

**North Hanover Township
Joint Land Use Board
MEETING MINUTES
May 26, 2021**

**7:30p.m. @ Municipal Complex
USING A PHONE for Audio only**

Toll Free (Canada/U.S.): 1-855-774-8852

Enter Conference ID: 7589919790

or by VIDEO using the below link:

<https://my.umx.vc/join/7589919790>

Call to Order

The May 26, 2021 meeting was called to order at 7:30pm by Chairman Tom Kimball.

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: Russ Comisky, Jim Durr, Ron DeBaecke, Joe Greene, Debbie Kucowski, Brendan O’Donnell, Jack Smylie, Wayne Voorhees, Greg Grauer, Tom Kimball

Absent: Patricia Mellor

Also in attendance: Gregory McGuckin Board Solicitor, Joe Hirsh Board Engineer

Minutes for Approval

- April 28, 2021

Jim Durr made a motion to approve April 28, 2021 minutes, motion was seconded by Greg Grauer. All in Favor

Application 2021- 04- Gale Use Variance- 418 Monmouth Road- Block 700 Lot 9

Deputy Mayor Ron DeBaecke and Committeeman Brendan O’Donnell stepped down from the dais.

Erin Gale was sworn in by Board Solicitor Gregory McGuckin. Ms. Gale stated she owns and operates Farmhouse Bakery. Ms. Gale stated she is currently renting out space in a commercial kitchen to make her baked items. She sells at Local Farmers Markets. She is asking the board for a Use Variance to build a commercial kitchen on her property. She plans to use products from local farmers for her baked goods. She stated she is currently only here for the variance and understands she will need to come back for Site Plan Approval. Ms. Gale also stated she is working with the Burlington County Health Department on a new septic for the kitchen and has reached out to the Burlington County Planning Board. The Burlington County Planning Board stated she does not need to be seen by them. Ms. Gale stated she would like to have scheduled pick up but not be open to the public. Ms. Gale stated she would like whole sale and not have a store front. She anticipates only having normal fedex and UPS deliveries. No large trucks would be making deliveries to the property.

Chairman Tom Kimball opened the floor to public comment. Being no public comment Greg Grauer made a motion to close public comment. Motion was seconded by Tom Kimball all in favor.

Jim Durr made a motion to approve the variance for a commercial whole sale kitchen with scheduled pick ups. Greg Grauer seconded the motion.

Roll Call: Russ Comisky- YES; Jim Durr-YES; Joe Greene-YES; Debbie Kucowski-YES; Jack Smylie-YES; Wayne Voorhees-YES; Greg Grauer-YES; Tom Kimball-YES

Application 2021-07- James Durr Wholesale Florist Inc.- Site Plan Waiver- 297 Monmouth Road-Block 501 Lot 16

David Frank Esq. represented the applicant James Durr Wholesale Florist Inc. James Durr was sworn in by board solicitor. Mr. Durr stated the property is 6+/- acres. The property contains a home and an old dairy barn. Mr. Durr stated he would like to convert the barn to a farm market. He stated he checked with the North Hanover Township Zoning Department, and did not need a variance and was covered by the townships Right to Farm Ordinance. Mr. Durr stated he made a number of improvements to the property to clean it up. Mr. Frank stated his client is requesting a Site Plan Waiver. Mr. Durr plans to sell his own produce at the market. Mr. Durr stated the barn and home do not share any utilities. Mr. Durr stated his hours of operation would be approximately 9am to 7pm or dark. Mr. Durr stated there are 2 entrances to the property. Mr. Durr did state he has hired an architect for the construction permit portion of the process.

Mr. Frank stated the engineers letter asked about lighting of the parking lot and it was stated that the applicant would work with the engineer for the lighting. Mr. Hirsh asked about the Burlington County Planning Board. Mr. Frank stated they had not spoken to them. Mr. Hirsh stated they would need to reach out to the Burlington County Planning Board.

The board discussed potential liabilities of waiving Site Plan. Mr. McGuckin advised the board of what a site plan waiver meant.

Chairman Tom Kimball opened the floor to public comment. Being no public comment Greg Grauer made a motion to close public comment.

Brendan O'Donnell made a motion to approve the Site Plan Waiver with the conditions agreed upon by the board and applicant. Motion was seconded by Greg Grauer

Roll Call: Russ Comisky- YES; Ron DeBaecke- Yes; Joe Greene-YES; Debbie Kucowski-YES; Brendan O'Donnell- YES; Jack Smylie-ABSTAIN; Wayne Voorhees-YES; Greg Grauer-YES; Tom Kimball-YES

Public Comment

Chairman Tom Kimball opened the floor to public comment. Being no public comment. Greg Grauer 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. Being no board discussion. Tom Kimball made a motion to close board discussion. Motion was seconded by Greg Grauer. All in favor.

Correspondence-NONE

Adjournment-8:25pm

Greg Grauer made a motion to close Board Discussion. Motion was seconded by Greg Grauer. All in favor.