

## **MINUTES – ZONING BOARD REORGANIZATION**

January 3, 2018

The reorganization meeting was called to order at 8:01 P.M. by Mr. Marotta, 2017 Chairman.

### **ROLL CALL:**

#### **Members Present:**

Mr. Marotta  
Mr. Illing  
Mr. Pistol  
Mr. Bovasso  
Ms. Daly  
Ms. Drake  
Mr. Salomon

#### **Members Absent:**

None

#### **Alternates Present:**

Mr. Trelease  
Ms. Hay

#### **Alternates Absent:**

None

#### **Also present:**

Nicholas Giuditta, Esquire, (2017 Legal Counsel), Ron Johnson, Zoning Officer, Kathy Lenahan, Administrator, Bill Masol, Township Engineer

### **SWEARING IN OF NEW MEMBER**

Christine Daly was sworn in for a term ending December 31, 2021 by Mr. Giuditta.

David Salomon was sworn in for a term ending December 31, 2021 by Mr. Giuditta.

Mary Ann Hay was sworn in for a term ending December 31, 2019 by Mr. Giuditta.

### **ELECTION OF OFFICERS**

#### **Chairman:**

Ronald Marotta was nominated as Chairman by Mr. Illing, seconded by Mr. Pistol and passed by unanimous voice vote.

Kevin Illing was nominated as Vice-Chairperson by Mr. Pistol, seconded by Mr. Bovasso and passed by unanimous voice vote.

Jeffrey Pistol was nominated as Secretary by Mr. Illing, seconded by Mr. Salomon and passed by unanimous voice vote.

Robert Bovasso was nominated as Alternate Secretary by Mr. Pistol, seconded by Mr. Marotta and passed by unanimous voice vote.

#### **APPOINTMENT OF BOARD ATTORNEY**

Motion to go into closed session to conduct interviews with Mr. Giuditta, (Giuditta Law Firm) Mr. Pansulla (Finazzo Cossolini O'Leary Meola & Hager, LLC), Mr. Rothman (Robbins & Robbins) and Ms. Gibbons (Law Office of Yvette Gibbons) for the position of Zoning Board Attorney was made by Mr. Bovasso, seconded by Ms. Drake and passed on unanimous voice vote.

Mr. Pansulla, Mr. Rothman and Ms. Gibbons did not appear for the interviews.

Motion to extend Mr. Giuditta's contract for 90 days and to re-advertise the RFQ for Zoning Board Attorney, was made by Mr. Bovasso, seconded by Ms. Daly and passed on unanimous voice vote.

Motion to return to open session was made by Mr. Salomon seconded by Ms. Daly and passed on unanimous voice vote.

#### **APPOINTMENT OF ADMINISTRATOR**

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

#### **APPOINTMENT OF PLANNING CONSULTANT**

Motion was made by Mr. Illing, to designate Maser Consulting, P.A. as primary outside-planner as needed on applications commensurate with their area of expertise and to go out to an open and unfair bid process for a secondary planner, was seconded by Ms. Daly 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 Mr. Pistol, seconded by Ms. Daly 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 schedule as amended, was made by Mr. Pistol, seconded by Mr. Illing and passed by unanimous voice vote.

## **APPOINTMENT OF ENGINEER**

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

## **COMMUNICATIONS:**

Mr. Marotta received a copy of a letter from Mr. Giuditta to Mr. DeMassi regarding the Cornerstone Day School's Resolution of Memorialization.

## **MINUTES:**

Motion to adopt the minutes of December 4, 2017 as amended, was made by Mr. Pistol, seconded by Mr. Illing and passed on unanimous voice vote.

Motion to adopt the minutes of December 11, 2017 as amended, was made by Mr. Pistol, seconded by Mr. Marotta and passed on unanimous voice vote.

## **RESOLUTIONS OF MEMORIALIZATION:**

**Application #ZBA-17-024:**

**Marcy and Mark Kielczynski, Applicant**

**40 Georgia Street**

**Block: 453 Lot: 5 Zone: R-3**

**To permit construction of a hot tub in the rear yard with the following variance: less than the required minimum distance to the principle dwelling (§136-34B1).**

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. Pistol, seconded by Ms. Drake and passed with the following voting in favor of the motion: Mr. Marotta, Mr. Pistol, Ms. Drake and Ms. Hay.

## **OLD BUSINESS and NEW BUSINESS**

Discussion was held about new Board members attending Zoning Board classes. Kathy Lenahan to send information about classes to new members.

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**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 9:15 P.M.

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Jeffrey Pistol, Secretary