

**JEFFERSON TOWNSHIP LAND USE BOARD**

**MONDAY, AUGUST 28, 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  
Chief Castimore  
Mayor Wilsusen  
Councilwoman Senatore  
Mr. Small  
Mr. Galfo  
Ms. Steelman  
Mr. Deutsch

**Absent:**  
Mr. DiFrisco  
Ms. Macalle-Holly

**Also Present:**  
Glenn Kienz, Board Attorney  
John Ruschke, Board Engineer  
Alison Kopsco  
Stephanie McCormack, Board Secretary

**COMPLETENESS:**

Miller No. 23-06 Block 279, Lot 12  
2 Duck Point Trail  
Bulk Area Variance

**Ms. Alison Kopsco** stated the applicant is seeking variance approval to construct a second story and add an addition in the rear yard. The property is located in the R-30 Zone. Since the requested waivers are in keeping with the nature of the application, she recommended the application be deemed complete.

**Chairman Williams** made a motion to deem the application complete. **Mr. Small** seconded the motion.

**In Favor: All.**

Seretis Properties, LLC No. 23-07 Block 273.01, Lots 2, 2.03 &  
2.04  
5 Bowling Green Parkway  
Amended Final Major Site Plan

**Ms. Kopsco** stated the applicant is seeking Preliminary and Final Site Plan with use and bulk variance approval to construct four, one-bedroom residential apartments on the second floor of an existing bagel shop on Lot 2.03, and renovate the bank on Lot 2.04 to serve two commercial/retail tenants on the ground floor, two residential apartments on the second floor, and a 32' x 60' glass covered patio. The properties in question are located in the C-2 Zone. Even though several waivers were requested, she recommended the application be deemed complete and should be scheduled for a hearing.

**Councilwoman Senatore** asked for clarification on the waivers for the sewer facilities and the stormwater management plan.

**Ms. McCormack** stated the sewer facilities require a special permit from the state; our local Health Department does not get involved.

**Chairman Williams** made a motion to deem the application complete. **Mr. Galfo** seconded the motion.

**In Favor: All.**

### **REGULAR MEETING**

#### **APPLICATIONS (if deemed complete):**

All American Environmental

No. 23-04

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

**Mr. Bernd Hefe**, the applicant's Attorney, came forward. He stated the applicant purchased the property approximately 3 months ago, and was proposing to have 2 tenants occupy the property; an environmental company and an auto repair shop. The applicant's intent was to construct a second story addition on the existing building in addition to site improvements. Since the application was submitted, those two tenants have withdrawn, and there is a new tenant who will strictly be operating an auto repair/body shop which is exactly the same as the previous owner/use. Therefore, no new site improvements are required, and they would like to withdraw the application.

**Mr. Kienz** asked John Ruschke if it was his position that the new use can just move in without a new site plan.

**Mr. Ruschke** stated he felt as though the new use could move in without a new site plan.

**Mr. Kienz** asked Ms. McCormack if anything was required from a Zoning perspective.

**Ms. McCormack** stated that a new Zoning Permit application would be required since there is a new owner, and the proposed uses are no longer requested.

**Mr. Kienz** asked if the applicant owned any other properties in town.

**Ms. McCormack** stated the applicant owns another property on Edison Road.

**Mr. Kienz** asked Mr. Hefele to ensure that the applicant's other properties are all up to Jefferson's current code requirements.

**Mr. Hefele** stated that Ms. McCormack was nice enough to provide him with a copy of a resolution from 1972 when it was a Texaco Service Station, and received approval for what was most recently known since then as Foreign Auto. The current owner has completely updated the building, repaved the parking lot, and will be adding some landscaping, but the use will be exactly the same.

**Mr. Kienz** stated that it could still require a minor site plan for the parking and landscaping.

**Mr. Hefele** stated that he was planning on withdrawing the application, but will carry it, and submit his Zoning Permit Application.

**Mr. Kienz** agreed, just in case Jessica Caldwell and John Ruschke would like to give some input.

**Mr. Hefele** asked to carry the application, so he can submit a Zoning Permit Application, and they can proceed from there. He requested that the application be carried to the Monday, October 23, 2023 meeting.

**Councilwoman Senatore** made a motion to carry the application with no further notice required. **Mr. Deutsch** seconded the motion.

**In Favor: All.**

Picciuti	No. 23-05	Block 28, Lots 1 & 20 168 S. New Jersey Avenue Bulk Area Variance
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**Mr. Bernd Hefele**, the Attorney for the applicant, came forward. He stated the applicants own two properties; the primary dwelling is located on the New Jersey Avenue side, and a vacant lot that abuts to the rear of that property, which fronts Schwarz Boulevard. Both lots are substantially undersized, and the applicants are proposing to merge the two lots and construct a detached garage accessed from Schwarz Boulevard.

**Mr. Tom Graham**, the applicant's Engineer, came forward. He explained the property in detail. The applicants propose to construct a three-bay garage for two vehicles and the family's RV. He then addressed the Board Planner's report. Required variances include: Lot Area, Lot Width, Front Yard Setback, Side Yard Setback, and Impervious Coverage. In addition, there are several pre-existing, non-conformities for which variances are being requested as well. By combining the lots, the property will be more conforming.

**Councilwoman Senatore** asked what the second story deck and interior area of the detached garage would be utilized for.

**Mr. Graham** stated the second story would be used for storage only, and the deck will only be used to enjoy the view of the lake. He then stated that he will comply with everything in John Ruschke's report.

**Mr. Ruschke** mentioned that the Health Department report raised a question regarding the location of septic systems on neighboring properties. He suggested that, if the Board votes favorably, there should be a condition in the resolution stating that drywells cannot be installed, and other forms of stormwater management should be utilized.

**Vice-Chairman Palko** asked for clarification on the height of the garage, and voiced his concerns regarding the size of the garage and how it will be larger than most of the houses in the area.

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

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

**In Favor:** Mayor Wilsusen, Councilwoman Senatore, Chief Castimore, Mr. Hine, Mr. Deutsch, Mr. Small, and Chairman Williams.

**Against:** Vice-Chairwoman Galfo, Vice-Chairman Palko

**RESOLUTIONS:**

Muller	No. 22-14	Blocks 447 & 31002, Lot 40 1 Lancer Street Use Variance
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**Vice-Chairwoman Galfo** made a motion to approve the resolution. **Chairman Williams** seconded the motion.

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

**APPROVAL OF MINUTES DATED JUNE 26, 2023**

**Vice-Chairwoman Galfo** made a motion to approve the minutes dated June 26, 2023. **Mr. Small** seconded the motion.

**In Favor:** Mayor Wilsusen, Councilwoman Senatore, Vice-Chairwoman Galfo, Vice-Chairman Palko, Mr. Hine, Mr. Small, Mr. Galfo, Ms. Steelman, and Chairman Williams.

**OPEN MEETING TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

**No members of the public were present.**

**ADJOURNMENT:**

**Mayor Wilsusen** moved to adjourn at **7:40 PM**.  
**Chairman Williams** seconded.

**In Favor:      All.**

*Respectfully Submitted by:*

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**Stephanie McCormack**  
**Secretary to the Land Use Board**