

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
June 26, 2019  
7:30p.m. @ Municipal Complex**

**Call to Order-** Vice Chairman Greg Grauer called the June 26<sup>th</sup>, 2019 meeting to order 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**

<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>

**Minutes for Approval**

- March 27, 2019

<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>		<b>X</b>			
Debbie Kucowski			<b>X</b>			
Jack Smylie						<b>X</b>
Greg Grauer			<b>X</b>			
Tom Kimball						<b>X</b>

- April 24, 2019

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		X			
Debbie Kucowski					X	
Jack Smylie						X
Greg Grauer		X				
Tom Kimball						X

- May 22, 2019

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		X			
Debbie Kucowski			X			
Jack Smylie						X
Greg Grauer		X	X			
Tom Kimball						X

**Resolution 2019-08 Approving a 1 year extension to Minor Subdivision Approval-Estate Of Marguerite Southard-Block 800, lot 57.01 & 57.02**

**NORTH HANOVER TOWNSHIP  
JOINT LAND USE BOARD  
RESOLUTION 2019 - 08**

**RESOLUTION GRANTING A  
THIRD AND FINAL ONE-YEAR TIME EXTENSION FOR  
MINOR SUBDIVISION APPROVAL  
ESTATE OF MARGUERITE SOUTHARD  
BLOCK 800, LOTS 57.01 & 57.02**

**WHEREAS**, the Estate of Marguerite Southard (the Applicant), has previously applied to the North Hanover Township Land Use Board (the Board) seeking Minor Subdivision Approval, as well as two (2) separate one-year time extensions of that approval, with respect to the property commonly known as Lots 57.01 and 57.02 in Block 800, as shown on the official tax maps of North Hanover Township; and

**WHEREAS**, the Applicant now seeks a third and final one-year time extension with respect to this application; and

**WHEREAS**, this matter was the subject of a public hearing held before the North Hanover Joint Land Use Board on May 22, 2019; and

**WHEREAS**, at the time of the public hearing, the Applicant submitted the testimony of David Forsyth, the owner of Lot 57.02 and the Executor of the Estate of Marguerite Southard, which is the owner of Lot 57.01; and

**WHEREAS**, the Applicant now seeks a final one-year time extension with respect to this matter; and

**WHEREAS**, the Board is satisfied the Applicant has submitted sufficient reasons to grant the relief requested; and

**NOW THEREFORE BE IT RESOLVED** on this 22nd day of May, 2019, by the North Hanover Joint Land Use Board, that the Applicant's request for a third and final 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, as well as the initial Resolution of approval granted in 2016; and

**IN SO APPROVING** the Applicant's request for variance relief, the Land Use Board of the Township of North Hanover has made the following findings of fact and conclusions of law and further declares:

1. The Applicant has a proprietary interest in this application.
2. All requisite fees and real estate property taxes have been paid in full to date.
3. The Applicant has complied with all notification requirements of the municipal land use ordinance of the Township of North Hanover.
4. The application is a "complete application" as defined by the municipal land use ordinance of the Township of North Hanover.
5. The application is a substantial compliance with the zone plan and will not unduly impact upon the neighborhood scheme.
6. The Land Use Board adopts the preamble of this Resolution as its findings of facts and has relied upon these findings in the decision rendered by the Board.
7. The Applicant has submitted sufficient reasons to grant the requested relief herein.

**BE IT FURTHER RESOLVED** that this approval is further conditioned upon the following:

1. The receipt by the Applicant of all approvals and compliance with all permit conditions from any Federal, State, County or local regulatory agency having jurisdiction over this application. Upon receipt of such approvals, the Applicant shall provide a copy of any permit or written evidence of approval to the Board and its professional staff. If any agency requires a change in the plans approved by the Board, the Applicant must reapply to the Board for approval of that change.

2. The Applicant shall provide a statement from the North Hanover Township Tax Collector that all taxes are paid in full as of the date of this resolution and as of the date of the

fulfillment of any conditions in this resolution and the failure to provide such a statement shall render this resolution null and void abs initio.

3. The Applicant shall reimburse the Board for all professional fees extended or expended with regard to this application.

4. The Applicant shall comply with all provisions of the reports of the Board's professional engineer and planner except as modified herein.

5. The Applicant shall comply with all representations made before the Board by its attorney, engineer and other expert witnesses as the Board has specifically relied upon those representations in granting the approvals set forth herein. Failure to comply with such representations will render any approvals herein null and void ab initio.

6. Applicant shall resubmit this entire proposal for re-approval should there be any deviation from the terms and conditions of this resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the Applicant.

7. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

8. Unless specifically modified herein, the Applicant shall comply with all terms and conditions of all prior resolutions of the North Hanover Township Planning Board regarding this application.

**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: May 22, 2019

DATE MEMORIALIZED: June 25, 2019

FOR ADOPTION: Russ Comisky, Jim Durr, Joe Greene, Debbie Kucowski, Jack Smylie, Greg Grauer, Tom Kimball

AGAINST:

ABSTENTIONS/RECUSALS: Dave Forsyth

<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>			
Lou DeLorenzo						<b>X</b>
Dave Forsyth						<b>X</b>
Joe Greene	<b>X</b>		<b>X</b>			
Debbie Kucowski		<b>X</b>	<b>X</b>			
Jack Smylie						<b>X</b>
Greg Grauer			<b>X</b>			
Tom Kimball						<b>X</b>

**Farmland Preservation Application Notification from the State Agriculture Development Committee- Woodward Farm**

Board Member Ron DeBaecke stated the Township Committee is in favor of the Preservation. The Preservation is at no cost to the Township. The entire board was in favor of the preservation. Vice Chairman Greg Grauer asked the Board Secretary to send a memo to the Township Committee stating the Joint Land Use Board was in favor of the preservation.

**Public Comment**

Vice Chair Greg Grauer opened the floor to public comment. Being no public in attendance to comment, Ron DeBaecke made a motion to close public comment. Motion was seconded by Jim Durr. All in favor.

**Board Discussion**

Vice Chair Greg Grauer opened the floor to board discussion. Being no board discussion Ron DeBaecke made a motion to close board discussion. Motion was seconded by Joe Green. All in favor.

**Correspondence- NONE**

**Adjournment**

Motion to adjourn made by Ron DeBaecke, and seconded by Debbie Kucowski. All in favor. Meeting adjourned at 7:35pm.