

Ms. Jill Hartmann stated that the Board has not seen this application in almost a year. The application has been updated to include Block 320.01, Lot 1. However, as shown on “Map of Property” prepared by Alfred A. Stewart, Jr., it appears that Block 111, Lot 1.05 is also part of the application site. The applicant must address this and confirm that Block 111, Lot 1.05 is/is not part of the application. All other required completeness checklist items have been submitted.

Mr. Glenn Kienz asked Ms. Hartmann if it would make sense to ask Mr. Stewart to provide a detailed summary of the project, and if Block 111, Lot 1.05 is included in the application, and if so, why or why not.

Ms. Hartmann agreed.

Vice-Chairman Palko made a motion to deem the application complete pending the receipt of a detailed summary of the project and whether or not Block 111, Lot 1.05 is included in the application. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

*****The Mayor and Councilwoman Senatore did not vote on this item.*****

Ms. McCormack stated that the applicant to be heard has not arrived yet, and recommended the Board move on to “Other Business.”

OTHER BUSINESS:

C-1 & C-2 to Permit Residential Uses Above Ground Floor Discussion
Commercial Uses

Ms. Hartmann stated that this was part of the review for the Master Plan. The amendment will allow for residential units above commercial uses.

Mr. Kienz stated that if the Board agrees, a recommendation can be made to the governing body for review.

Vice-Chairwoman Galfo made a motion to send the amended ordinance to the governing body for review. **Mayor Wilsusen** seconded the motion.

In Favor: All.

Sign Ordinance #21-21 Discussion
(Township Council)

Mayor Wilsusen stated there is a Township Ordinance regulating political signs. Our Code Enforcement Officer went out to enforce the ordinance, and found out there was a Supreme Court case ruling it's unconstitutional. Therefore, there was a rush to correct and update the deficiency in the ordinance.

Mr. Kienz stated that the Township's Law Firm did a fine job on refining the Ordinance with regard to political signs, but the entire sign ordinance needed to be updated. He recommended to the Board that this ordinance be deemed satisfactory for its purpose.

Mayor Wilsusen made a motion to deem the ordinance satisfactory. **Councilwoman Senatore** seconded the motion.

In Favor: All.

Sign Ordinance
(Land Use Board)

Discussion

Mr. Kienz feels that the Board should review this ordinance, either as a committee made up of a few people or as a full Board, and put on the agenda for discussion at the September meeting.

The entire Board decided to review the ordinance and be prepared to discuss at the next meeting.

APPLICATIONS (if deemed complete):

Casmento/Zacco

No. 21-01

Block 490, Lot 3
30 East Birch Road
Bulk Area Variance

Mr. Thomas Casmento and Mr. John Zacco, the applicants, were present and sworn in. Mr. Casmento stated that he owns the property in question, but his Uncle, Mr. Zacco, was proposing to build a new, two-bedroom home.

Ms. Hartmann stated the subject property is a fully developed, undersized lot with a one story, single family dwelling. Due to the dwelling being structurally unsound, it requires a complete renovation. It is presently non-conforming in terms of lot size, lot width, and one side yard setback. The project will require front yard setback, side yard setback, rear yard setback, building coverage, and impervious coverage variances. In addition, the site has existing lot size and lot width non-conforming conditions.

Mr. Kienz asked Ms. Hartmann if she feels the Board should grant variances for the existing non-conforming conditions as well.

Ms. Hartmann agreed.

It was noted that there was no public presence at the meeting.

Mr. Hine made a motion to approve the application. **Mr. Deutsch** seconded the motion.

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

Abstained: Councilwoman Senatore.

MEETING MINUTES DATED AUGUST 23, 2021

Mr. Deutsch made a motion to approve the minutes. **Mr. Hine** seconded the motion.

In Favor: Mayor Wilsusen, Councilwoman Senatore, Mr. Hine, Mr. DiFrisco, and Mr. Deutsch.

ADJOURNMENT:

Vice-Chairwoman Galfo moved to adjourn at **7:40 PM**.

Mr. Deutsch seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board