

PEMBERTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
500 PEMBERTON BROWNS MILLS ROAD PEMBERTON, NJ
JANUARY 13, 2021 MINUTES
REORGANIZATION and REGULAR MEETING
7:00 PM

<https://global.gotomeeting.com/join/866344181>
United States: +1 (872) 240-3212
Access Code: 866-344-181

MEMBERS:

Timothy Haines
Albert Hopkins
T. Stephan Thompson
Robert Bailey
Russell McLaughlin, Jr.
Thomas Besselman
John Willitts
Lise Mainor, Alt. #1
Vacant, Alt. #2

CONSULTANTS:

Nancy Abbott, Attorney
Douglas Johnson, Engineer
David Banisch, Planner

ANNOUNCEMENT: NOTICE OF THIS MEETING WAS ADVERTISED IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT.

Meeting called to order.
Roll Call.
Pledge of Allegiance.

REORGANIZATION MEETING BUSINESS

- 1.) Board Member Oath of Office
Haines, Willitts, Besselman and Mainor were sworn in.
- 2.) Nominations for Chairperson
Motion for Haines as Chairman by McLaughlin; seconded by Hopkins
No additional nominations were made.
All in favor: Aye
Opposed: None
- 3.) Nominations for Vice-Chairperson
Motion for Hopkins as Vice-Chairman by Willitts; seconded by McLaughlin
No additional nominations were made.
All in favor: Aye
Opposed: None
- 4.) Nominations for Board Member Secretary
Motion for Thompson as Bd Member Sec. by Hopkins; seconded by Willitts
No additional nominations were made.
All in favor: Aye
Opposed: None
- 5.) Invitation of public comment.
(no public comments)
- 7.) Formal action in public session concerning the following resolutions:

Hopkins advised that RFP committee had spoken during different times and that they would like to stay with the same professionals.

 - a.) Resolution Z-1-2021 appointing Zoning Board Attorney

Abbott stated this will be 30 years as Board Attorney

Motion to approve Abbott made by Hopkins; seconded by Willitts
Roll call: Hopkins, Willitts, Thompson, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

b.) Resolution Z-2-2021 appointing Zoning Board Planner

Motion to approve Banisch made by Bailey; seconded by Hopkins
Roll call: Bailey, Hopkins, Willitts, Thompson, McLaughlin, Besselman, Mainor and Haines voted yes.

c.) Resolution Z-3-2021 appointing Zoning Board Engineer

Motion to approve Johnson made by Hopkins; seconded by McLaughlin
Roll call: Hopkins, McLaughlin, Thompson, Bailey, Willitts, Besselman, Mainor and Haines voted yes.

d.) Resolution Z-4-2021 appointing Zoning Board Conflict Attorney
(Board did not appoint Conflict Attorney)

e.) Resolution Z-5-2021 appointing Zoning Board Conflict Engineer
(Board did not appoint Conflict Engineer)

f.) Resolution Z-6-2021 Open Public Meetings Act

Motion to approve made by Willitts; seconded by Bailey
Roll call: Willitts, Bailey, Hopkins, Thompson, McLaughlin, Besselman, Mainor and Haines voted yes.

g.) Resolution Z-7-2021 approving Zoning Board regular meeting dates

Motion to approve made by Hopkins; seconded by Willitts
Roll call: Hopkins, Willitts, Thompson, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

h.) Resolution Z-8-2021 approving Zoning Board Official Newspaper

Motion to approve made by Bailey; seconded by Hopkins
Roll call: Bailey, Hopkins, Willitts, Thompson, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

i.) Resolution Z-9-2021 appointing Zoning Board Business Secretary

Motion to approve DiPalma made by Hopkins; seconded by Willitts
Roll call: Hopkins, Willitts, Thompson, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

j.) Resolution Z-10-2021 designation of designee for completeness

Motion to approve Abbott made by Hopkins; seconded by Bailey
Roll call: Hopkins, Bailey, Willitts, Thompson, McLaughlin, Besselman, Mainor and Haines voted yes.

k.) Resolution Z-11-2021 re-adoption of Board Rules and Regulations

Abbott reviewed the requirement that photos be submitted with the application; DiPalma to follow up with enforcing that; DiPalma discussed the Business administrators discussion regarding submission dates and escrows; having the submission date 30 days and invoices submitted prior to the application being heard.

Willitts asked the professionals how they felt about it.

Banisch responded that it wasn't practical; the billing cycle is monthly.

Abbott commented on the legality; land use law required 10 days submission.

Banisch discussed different deadlines based on application type.

Hopkins commented that they were better off staying with one.

Willitts commented that if it wasn't broke don't fix it.

Mainor commented that they should leave it and not make it more difficult.

Hopkins raised concerns that DiPalma could be accused of impropriety with difference deadlines.

Motion to approve Abbott made by Hopkins; seconded by Willitts
Roll call: Hopkins, Willitts, Thompson, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

REGULAR MEETING BUSINESS 1-13-2021

- 8.) Hreha/Scrofano, Block 839.02 Lot 28, 1 Vincentown Road, use variance, site plan waiver R-1 zone; *(completeness determination required)*

Abbott advised that she had spoken to Ted Costa, the applicants Attorney, and they had requested another continuance; neighbors aren't happy, there's pending Municipal Court action; advised Costa that she would advise the Board to dismiss without prejudice; they can refile; will have to re-notice.

Willitts discussed that when dismissed they would need to refile, pay new fees. Abbott stated they have an opportunity to refile; if dismissed the municipal court will have jurisdiction to address any violations.

Motion to dismiss without prejudice by Hopkins; seconded by Willitts
Roll call: Hopkins, Willitts, Bailey, McLaughlin, Besselman, Mainor and Haines voted yes.

- 9.) Minutes – November 10, 2020

Motion to approve by Bailey; seconded by Willitts
Roll call: Bailey, Willitts, Thompson, Hopkins, McLaughlin, Besselman, Mainor and Haines voted yes.

- 10.) Minutes – December 9, 2020

Motion to approve by Hopkins; seconded by Bailey,
Roll call: Hopkins, Bailey, Thompson, McLaughlin, Besselman, Mainor and Haines voted yes.

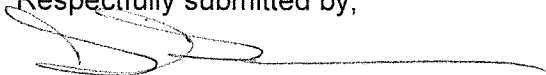
- 11.) Comments from Board Members & Consultants

Willitts thanked staff and professionals.
Abbott asked how the cell tower tree looked.
Banisch wished everyone good health and fortune.

- 13.) Adjournment

Motion to adjourn by Willitts; seconded by Hopkins
All in favor: Aye
Opposed: None
Meeting adjourned at 7:50 PM

Respectfully submitted by,



Donna DiPalma, Business Secretary
Planning Board and Zoning Board of Adjustment

Disclaimer: the above minutes are neither a verbatim nor a detailed version of the events of the meeting. Such detail is available on the legal recording of the meeting at the Township office during business hours.