

**North Hanover Township
Joint Land Use Board
MEETING MINUTES
May 27, 2020
7:30p.m. @ Municipal Complex**

Call to Order- Chairman Tom Kimball called the Virtual May 27, 2020 meeting to order at 7:30

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

In Attendance: Jim Durr, Ron DeBaecke, Joe Greene, Debbie Kucowski, Brendan O’Donnell, Patricia Mellor, Jack Smylie, Greg Grauer, Tom Kimball

Absent: Russ Comisky, Dave Forsyth

Also in Attendance: Joe Hirsh Joint Land Use Board Engineer, Gregory McGuckin Joint Land Use Board Attorney

Minutes for Approval

- March 25, 2020

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

Application 2020-03- Kaczor- Bulk Hardship Variance- Block 902 Lot 14- 189 Meany Road

Douglas Kaczor was sworn in by Joint Land Use Board Attorney Gregory Mc Guckin. Mr. Kaczor explained he would like to put a home on a piece of property that had been subdivided in 1975. Joe Hirsh Joint Land Use Board Engineer, stated the existing non-conforming conditions are:

Lot Area-.69 acres is existing and 2 acres is required

Lot Frontage-150 feet is existing and 200 feet is required

Lot Width- 150 feet is existing and 200 feet is required

Mr. Hirsh stated that a bulk variance is needed for the Maximum Building Coverage, where 12% is allowed and the applicants proposed dwelling is 12.9%. It was also stated that the applicant will require a bulk variance for the proposed accessory structure. The applicant is proposing 10’ rear and side yard setback, where the height of the structure is required. The accessory structure is 14 feet high. It was discussed by Mr. Hirsh stated the applicant will need to establish an access easement. Joint Land Use Attorney Gregory McGuckin ask Mr. Kaczor if he wishes to do said access easement as a condition of approval. Mr. Kaczor

agreed to provide an access easement. The access easement will give access to lot 14 via lot 12's existing drive. Mr. Hirsh also stated that the mailbox should be at the end of the driveway.

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

Ron DeBaecke made a motion to approve all variances. Motion was seconded by Jack Smylie. Greg Grauer was off the virtual meeting during roll call.

Roll Call: Jim Durr- Yes, Ron DeBaecke-Yes, Joe Greene-Yes, Debbie KuCowksi-Yes, Patricia Mellor-Yes, Brendan O'Donnell-Yes, Jack Smylie-Yes, Tom Kimball-Yes

Public Comment

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

Board Discussion

Chairman Tom Kimball opened the floor to board discussion. Bring no board discussion, Ron DeBaecke made a motion to close Board Discuss, Jack Smylie seconded the motion. All in favor.

Correspondence- NONE

Adjournment- 7:54

Debbie KuCowksi made a motion adjourn. Motion was seconded by Jim Durr. All in favor.