

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, JUNE 26, 2023

Minutes of 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 7:00 PM.

Presiding: **Chairman Williams**
Secretary: **Stephanie McCormack**

Present:
Chairman Williams
Vice-Chairman Palko
Vice-Chairwoman Galfo
Mr. Hine
Mr. DiFrisco
Mayor Wilsusen
Councilwoman Senatore
Mr. Small
Mr. Galfo
Ms. Steelman

Absent:
Chief Castimore
Mr. Deutsch
Ms. Macalle-Holly

Also Present:
Glenn Kienz, Board Attorney
John Ruschke, Board Engineer/Planner
Stephanie McCormack, Board Secretary

COMPLETENESS:

All American Environmental

No. 23-04

Block 522, Lot 15
200 Ridge Road
Preliminary & Final Site Plan
Approval/Use Variance

Mr. John Ruschke stated the applicant is seeking Preliminary and Final Site Plan approval with use and bulk variance relief to construct a partial second story addition to an existing building, and utilizing the property for auto sales and an environmental remediation business. Several waivers have been requested, and Ms. Jessica Caldwell, in her completeness review letter, recommended the application be deemed incomplete until a Landscape Plan is provided. Since then, a Landscape Plan has been submitted, and it is recommended that the application be deemed complete.

Chairman Williams made a motion to deem the application complete. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

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No. 23-05

Block 28, Lots 1 & 20
168 S. New Jersey Avenue
Bulk Area Variance

Mr. John Ruschke stated the applicants are seeking bulk variance approval to construct a three-bay detached accessory garage in the rear of the existing single-family dwelling. A number of waivers have been requested, and Ms. Caldwell, in her completeness review letter, recommended that the application be deemed complete.

Chairman Williams made a motion to deem the application complete. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

REGULAR MEETING

APPLICATIONS (if deemed complete):

Muller

No. 22-14

Blocks 447 & 31002, Lot 40
1 Lancer Street
Use Variance

Mr. Daniel Benkendorf, the Attorney for the applicant, came forward.

Mr. Kienz stated that this application went in front of the Sparta Township Board of Adjustment for approval to construct a single-family dwelling addition. The residential home sits almost completely within the Sparta Township limits, and the proposed detached garage will be located on the portion of the property that sits within the Jefferson Township boundary. The application is a technical use variance because the garage is not permitted to be a principal structure on the lot. The only thing that prevents this property from being one lot is the municipal boundary line. If the lots were subdivided, both lots would be non-conforming. The relief the applicant is seeking is for having an accessory structure as a primary structure on a lot, and the height of the structure will exceed the permitted height of an accessory structure. Additional relief requested is for a front yard setback and impervious coverage. If both lots were being considered, the impervious coverage relief would not be required.

Mr. Andrew Muller, the applicant, and **Mr. Jason Dunn**, the applicant's Planner, both came forward and were sworn in. They both agreed with Mr. Kienz's summary of the application.

Mr. Dunn stated the reason for the use variance is due solely to hardship, and supports the general welfare of the Township. Even though the garage roof is higher than permitted for an accessory structure, it's still lower than the roof on the house, and is surrounded by open space on two sides. The house and garage will sit down from the road at the end of a cul-de-sac.

Mr. Kienz stated that there are some tax issues that are in the process of being resolved, and will be a condition of the resolution.

***Chairman Williams opened the meeting to the public.
The public portion was closed.***

Mr. Galfo made a motion to approve the application with the conditions discussed. **Mr. Small** seconded the motion.

In Favor: Vice-Chairwoman Galfo, Vice-Chairman Palko, Mr. Hine, Mr. DiFrisco, Mr. Small, Mr. Galfo, and Chairman Williams.

RESOLUTIONS:

T3 Innovations	No. 23-02	Block 377, Lot 1 2 Center Road Bulk Area Variance
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Vice-Chairwoman Galfo made a motion to approve the resolution. **Mr. Hine** seconded the motion.

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

APPROVAL OF MINUTES DATED MAY 22, 2023

Vice-Chairwoman Galfo made a motion to approve the minutes dated May 22, 2023. **Mr. Hine** seconded the motion.

In Favor: All.

OPEN MEETING TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

No members of the public were present.

ADJOURNMENT:

Chairman Williams moved to adjourn at 7:23 PM.
Vice-Chairwoman Galfo seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Land Use Board