

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
May 24, 2017  
7:30p.m. @ Municipal Complex**

**Call to Order**

The May 24, 2017 meeting was called to order by Chairman Tom Kimball at 7:30pm.

**Flag Salute**

**Statement – Provisions of the Open Public Meetings Act**

“The provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted to the Burlington County Times and the Courier Post, given to those having requested and paying for the same and posted on the bulletin board in the foyer of the Municipal Building “

**Roll Call For Attendance**

Those members in attendance:

Russ Comisky, Jim Durr, Ron DeBeacke, Lou DeLorenzo, Dave Forsyth, Debbie Kucowski, Jack Smylie, Kevin Zimmer, Greg Grauer, Tom Kimball

Those members absent were:

Joe Greene

Also in attendance: Gregory McGuckin Esq of Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors, Josephy Hirsh of Environmental Resolutions.

**Memorialization Resolution 2017- 07 –Filling Extension- Forbes- Block 700.01 Lot 2.04**

Jim Durr made a motion to adopt Resolution 2017-07, motion was seconded by Greg Grauer. All in Favor

**NORTH HANOVER TOWNSHIP  
JOINT LAND USE BOARD  
RESOLUTION 2017-07**

**RESOLUTION GRANTING A ONE-YEAR TIME EXTENSION  
TO A MINOR SUBDIVISION APPROVAL FOR  
KATHY FORBES  
BLOCK 700.01, LOT 2.04**

**WHEREAS**, Kathy Forbes (hereinafter the “Applicant”) has previously applied for and received Minor Subdivision Approval and variance relief with respect to the property commonly known as Lot 2.04 in Block 700.01, as shown on the official Tax Maps of North Hanover Township; and

**WHEREAS**, the Applicant now seeks a one-year extension of this previously granted approval with respect to the subject property; and

**WHEREAS**, this request for an extension was the subject of a public hearing held before the North Hanover Township Joint Land Use Board on April 26, 2017; and

**WHEREAS**, at said hearing the Applicant’s son, Anthony Jantorno, testified that the conditions of the prior approval have been nearly completed, however due to the holidays and the hospitalization of a family member, the Applicant has not been able to complete the requirements as of this juncture; and

**WHEREAS**, the Applicant sought an extension of one (1) year with respect to this application; and

**WHEREAS**, said property has a common street address of 594 Monmouth Road and is located on the southerly side of Monmouth Road (County Route 537), just east of the intersection with Rahilly road; and

**WHEREAS**, the proposed Lot to be subdivided is 12.60 acres and currently contains one (1) residential structure and is partially farmed; and

**WHEREAS**, the previously granted subdivision approval would create one (1) new residential lot of 2.0 acres for the construction of a future residence; and

**WHEREAS**, the property is located in the RA - Residential Agricultural Zoning District of the Municipality; and

**WHEREAS**, the Board is satisfied the Applicant has submitted sufficient reasons to grant the relief requested of a one-year time extension with respect to this application.

**NOW THEREFORE BE IT RESOLVED** on this 24 day of May, 2017 by the North Hanover Land Use Board that the Applicant's request for a one-year time extension be and hereby is approved subject to the Applicant complying to all terms and conditions set forth in the preamble of this Resolution, and all terms and conditions of the prior Resolution granting a Minor Subdivision Approval and variance relief; and

**BE IT FURTHER RESOLVED** notice of this decision shall be published by the Applicant in the official newspapers of North Hanover Township; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the following:

1. Burlington County Board of Health
2. Burlington County Planning Board
3. North Hanover Township Joint Land Use Board;
4. Township Clerk; and
5. Zoning Officer.

DATE ADOPTED: April 26, 2017

DATE MEMORIALIZED: May 24, 2017

FOR ADOPTION: Russ Comisky, Jim Durr, Lou DeLorenzo, Dave Forsyth, Joe Greene, Jack Smylie, Greg Grauer, Tom Kimbal

AGAINST: NONE

ABSTENTIONS/RECUSALS: NONE

**Memorialization Resolution 2017-08- Filling Extension- Farrell- Block 300 Lot 14**

Greg Grauer made a motion to adopt Resolution 2017-07, motion was seconded by Dave Forsyth. All in Favor

NORTH HANOVER TOWNSHIP  
JOINT LAND USE BOARD  
RESOLUTION 2017-08

RESOLUTION GRANTING ONE (1) YEAR TIME EXTENSION  
TO A MINOR SUBDIVISION APPROVAL FOR  
MELVIN J. FARRELL  
BLOCK 300, LOT 14

WHEREAS, Melvin J. Farrell (hereinafter the "Applicant"), has previously applied to the North Hanover Township Land Use Board (hereinafter the "Board") seeking a one-year extension of a previously received Minor Subdivision Approval with respect to the property commonly known as Lot 14 in Block 300, as shown on the official tax maps of North Hanover Township; and

WHEREAS, the property has a common street address of 194 Paulson Road and is located on the westerly side of Paulson Road (County Route 665); and

WHEREAS, the property currently contains multiple farm structures relating to farming activities, and the previously approved Minor Subdivision creates one (1) new residential lot to consist of 10.289 acres to be constructed in the future, with the remainder of the Lot to continue to support current farming activities; and

WHEREAS, the property is located in the RA - Residential Agricultural Zoning District of the Municipality; and

WHEREAS, the Board has previously granted Minor Subdivision approval and variance relief for the subject property, and the Applicant now seeks a one-year time extension with respect to same; and

WHEREAS, the Applicant has submitted the testimony of John Farrell who testified that the Applicant has been working with the Burlington County Engineer's Office and there is an existing backlog which has caused a

delay in finalizing the application, and therefore requests the extension of one (1) year of its previously received approval; and

WHEREAS, this matter was the subject of a public hearing held before the North Hanover Joint Land Use Board on April 26, 2017; and

WHEREAS, the Board is satisfied the Applicant has submitted sufficient reasons to grant the relief requested. NOW THEREFORE BE IT RESOLVED on this 26 day of April, 2017 by the North Hanover Land Use Board that the Applicant's request for a one-year time extension with respect to its previously received approvals be and hereby is approved subject to the applicant complying to all terms and conditions set forth in the preamble of this Resolution, and the initial Resolution of approval granted in 2016; and

BE IT FURTHER RESOLVED notice of this decision shall be published by the Applicant in the official newspapers of North Hanover Township; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Burlington County Board of Health
2. Burlington County Planning Board
3. North Hanover Township Joint Land Use Board;
4. Township Clerk; and
5. Zoning Officer.

DATE ADOPTED: April 26, 2017

DATE MEMORIALIZED: May 24, 2017

FOR ADOPTION: Russ Comisky, Jim Durr, Lou DeLorenzo, Dave Forsyth, Joe Greene, Jack Smylie, Greg Grauer, Tom Kimbal

AGAINST: NONE

ABSTENTIONS/RECUSALS: NONE

#### **Estate of Marguerite Southard Filing Extension Request- Block 400 Lot 57.01 & 57.02**

Dave Forsyth stepped down from the dais to recuse himself. Russ Comisky Alternate stepped up to dais to take his place.

Mr. Dave Forsyth was sworn in as the applicant asking for a filling extension for a minor subdivision approved in Resolution 2016-08. Mr. Forsyth Stated that after issues with his attorney he has hired a new attorney to get the paperwork filled. The board asked if a year would be sufficient to get the work done and Mr. Forsyth agreed it would. Tom Kimball opened to the floor to public comment. Lou DeLorenzo made a motion to close public comment, motion was seconded by Greg Grauer. All in favor.

Jim Durr made a motion to approve a one year filling extension, Debbie Kucowski seconded the motion. All in favor.

Dave Forsyth returned to the dais, and Russ Comisky remained at the dais.

#### **Application 2017-05- Use Variance- DO Properties- 561 Monmouth Road- Block 501 Lot 1.06**

Jim Durr stepped down and recused himself as an ad joiner to the applicant's property. Lou DeLorenzo stepped down as a Class I member and Ron DeBeacke stepped down as a Class III Member and members of the Township Committee.

Josh Gorski attorney for DO Properties was sworn in. The property is in an R-A zone and operating as a home occupation. Last year his applicant received a letter from the Township stating they had been made aware he no longer lived at the property and was no longer in compliance of the Home occupation ordinance. Mr. Oshidar spoke with the dentist who was renting the house out and after some confusion about who was supposed to apply for the use variance, Mr. Darius Oshidar Principal of DO Properties applied for the variance as the landlord. The property has been operating as a dental office since 1996. They do not plan to change anything about the site. The property is a mixed use. The upstairs is a 2 bedroom apartment proposed to be rented out and the bottom level is the dental office that is now in need of the use variance. Mr. Gorski submitted a certification from the tenant who is practicing in the space currently. The certification was marked as A-1. The certification addresses the issues brought up in the engineering letter in reference to the number of chairs and hours of operation. Mr. Darius Oshidar was sworn in. Mr. Gorski asked Mr. Hirsh in

reference to his letter what the town would like for the trash enclosure. Mr. Hirsh stated something opaque. Mr. Oshidar agreed this would not be a problem if the dumpster is kept. It was testified that their deliveries are regular deliveries from Fed Ex or UPS. There are currently 10 parking spaces with one of them are ADA. Mr. Oshidar agreed to restripe and put new signage up as per code for the ADA space. The board had no problems with the current parking. Mr. Gorski stated there are 2 separate entrances. There is a door that connects the two separate areas that would be locked. Mr. Kimball asked if there were two means of egress. Mr. Oshidar stated that yes there were. The engineers report stated there was only ground lighting but they did testify that there is overhead light and believe it to be sufficient. Mr. Gorski stated they would work with the township if they would like more. It was recommended by the Mr. McGuckin the Land Use Engineer that the condition of approval be specific to the current use, if anything changes including hours of operation or number of employees they would need to come back to the board for approvals. Chairman Tom Kimball opened the floor to public comment. Mr. Jim Durr was sworn in as a resident of North Hanover and neighbor to the applicant. Mr. Durr stated he has been a neighbor since 1998. He stated that they have never caused any problems and has been professionally landscaped to hide the use. He believes this business is as asset to the town, and does not see any negative impact to the town. Greg Grauer made a motion to close public comment, Tom Kimball seconded the motion. All in favor.

Greg Grauer made a motion to approve application 2017-05, motion was seconded by Kevin Zimmer.  
Roll Call: Russ Comisky, Dave Forsyth, Debbie Kuowski, Jack Smylie, Kevin Zimmer, Greg Grauer, Tom Kimball

Ron DeBeacke, Lou DeLorenzo and Jim Durr returned to the dais.

**Public Comment**

Greg Grauer made a motion to close public comment as there was no public to comment. Motion was seconded by Kevin Zimmer. All in favor.

**Board Discussion**

Greg Grauer made a motion to close board discussion, motion was seconded by Kevin Zimmer. All in favor.

**Correspondence**

None

**Adjournment**

Kevin Zimmer made a motion to adjourn at 7:59. Motion was seconded by Greg Grauer. All in favor.

Respectfully submitted by,  
Alexandra DeGood  
JLU Board Secretary  
Approved: October 25, 2017