

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
February 27, 2019  
7:00p.m. @ Municipal Complex**

**CALL TO ORDER**      Chairman Tom Kimball called the meeting to order at 7:00pm

**FLAG SALUTE**      Chairman Tom Kimball led the 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**

<b>Name</b>	<b>Attended</b>	<b>Absent</b>
Russ Comisky	<b>X</b>	
Jim Durr	<b>X</b>	
Ron DeBaecke	<b>X</b>	
Lou DeLorenzo	<b>X</b>	
Dave Forsyth	<b>X</b>	
Joe Greene		<b>X</b>
Debbie Kucowski		<b>X</b>
Jack Smylie	<b>X</b>	
Greg Grauer	<b>X</b>	
Tom Kimball	<b>X</b>	

Also in attendance is Board Engineer Joe Hirsh and Martin Buckley of Dasti, Murphy, McGuckin, Ulaky, Koutsouris and Connors in for Gregory McGuckin

**APPLICATION 2018-05-GREENE- MINOR SUBDIVISION AND VARIANCES- BLOCK 500 LOT 18.02 & 18.03- CHESTERFIELD- JACOBSTOWN ROAD**

Applicant Joseph Greene was sworn in by Attorney Martin Buckley. Mr. Greene stated he would like to take two 10 acre lots to 3 lots. Tom Kimball stated there was a prior approval that included a cul-de-sac. Jim Durr stated that this prior approval had the Township owning the cul-de-sac after the sale of the first lot. Mr. Greene would like to vacate that and do an easement. Mr. Hirsh stated he spoke with the applicants engineer and that he is in agreement with all the items in the board engineers letter. Mr. Hirsh stated if the board does approve the application the Township Committee would need to approve the vacation of the roadway. Mr. Hirsh stated the following variances are needed.1. An existing non-conforming condition exists for lot area for existing lot 18.01. The

existing lot is 1.89 acres and after the subdivision, is proposed to contain 2.19 acres. This would eliminate an existing non-conforming condition. 2. Existing lot 18.04 requires a variance for lot area, where 2 acres is required. The existing

lot is 1.04 acres and after the subdivision, is proposed to contain 1.11 acres. This would be an improvement to an existing non-conforming condition.

3. Existing lot 18.02 requires a variance for lot frontage, where 200 feet is required. Existing lot 18.02 maintains an existing, non-conforming lot frontage of 116.77 feet per the Township tax maps. The proposed lot 18.02 (18.09) lot frontage is 0 feet. Access would be through a proposed utility and access easement.

4. Existing lot 18.02 requires a variance for lot width, where 200 feet is required. Existing lot 18.02 maintains an existing, non-conforming lot width of approximately of 185 feet.

The proposed lot 18.02 (18.09) lot width is 0 feet.

5. Existing lot 18.03 requires a variance for lot frontage, where 200 feet is required. Existing lot 18.03 maintains an existing, non-conforming lot frontage of approximately 175' per the Township tax maps. The proposed lot 18.03 (18.11) lot frontage is 0 feet. Access would be through a proposed utility and access easement.

6. Existing lot 18.03 requires a variance for lot width, where 200 feet is required. Existing lot 18.03 maintains an existing, non-conforming lot width of approximately of 205 feet. The proposed lot 18.03 (18.11) lot width is 0 feet.

7. Proposed lot 18.10 requires a variance for lot frontage, where 200 feet is required. The proposed lot 18.10 lot frontage is 0 feet.

8. Proposed lot 18.10 requires a variance for lot width, where 200 feet is required. The proposed lot 18.10 lot width is 0 feet.

Mr. Hirsh stated that Mr. Greene's engineer supplied documentation that a 24" drain pipe would be installed for drainage. Mr. Hirsh agrees this is sufficient. Mr. Hirsh stated the deeds shall have wording for the easement and whose responsibility it is to maintain. Mr. Hirsh asked that they get the lot numbers from the Township Tax Assessor. The board asked if the easement was large enough for a fire truck. Mr. Hirsh stated that the easement was large enough for a fire truck or ambulance. Board Member Greg Grauer stated the plans stated that the driveway will be 15' but the easement is 30'. Being no further discussion on this application. Chairman Tom Kimball opened the floor to public comment as it pertains to this application. Being no public comment Greg Grauer made a motion to close public comment. Motion was seconded by Lou DeLorenzo, all in favor. The Board voted to approve Application 2018-05

Name	Motion	Second	Aye	Nay	Abstain	Absent
Russ Comisky			X			
Jim Durr		X	X			
Ron DeBaecke	X		X			
Lou DeLorenzo			X			
Dave Forsyth			X			
Joe Greene						X
Debbie Kucowski						X
Jack Smylie			X			
Kevin Zimmer			X			
Greg Grauer			X			
Tom Kimball			X			

**PUBLIC COMMENT** Chairman Tom Kimball opened the floor to public comment. Being no public comment Lou DeLorenzo made a motion to close public comment. Motion was seconded by Ron DeBaecke, all in favor

**BOARD DISCUSSION** Chairman Tom Kimball opened to board discussion. Being no board discussion Ron DeBaecke made a motion to close board discussion. Motion was seconded by Greg Grauer, all in favor

**CORRESPONDENCE** NONE

**ADJOURNMENT: 7:16pm**

Motion to adjourn made by Greg Grauer. Motion was seconded by Ron DeBaecke, all in favor