

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, SEPTEMBER 26, 2022

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: **Vice-Chairwoman Galfo**
Secretary: **Stephanie McCormack**

Present:

Mayor Wilsusen
Vice-Chairwoman Galfo
Mr. Small
Ms. Steelman
Mr. Hine

Absent:

Ms. Macalle-Holly
Mr. Galfo
Chairman Williams
Mr. Deutsch
Mr. DiFrisco
Chief Castimore
Vice-Chairman Palko
Councilwoman Senatore

Also Present:

Glenn Kienz, Board Attorney
Samantha Anello, Board Engineer
Jessica Caldwell, Board Planner
Stephanie McCormack, Board Secretary

COMPLETENESS:

Reilly

No. 22-13

Block 286, Lot 10
90 E. Shawnee Trail
Bulk Area Variance

Ms. Jessica Caldwell stated the applicant is seeking approval to construct an accessory detached garage in the existing driveway area in the front yard. Several waivers have been requested, most of which can be granted, but she feels there needs to be a bulk table, and the plans are not signed and sealed. She recommends the application be deemed incomplete.

Mr. Hine made a motion to deem the application incomplete. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

Muller

No. 22-14

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

Since Ms. Caldwell's office had a conflict with this application, Mott MacDonald provided the completeness review.

Ms. Samantha Anello stated the applicant is seeking variance approval for several improvements on an unnamed lot in Block 447 of Jefferson Township. The proposed improvements include the construction of a detached garage, retaining wall, dry well, and driveway modifications, which are accessory to an existing principal structure located on adjacent Block 31002, Lot 40 in Sparta Township. Several waivers have been requested, which she feels can be granted, and she recommends the application be deemed complete.

Vice-Chairwoman Galfo made a motion to deem the application complete. **Mr. Small** seconded the motion.

In Favor: All.

Zemanek

No. 22-15

Block 192, Lot 1.01
69 Nolan's Pt. Road
Bulk Area Variance

Ms. Jessica Caldwell stated the applicant is seeking approval to retain an accessory storage container at its current location on the property. Several waivers have been requested, but she feels that items such as signed and sealed plans, a signature block, and bulk table should be provided. She recommends the application be deemed incomplete.

Mr. Small made a motion to deem the application incomplete. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

REGULAR MEETING (IF DEEMED COMPLETE):

T3 Innovations

No. 22-11

Block 329, Lot 27.03
21 Como Terrace
Bulk Area Variance

Ms. McCormack stated that she received an email from the applicant's Attorney requesting that this application be carried to the Monday, October 24, 2022 meeting, with no further notice required.

Mr. Kienz mentioned that the applicant may be reaching out to our Board professionals on a few items, and to make sure these items are addressed prior to the next hearing. He also asked that this application be put on first at the next meeting.

Ms. McCormack agreed.

RESOLUTIONS:

Diversified Acquisitions

No. 22-01

Block 273.01, Lot 2.062
Block 273.02, Lots 1 & 2
Route 15 & Heller's Lane
Amended Site Plan

Vice-Chairwoman Galfo made a motion to approve the resolution. **Mr. Hine** seconded the motion.

In Favor: Mayor Wilsusen, Vice-Chairwoman Galfo, Mr. Hine, Mr. Small, and Ms. Steelman.

Diversified Acquisitions

No. 22-12

Block 273.01, Lots 2.061,
2.062, & 12
10 Heller's Lane, Route 15 &
Bowling Green Parkway
Preliminary & Final Site Plan
Approval

Vice-Chairwoman Galfo made a motion to approve the resolution. **Mr. Hine** seconded the motion.

In Favor: Mayor Wilsusen, Vice-Chairwoman Galfo, Mr. Hine, Mr. Small, and Ms. Steelman.

APPROVAL OF THE MINUTES DATED AUGUST 22, 2022:

Ms. McCormack stated that the meeting minutes could not be completed because the Township server has been down for several weeks, and she will have them completed for the October 24, 2022 meeting.

Vice-Chairwoman Galfo mentioned that there was a recently approved application that was not approved for outside storage, and the property is littered with various vehicles and equipment.

Ms. McCormack stated that Joe Macaluso was recently at the property issuing several summonses.

ADJOURNMENT:

Mayor Wilsusen moved to adjourn at **7:18 PM**.

Vice-Chairwoman Galfo seconded.

In Favor: All.

Respectfully Submitted by:

***Stephanie McCormack
Secretary to the Planning Board***