

## **MINUTES – ZONING BOARD REORGANIZATION**

January 7, 2019

The reorganization meeting was called to order at 8:03 p.m. by Mr. Marotta, 2018 Chairman.

### **ROLL CALL:**

#### **Members Present:**

Mr. Marotta  
Mr. Aschenbach  
Mr. Ashrafi  
Mr. Bovasso  
Ms. Daly  
Ms. Drake  
Mr. Salomon

#### **Members Absent:**

None

#### **Alternates Present:**

Mr. Quinn  
Ms. Hay

#### **Alternates Absent:**

None

#### **Also present:**

Nicholas Giuditta, Esquire, (2018 Legal Counsel), Kathy Lenahan, Board Administrator, Bill Masol, Township Engineer

Ron Johnson, Zoning Officer was absent.

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

Daniel Aschenbach was sworn in for a term ending December 31, 2022 by Mr. Giuditta.

Christopher Ashrafi was sworn in for a term ending December 31, 2022 by Mr. Giuditta.

Justin Quinn was sworn in for a term ending December 31, 2020 by Mr. Giuditta.

### **APPOINTMENT OF ENGINEER**

William Masol was sworn in as Zoning Board In-House Engineer by Mr. Giuditta.

## **ELECTION OF OFFICERS**

Ron Marotta was nominated as Chairman by Ms. Drake, seconded by Mr. Bovasso and passed by unanimous voice vote.

Christine Daly was nominated as Vice-Chairperson by Ms. Drake, seconded by Mr. Aschenbach and passed by unanimous voice vote.

Robert Bovasso was nominated as Secretary by Mr. Salomon, seconded by Ms. Daly and passed by unanimous voice vote.

Dan Aschenbach was nominated as Alternate Secretary by Mr. Salomon, seconded by Mr. Bovasso and passed by unanimous voice vote.

## **APPOINTMENT OF BOARD ATTORNEY**

Interviews were conducted with Nick Giuditta, (Giuditta Law Firm) Tom Jardim (Jardim, Meisner & Susser), Vince Loughlin (Loughlin Law Firm), Scott King (Decotiis, Fitzpatrick Cole & Giblin) and Michael Ash (formerly with Decotiis, Fitzpatrick Cole & Giblin), for the position of Zoning Board Attorney.

Motion to re-advertise the RFP for Zoning Board Attorney was made by Ms. Drake and seconded by Ms. Daly and passed on unanimous voice vote.

Motion to appoint Nick Giuditta, Esq. as Interim Zoning Board Attorney, was made by Mr. Bovasso, seconded by Ms. Drake and passed on unanimous voice vote.

## **APPOINTMENT OF ADMINISTRATOR**

Motion to approve Kathy Lenahan as Zoning Board Administrator was made by Ms. Daly, seconded by Mr. Bovasso and passed on unanimous voice vote.

## **APPOINTMENT OF PLANNING CONSULTANT**

Interviews were conducted with Richard O'Connor (Grotto Engineering Associates), Peter Van den Kooy (CME Associates), Victor Vinegra, Harbor Consultants, David Atkinson (Neglia Engineering Associates) and Nick Dickerson (Maser Consulting) for the position of outside planner for Planning Services

Motion to designate Maser Consultants as primary outside planner, with Neglia Engineering as secondary planner and Harbor Consultants for special projects on an as needed basis commensurate with their area of expertise was made by Mr. Aschenbach, seconded by Ms. Drake and passed on unanimous voice vote.

## **DESIGNATION OF OFFICIAL NEWSPAPER**

A motion to designate The Westfield Leader and/or The Star Ledger as the Zoning Board official newspaper(s) was made by Ms. Drake, seconded by Mr. Bovasso and passed on unanimous voice vote.

## **TIME/DATE SCHEDULE OF MEETINGS**

The proposed Zoning Board Time/Date Schedule of Meetings was discussed, amended and agreed to by the members. Motion to adopt the schedule as amended, was made by Mr. Bovasso, seconded by Mr. Salomon and passed by unanimous voice vote.

## **COMMUNICATIONS:**

None

## **RESOLUTIONS OF MEMORIALIZATION:**

1. **Application #ZBA-18-025  
322 Walnut LLC  
322 Walnut Avenue  
Block: 488, Lot: 15, Zone R-2**

**The applicant is requesting a subdivision and a D(1) use variance to subdivide a lot and construct a two-family home on one lot in a single family zoning district where two-family homes are not permitted §255-36.A(1).**

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Bovasso, seconded by Ms. Daly and passed with the following voting in favor of the motion: Mr. Marotta, Ms. Daly, Mr. Bovasso and Ms. Hay.

2. **Applicant #ZBA - 18-026  
Jeffrey & Lynne Baumann  
468 Orchard Street  
Block: 160, Lot: 24, Zone R-4**

**Applicant is requesting a C(2) variance to permit construction of an addition to improve an existing side entry and enlarge an existing bathroom. The size of the proposed addition is 3' 6" x 9' 8 ½" (or approximately 34 sq. ft.). The minimum side yard setback is 7 feet where 4.3 feet is proposed §255-34 Attachment 1, Schedule 1. All other bulk requirements have been met.**

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution, was made by Mr. Bovasso, seconded by Ms. Daly and passed with the following voting in favor of the motion: Mr. Salomon, Ms. Daly, Mr. Bovasso and Ms. Hay.

**MINUTES:**

Motion to adopt the minutes of December 10, 2018 as amended, was made by Mr. Bovasso, seconded by Ms. Daly and passed on unanimous voice vote.

Motion to adopt the minutes of December 17, 2018 as amended, was made by Mr. Bovasso, seconded by Ms. Daly and passed on unanimous voice vote.

**OLD BUSINESS and NEW BUSINESS**

Ms. Lenahan provided information to the new board members about Zoning Board classes.

**PUBLIC COMMENT PORTION**

None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 10:47 p.m.

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Robert Bovasso, Secretary