

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, JANUARY 25, 2021

Minutes of a Reorganization Meeting, followed by a Regular Meeting of the Jefferson Township Land Use Board, pursuant to due notice and in compliance with the Sunshine Law.
Municipal Building, Jefferson Township, at 7:30 PM.

Presiding: **Dr. Williams**
Secretary: **Stephanie McCormack**

Present:

Dr. Williams
Mr. Palko
Councilwoman Senatore
Mr. Hine
Mr. DiFrisco
Ms. Galfo
Mayor Wilsusen

Absent:

Mr. Small
Chief Castimore
Mr. Deutsch
Mr. Jacoby
Ms. Fallon
Mr. Galfo

Also Present:

Glenn Kienz, Board Attorney
Louis Karp, Board Attorney
Robert Correale, Board Attorney (McDonald's)
Jill Hartmann, Board Planner
Tom Thornton, Board Engineer
Stephanie McCormack, Secretary

REORGANIZATION MEETING:

APPOINTMENT OF CHAIRMAN:

Mayor Wilsusen moved to appoint Dr. Clifford Williams as Chairman.
Ms. Galfo seconded the motion.

In Favor of Cliff Williams: All.

APPOINTMENT OF VICE-CHAIR(S):

Chairman Williams moved to appoint Mr. Palko and Ms. Galfo as Co-Vice-Chairs.
Councilwoman Senatore seconded the motion.

In Favor: All.

APPOINTMENT OF SECRETARY:

Vice-Chairwoman Galfo moved to appoint Ms. Stephanie McCormack as Board Secretary.
Mr. Hine seconded the motion.

In Favor: All.

APPOINTMENT OF BOARD ATTORNEY:

Mayor Wilsusen moved to appoint Glenn Kienz of the Weiner Law Group LLP as Board Attorney.

Chairman Williams seconded the motion.

In Favor of Weiner Law Group (Glenn Kienz): All.

APPOINTMENT OF BOARD ENGINEER:

Chairman Williams moved to appoint Mr. John Ruschke of Mott MacDonald as Board Engineer.

Vice-Chairwoman Galfo seconded.

In Favor of Mott MacDonald (John Ruschke): All.

APPOINTMENT OF BOARD PLANNER:

Vice-Chairman Palko moved to appoint Ms. Jill Hartmann as Board Planner. Chairman Williams seconded.

In Favor: All.

APPOINTMENT OF SUBCOMMITTEES:

Ms. McCormack stated that there are two subcommittees; Zoning Review/Completeness, and Master Plan. She then asked the Board Members if they wanted to change their status on either of the committees, and if there were any members not currently on one of the committees that would like to be on a committee.

Mr. DiFrisco stated that he would like to join the Zoning Review/Completeness Committee.

Completeness Review Subcommittee: Mr. Hine, Ms. Fallon, Mr. Galfo, Mr. Palko, Mr. DiFrisco, and Mr. Jacoby.

Master Plan Subcommittee: Mr. Galfo, Mr. Hine, Mr. Small, Vice-Chairman Palko, and Ms. Galfo.

In Favor: All.

OFFICIAL MEETING DATES AND TIMES:

Ms. McCormack stated that regular meetings will be conducted on the fourth Monday of the month, with the second Monday being set aside for alternate or special meetings. The Completeness meeting will be held at 7:00 pm and the regular meetings will start at 7:30 pm.

In Favor: All.

APPOINTMENT OF OFFICIAL NEWSPAPER AND ALTERNATE NEWSPAPER:

Mayor Wilsusen moved to appoint the “Daily Record” as the official newspaper of the Land Use Board and the “Star Ledger” as the alternate.

In Favor: All.

Mr. Kienz then swore in Ms. Jill Hartmann as the Land Use Board Planner. He then swore in Mr. Tom Thornton as the Land Use Board Engineer, representing Mott MacDonald.

REGULAR MEETING:

COMPLETENESS:

169 Route 181, LLC	No. 20-02	Block 105, Lot 1 169 Route 181 Minor Site Plan
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Ms. Hartmann stated that all of the required items have been submitted, and the application can be deemed complete.

Vice-Chairman Palko made a motion to deem the application complete. **Mr. DiFrisco** seconded the motion.

In Favor: All.

Matari	No. 20-14	Block 473, Lot 12 2 Blue Heron Lane Use Variance
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Ms. Hartmann stated that this is an application for an expansion of a non-conforming use, whereby the applicant proposes to construct an addition on the side of a single-family residence. This is an existing non-conforming use because there are three other primary structures on the property. The applicant has not shown the location of the septic system, and the architectural plans have not been signed and sealed.

Chairman Williams stated that once the applicant provides the information on the location of the septic, they can be deemed complete and heard the same night.

Councilwoman Senatore asked if the applicant would also be required to provide signed and sealed plans.

Mr. Kienz stated that signed and sealed plans are not necessary unless it is a commercial property.

Councilwoman Senatore made a motion to deem this application incomplete, and granting a waiver for signed and sealed architectural plans. Once the location of the septic is provided, the applicant can be deemed complete and heard the same night. **Chairman Williams** seconded the motion.

In Favor: All.

Salvatore	No. 20-19	Block 562, Lot 2 45 Hillside Ave. Bulk Area Variance
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Ms. Hartmann stated that this is an application to construct an attached garage, and there are two sheds on the property. The plat plan is still missing a signature block, a zoning table, a key map, and list of property owners within 200 feet. Therefore, this application is still incomplete.

Mr. Hine made a motion to deem the application incomplete. **Councilwoman Senatore** seconded the motion.

In Favor: All.

Kollmer	No. 20-20	Block 141, Lot 6 2 Lagoon Lane Bulk Area Variance
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Ms. Hartmann stated that this is an application to construct a roof over an existing deck. All of the required checklist items have been submitted, and she recommends the application be deemed complete.

Mayor Wilsusen made a motion to deem the application complete. **Mr. Hine** seconded the motion.

In Favor: All.

Yannarelli	No. 20-21	Block 174, Lots 1 & 8 129 & 129A Castle Rock Rd. Minor Subdivision & Bulk Area Variance
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Ms. Hartmann stated that based on a report received from the Health Department and the fact that the revised Stewart Surveying plan was not received in time for professional and board member review, this application is deemed incomplete.

Councilwoman Senatore made a motion to deem the application incomplete. **Vice-Chairwoman Galfo** seconded the motion.

Schroeder

No. 20-22

Block 358, Lot 22
5138 Berkshire Valley Rd.
Bulk Area Variance

Ms. Hartmann stated that this application to construct a new, detached garage in the front yard. The only item missing is a seal on the plans. Otherwise, this application can be deemed complete and be heard at the next meeting.

Ms. McCormack stated that one set of sealed plans was received.

Vice-Chairwoman Galfo made a motion to deem the application complete.
Councilwoman Senatore seconded the motion.

In Favor: All.

Visicaro

No. 20-24

Block 234, Lots 30 & 43
15 & 17 Diamond Drive
Minor Subdivision

Ms. Hartmann stated that this is a minor subdivision. Both properties have a primary structure. The applicant is requesting waivers for and Environmental Impact Statement, existing wells and septic systems within 200' of the properties, existing contours, and shade tree easement has not been shown. She believes it would be appropriate to grant these waivers.

Ms. McCormack asked if this application was also considered a Use Variance due to there being two primary structures on one of the properties.

Ms. Hartmann agreed that this application would also require a use variance for both the pre-existing non-conforming use and an expansion of a non-conforming use.

Vice-Chairwoman Galfo made a motion to grant the waivers and deem the application complete. **Mr. DiFrisco** seconded the motion.

In Favor: All.

APPLICATIONS (if deemed complete):

McDonald's

No. 20-01

Block 272.01, Lot 19
735 Route 15 South
Extension Request

Mr. Louis Karp, Board Attorney, muted himself due to a conflict of interest with this application. Mr. Bob Correale, Attorney representing the Jefferson Township Land Use Board for this application, was present.

Mr. Scott Lippert, Attorney for the applicant, was present. He explained that the reason for request for extension is due to not receiving approval yet from the DEP for the project. Once they receive approval from the DEP, they can pull permits and get started on the project.

Mr. Correale asked if they registered for an extension under the Permit Extension Act.

Mr. Lippert stated they did not.

Mr. Correale referenced Mr. Lippert's letter of request for extension dated January 13, 2021.

Vice-Chairman Palko made a motion to grant the extension for one year. **Councilwoman Senatore** seconded the motion.

In Favor: All.

Mr. DiFrisco stated that the Yannarelli applicants noticed for this meeting even though they were not on the agenda to be heard. He asked if the Board should vote to carry the application to the next meeting.

Ms. McCormack stated that 169 Route 181 (Gold Star Auto) also noticed for this meeting.

Ms. Hartmann stated that the Board can vote to carry these applications to the next meeting on Monday, February 22, 2021, with no further notice.

Mayor Wilsusen made a motion to carry the 169 Route 181 application to Monday, February 22, 2021. **Vice-Chairman Palko** seconded the motion.

In Favor: All.

Vice-Chairwoman Galfo made a motion to carry the Yannarelli application to Monday, February 22, 2021. **Mr. Hine** seconded the motion.

In Favor: All.

Abstained: Mr. DiFrisco.

OTHER BUSINESS:

Re-Examination

Discussion

Ms. Hartmann stated that she sent the Board Members a draft Re-Examination Report. The only requested change she received was to change the zoning to C-1 in those areas of Nolan's Point where Use Variances have recently been approved.

Chairman Williams asked if the residential properties at the end of the street would also be changed to C-1.

Ms. Hartmann stated that only those properties that recently received Use Variance approval are being changed to C-1. The specific block and lot numbers are listed in the Re-examination Report.

Mr. DiFrisco asked if there should be any concern that someone will turn one of the parking lots into another restaurant.

Ms. Hartmann stated that the current parking is required for the restaurants in that area, and if another restaurant were to be put in the same area, it would also need its own parking.

Councilwoman Senatore asked about storm water management and if we are doing enough to keep this under control, especially in the Nolan's Point area.

Ms. Hartmann stated that new, more stringent regulations have either come out or will be coming out soon.

Mayor Wilsusen stated that the new regulations should be coming out in March.

Councilwoman Senatore made a motion to approve the Re-examination Plan. **Mr. Hine** seconded the motion.

In Favor: All.

RESOLUTIONS:

Fahy

No. 20-11

Block 289, Lot 51
56 E. Shawnee Tr.
Bulk Area Variance

Vice-Chairwoman Galfo made a motion to approve. **Vice-Chairman Palko** seconded the motion.

In Favor: Mayor Wilsusen, Councilwoman Senatore, Vice-Chairwoman Galfo, Vice-Chairman Palko, Mr. Hine, Mr. DiFrisco, and Chairman Williams.

APPROVAL OF MINUTES DATED OCTOBER 26 & NOVEMBER 23, 2020

Vice-Chairwoman Galfo made a motion to approve. **Councilwoman Senatore** seconded the motion.

In Favor: All.

ADJOURNMENT:

Vice-Chairwoman Galfo moved to adjourn at 7:57 PM.
Councilwoman Senatore seconded the motion.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Land Use Board