus on the issues. Requests that this practice continue and feels it serves the Board well.

Mr. Rothman reviewed at what point during a hearing should the standards be addressed.

## **PUBLIC COMMENT PORTION**

None

## **ADJOURNMENT**

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:33 p.m.

---

Kent Lucas, Secretary