

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
January 26, 2020  
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		X
Jim Durr	X	
Ron DeBaecke	X	
Dave Forsyth	X	
Joe Greene		X
Debbie Kucowski	X	
Brendan O’Donnell	X	
Jack Smylie	X	
Greg Grauer	X	
Tom Kimball	X	

Also in attendance was Board Engineer Joseph Hirsh, and filling in for Board Attorney Jerry Dasti.

**Minutes for Approval**

Greg Grauer made a motion to approve the October 23, 2019 meeting minutes, Ron DeBaecke seconded the motion, All in Favor, Jim Durr Abstained.

Greg Grauer made a motion to approve the January 8, 2020 Re-Organization meeting minutes, Ron DeBaecke seconded the motion, All in Favor, Jim Durr Abstained.

**Application 2020-01- Owen/Mellor Subdivision**

Richard Mellor was sworn in. Mr. Mellor is the owner of Block 604.03 Lot 6. Mr. Mellor testified that they are requesting the subdivision to clean up the lines and help the separate lots function better. The lots used to be owned by one person and functioned as one large lot. With separate owners now the lots do not function well. Mr. Mellor wishes to add more land to his lot, which Mr. Owens would subdivide off his lot (Block 604.03 Lot 2). Mr. Mellor was asked what the benefit was of changing these lines, and he responded it would make the lot more conforming and increase its value. Mr. Hirsh reviewed his engineering letter. Mr. Owens was sworn in. Attorney for the board Mr. Dasti asked if the driveway to new lot 2.02 would remain. Mr. Owen’s stated it would remain. Mr. Hirsh mentioned proposed Lot 2.01 requires an accessory structure side yard setback variance to permit a 4.3 foot setback, where 10 feet is required. The structure is located in the southeast corner of the proposed property. All other variances are existing non-conforming variances. Chairman Tom Kimball opened the floor to public comment. Being no public comment Ron DeBaecke made a motion to close public comment. Jack Smylie seconded the motion, all in favor. Jim Durr made a motion to approve the subdivision and all variances. Motion to approve was seconded by Ron DeBaecke.

Name	Motion	Second	Aye	Nay	Abstain	Absent
Russ Comisky						X
Jim Durr	X		X			
Ron DeBaecke		X	X			
Dave Forsyth			X			
Joe Greene						X
Debbie Kucowski			X			
Brendan O'Donnell			X			
Jack Smylie			X			
Greg Grauer			X			
Tom Kimball			X			

**Application 2020-02- Tucker Farms- Conditional Use- Block 100 Lot 1.01- 1010 Provinceline Road**

Nicholas Ricci of Tucker Farms was sworn in. Mr. Ricci stated he would like to put temporary migrant labor housing on his farm. He stated it is hard to find labor, and having housing would help. The farm currently grows flowers. Mr. Ricci stated the farm is currently preserved and he meets all requirements for a Preserved farm to have labor housing. He expects to have 10 employees. The housing would be a 36 x 60 mobile trailer, that would come in 3 sections. He would have a designated parking area for the labor housing. Mr. Hirsh reviewed that the reason for the application is to make sure they meet all the requirements of the Conditional Use. He stated they meet all bulk requirements for the Condition Use. Mr. Hirsh asked if there would be any negative impact to the Township or the surrounding area. Mr. Ricci stated he does not believe there will be any negative impact on the area as the housing is on over 100 acres of preserved farmland and serves and agricultural use. Mr. Ricci testified he would be adding a septic and well for the housing that is currently be worked on by an engineer. Mr. Ricci stated access would be off Provinceline Road.

Tom Kimball opened the board to public comment. Being no public comment Ron DeBaecke made a motion to close public comment, motion was seconded by Greg Grauer. All in favor.

Ron DeBaecke made a motion to approve the Conditional Use. Motion was seconded by Greg Grauer

Name	Motion	Second	Aye	Nay	Abstain	Absent
Russ Comisky						X
Jim Durr			X			
Ron DeBaecke	X		X			
Dave Forsyth			X			
Joe Greene						X
Debbie Kucowski			X			
Brendan O'Donnell			X			
Jack Smylie			X			
Greg Grauer		X	X			
Tom Kimball			X			

**PUBLIC COMMENT**

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

**BOARD DISCUSSION**

The board resumed their discussion on revising the Poultry and Livestock Ordinance. The board stated we are an agricultural community and they would like to promote residents having animals. It was discussed that 100ft is far too restrictive. The board discussed changing the setback to 25ft instead of 100ft. Board member Debbie Kucowski brought up that the neighbors need to be considered. She told board about an instance with peacocks, and how they were a nuisance to the neighbors and the police were being called repeatedly on the

owners. The owners eventually moved to an area where there more open space for their animals. The board discussed the pro's and con's of the lessening the setbacks. The board agreed that 25ft was fair. The board asked the board secretary to please send a memo to the Township Committee requesting they consider the change. Jim Durr made a motion to send the recommendation to the Township Committee that motion was seconded by Ron DeBaecke.

<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>	<b>X</b>			
Dave Forsyth			<b>X</b>			
Joe Greene						<b>X</b>
Debbie Kucowski			<b>X</b>			
Brendan O'Donnell			<b>X</b>			
Jack Smylie			<b>X</b>			
Greg Grauer			<b>X</b>			
Tom Kimball			<b>X</b>			

**CORRESPONDENCE- NONE**

**ADJOURNMENT:** 7:43 pm

Greg Grauer made a motion to close board discussion. Motion was seconded by Tom Kimball, all in favor