

**MINUTES OF THE REGULAR MEETING  
OF THE TOWNSHIP OF JACKSON  
ZONING BOARD OF ADJUSTMENT  
DECEMBER 19, 2007**

The December 19, 2007 Jackson Township Board of Adjustment meeting was called to order at 7:03 p.m. with a salute to the flag by all present. Board Attorney Sean Gertner read the Open Public Meetings Act Statement.

**ROLL CALL:** Joy Ann Harmer 7:06 p.m. William Santos, Alt. #1  
Jeffrey Bowen Peter Maher, Secretary  
Barry Calogero Diana LaBianca, Vice Chairwoman  
Stephen Costanzo Vincent Sgro, Chairman

**ABSENT:** No one

**ALSO PRESENT:** Jeffrey Purpuro, Zoning Officer and Steven McCrystal, McCrystal Reporting

**APPROVAL OF RESOLUTIONS** – None this evening

**APPROVAL OF MINUTES OF DECEMBER 5, 2007** – Tabled

**APPROVAL OF VOUCHERS**

**Motion to approve the voucher in the amount of \$120.00 for the Recording Secretary for tonight's meeting and a voucher in the amount of \$200.00 for tonight's meeting for Steven McCrystal by LaBIANCA/Costanzo.** YES: Bowen, Calogero, Costanzo, Santos, Maher, LaBianca, Sgro.

**ANNOUNCEMENTS**

Mr. Sgro stated he was told the firm, Hiering, Gannon and McKenna would not be present this evening and withdrew their bid for Zoning Board Attorney. Mr. Santos added that they said they submitted the bid in error.

Mr. Costanzo asked if the representative of the individual firm could be in the room. Mr. Gertner said the Board must go into Executive Session for contract negotiations, and is now in open session. There should be a motion to go into Executive Session to discuss the Requests for Proposals (RFPs) and call individuals in one at a time. The Board should vote whether to do it this way or keep the session open. **Motion to go into Executive Session by COSTANZO/Maher.** YES: Harmer, Bowen, Calogero, Costanzo, Maher, LaBianca, Sgro.

**MATTERS FOR DISCUSSION – NAMING THE BOARD PROFESSIONALS**

**Motion to re-open the public session at 9:19 p.m. by CALOGERO/Costanzo.** YES: Harmer, Bowen, Calogero, Costanzo, La Bianca, Sgro. NO: Maher.

**Motion to name the firm, Gertner, Snyder LLC as Zoning Board Attorney by HARMER/LaBianca** with the agreement to adjust the hourly rate for clerical from \$85 to \$75 per hour. YES: Harmer, Bowen, Costanzo, Maher, LaBianca, Sgro. NO: Calogero, because he felt the \$75 rate was high, but stated Mr. Gertner served the Board well. Mr. Gertner thanked the Board for the appointment.

**Motion to name the firm Gravatt Consulting Group as Zoning Board Engineer by CALOGERO/Harmer** at the 2007 rates and to add Lee Ann Hoffmann's name to the contract and that she will appear at the meetings. YES: Harmer, Bowen, Calogero, Costanzo, Maher, LaBianca, Sgro.

**Motion to name the firm Remington and Vernick as Zoning Board Planners by CALOGERO/Costanzo.** YES: Harmer, Calogero, Costanzo. NO: Bowen, Maher, LaBianca, Sgro. **Motion does not carry.**

**Motion to name the firm Geller, Sive and Company as Zoning Board Planners by LaBIANCA/Maher** at the same rates as last year and Ms. Donna Miller as the Board Planner. YES: Bowen, Maher, LaBianca, Sgro. NO: Harmer, Calogero, Costanzo. Mr. Calogero said his vote was not a reflection on previous service, but rather due to the size of the company and the anticipated applications for 2008. **The motion carried, 4-3, in favor of Geller Sive.**

Mr. Sgro said he would like the Board to consider hiring an independent consultant to review traffic reports in the future, if needed. Mr. Gertner said Geller Sive has a traffic engineer and could possibly do that. Ms. Hoffmann said there are three site plans coming before this Board with traffic reports and it would be a good idea to have them reviewed. Ms. Miller said the township did request proposals. Mr. Gertner said that is the Clerk's answer. Mr. Sgro said he would look into that and Ms. Hoffmann said this Board is quasi judicial. Mr. Gertner agreed they can ask for a traffic review.

Mr. Sgro thanked Mr. Maher for idea of interviewing the candidates.

Mr. Costanzo mentioned the late hours and asked if the Board could have a cut off time. Mr. Maher said other towns have a curfew, and if the Board needs a second meeting, they have it. Ms. LaBianca asked how often that happens and Mr. Maher said every time. The cut off times of 10:00 or 10:30 were mentioned, and Mr. Gertner suggested hearing bulk variances one time and larger applications the second meeting. There is continuity with the same professionals, and everyone is more comfortable. Mr. Costanzo knows the first Wednesday is agreed to. Mr. Maher said he thinks people think the Zoning Board is the 'faster' Board, noting that is why they had the Jackson Commons application. Mr. Calogero asked about a 10:00 cut off, and Mr. Gertner said the Board could set the time as policy, and if an application is not completed, it can be carried. A 10:00 or 10:30 p.m. cut off time could be put right on the agenda.

**Motion to adjourn at 9:32 p.m. by MAHER/Calogero.** Yes, by affirmation.

Respectfully submitted,

Janice Kisty  
Zoning Board Recording Secretary