

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
April 24, 2019  
7:30p.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 Gregory McGuckin of Dasti, Murphy, McGuckin, Ulaky, Koutsouris and Connors in for Gregory McGuckin

**Minutes for Approval**

- **May 23, 2018**

| <b>Name</b>     | <b>Motion</b> | <b>Second</b> | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------|---------------|---------------|------------|------------|----------------|---------------|
| Russ Comisky    |               |               |            |            | <b>X</b>       |               |
| Jim Durr        |               |               | <b>X</b>   |            |                |               |
| Ron DeBaecke    | <b>X</b>      |               | <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>      | <b>X</b>   |            |                |               |
| Tom Kimball     |               |               | <b>X</b>   |            |                |               |

**- June 27, 2018**

| <b>Name</b>     | <b>Motion</b> | <b>Second</b> | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------|---------------|---------------|------------|------------|----------------|---------------|
| Russ Comisky    |               |               |            |            | <b>X</b>       |               |
| Jim Durr        | <b>X</b>      |               | <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>      | <b>X</b>   |            |                |               |
| Greg Grauer     |               |               |            |            | <b>X</b>       |               |
| Tom Kimball     |               |               | <b>X</b>   |            |                |               |

**- July 25, 2018**

| <b>Name</b>     | <b>Motion</b> | <b>Second</b> | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------|---------------|---------------|------------|------------|----------------|---------------|
| Russ Comisky    |               |               |            |            | <b>X</b>       |               |
| Jim Durr        |               |               | <b>X</b>   |            |                |               |
| Ron DeBaecke    | <b>X</b>      |               | <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>      | <b>X</b>   |            |                |               |
| Tom Kimball     |               |               |            |            | <b>X</b>       |               |

**- August 22, 2018**

| <b>Name</b>     | <b>Motion</b> | <b>Second</b> | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------|---------------|---------------|------------|------------|----------------|---------------|
| Russ Comisky    |               |               |            |            | <b>X</b>       |               |
| Jim Durr        |               |               | <b>X</b>   |            |                |               |
| Ron DeBaecke    | <b>X</b>      |               | <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>      | <b>X</b>   |            |                |               |
| Greg Grauer     |               |               |            |            | <b>X</b>       |               |
| Tom Kimball     |               |               |            |            | <b>X</b>       |               |

- September 26, 2018

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

- October 24, 2018

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

**Application 2019-01- J&M Realty- Use Variance & Site Plan Waiver- Block 609 Lot 5- 524 Wrightstown-Sykesville**

Pat McAndrews Attorney for the applicant and John O’Conner partial owner of the property were both sworn in. Ron DeBaecke and Lou DeLorenzo stepped down from the dais for the use variance. Russ Comisky alternate stepped up to the dais. Owner John O’Conner explained he is one half of J&M Reality which operates Twin Oaks which is a moving and Storage Company. They have been in business for 35 years. 80% of their clients are the military. It was explained that 10 years ago began using the property; no one at the time mentioned they could not use the property for parking. 5 years ago they purchased the property from the bank. They are parking trucks and using for employee parking. The only improvements made were that they laid gravel. They also let Quick and Delicious use part of the lot for parking for their employees. A-1 was presented to the board. A-1 was a picture of the lot. Visitors for Twin Oaks Moving have access to parking at the building, they do not utilize this lot. It was stated that at most there would be 12-15 trailers on the lot but typically it is about 8 trailers. Elizabeth Street is mainly an entrance and they exit onto Wrightstown-Sykesville Road. The engineer in his review letter mentioned putting a better buffer; the applicant is not opposed to this. The Township Ordinance does require lighting and currently there is no existing lighting. There are street lights on the road only. The applicant testified the lot is typically utilized during the day. Only on rare occasions at night. Board member Greg Grauer asked if the Quick and Delicious employees would be utilizing the lot at night. Mr. O’Conner was not sure how late Quick and Delicious was open until. It was suggested that the engineer go out there with a meter to see if the lighting is adequate, if not then the engineer will make recommendations to applicant as condition of the approval.

Tom Kimball opened the floor to public comment. Tim Palmer was sworn in. Mr. Palmer owns the adjacent property. Mr. Palmer testified he really has no issues the Twin Oaks using the property. Mr. Palmer did express he is concerned over the amount of trash blowing around from the employees of Twin Oaks and the employees constantly crossing the middle of the road. Mr. Palmer also expressed concerns over the trucks

turning onto Elizabeth Street. He stated in the past the trucks have crushed the storm drain. The applicant stated he would be Ok making Elizabeth Street a one way for his trucks.

Pete Amari owner of Quick and Delicious was sworn in. Mr. Amari stated that J&M has been a great help letting his employees park on their lot. Mr. Amari also stated that the lights on the building at Quick and Delicious provides a substantial amount of light on the lot where his employees park. Greg Grauer made a motion to close public comment. Motion was seconded by Tom Kimabll. All in Favor.

Jim Durr made a motion to approve the use variance, and site plan waiver. Jack Smylie seconded. Roll Call:

| <b>Name</b>     | <b>Motion</b> | <b>Second</b> | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------|---------------|---------------|------------|------------|----------------|---------------|
| Russ Comisky    |               |               | X          |            |                |               |
| Jim Durr        | X             |               | X          |            |                |               |
| Ron DeBaecke    |               |               |            |            | X              |               |
| Lou DeLorenzo   |               |               |            |            | X              |               |
| Dave Forsyth    |               |               | X          |            |                |               |
| Joe Greene      |               |               | X          |            |                |               |
| Debbie Kucowski |               |               |            |            |                | X             |
| Jack Smylie     |               | X             | X          |            |                |               |
| Greg Grauer     |               |               | X          |            |                |               |
| Tom Kimball     |               |               | X          |            |                |               |

**Public Comment**

Being no public in attendance to comment. Greg Grauer made a motion to close public comment. Motion was seconded by Tom Kimball. All in Favor.

**Board Discussion**

Greg Grauer made a motion to close board discussion. Motion was seconded by Lou DeLorenzo. All in Favor.

**Correspondence**

None

**Adjournment**

Motion to adjourn at 8:01p.m. made by Jim Durr. Motion was seconded by Greg Grauer. All in Favor.