

**North Hanover Township
Joint Land Use Board
MEETING MINUTES**

July 28, 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

Chairman Tom Kimball opened the July 28, 2021 Joint Land Use Board Meeting to order at 7:30 pm.

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, Joe Greene, Debbie Kucowski, Brendan O’Donnell, Patricia Mellor, Jack Smylie, Wayne Voorhees, Greg Grauer, Tom Kimball

Absent: Russ Comisky, Ron DeBaecke

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

Minutes for Approval

- **June 23, 2021**

Wayne Voorhees made a motion to approve the June 23, 2021 minutes. Motion was seconded by Brendan O’Donnell. Debbie Kucowski, Jack Smylie, and Tom Kimball abstained. All others in favor.

Memorialization of Resolution 2021-11- Site Plan Approval- Mark Stepniewski- 296 Meany Road- Block 800 Lot 39

Jim Durr made a motion to approve the memorialization of Resolution 2021-11. Motion was seconded by Greg Grauer. Debbie Kucowski, Jack Smylie, and Tom Kimball abstained. All others in favor.

Application 2021-05- Bulk Variances- Okon- 2 Davis Court- Block 401 Lot 1.03

Board member Jim Durr stepped down from dais as a property adjainer. Mrs. Maria Okon and Mr. David Okon owners of 2 Davis Court, were sworn in by Land Use Attorney Gregory McGuckin. Mr. Okon stated they wish to put up a 6’ vinyl fence for privacy. Board Engineer Joe Hirsh reviewed his review letter. The Okon’s needed 2 variances one for the height of the fence where 6’ is proposed and 4’ is permitted. The need a seconded variance for a solid fence where 50% open space fence is permitted. Mr. Hirsh stated there is a drainage easement on the property and a condition of approval should be that the Township Engineer needs to inspect the placement of the fence posts prior to them being dug, and the homeowners taking responsibility for removing and replacing at their fence in the even the Township needs to access the drainage easement. The homeowners agreed to these conditions. The board had no further questions. Chairman Tom Kimball opened the floor to public comment. Jim Durr resident and neighbor at 297 Monmouth Road stated he has no objections to the Okon’s fence request.

Greg Grauer made a motion to close public comment. Jack Smylie seconded the motion. All in favor.

Tom Kimball made a motion to approve the variances with all agreed conditions to be in the Resolution.

Motion was seconded by Greg Grauer.

Roll Call: Joe Greene-YES, Debbie Kucowski-YES, Patricia Mellor-YES, Brendan O'Donnell-YES, Jack Smylie-Yes, Wayne Voorhees-YES, Greg Grauer-YES, Tom Kimball-YES

Application 2021-08- Minor Subdivision and Bulk Variances- Cavalli- 126 Schoolhouse Road- Block 501 Lot 8

Greg Grauer and Jack Smylie stepped down for the dais as land owners within 200 feet of the applicants property.

April Savoy- Morales was sworn in. Ms. Morales stated that she would like to subdivide a piece of her mothers farm land to build a single family home.

Leah Bruder a Professional Planner for the applicant was sworn in and accepted as a professional in her field. Ms. Bruder submitted exhibit A-1 A Minor Subdivision Plan for 126 Schoolhouse Road. The applicant is proposing a minor subdivision creating one additional lot. Currently the lot is 12.51 Acres. The use of a single family home is permitted in the zone. Ms. Bruder gave testimony of the residential nature of Schoolhouse Road. The new proposed lot would be 2 acres leaving 10.51 acres to remain as farmland. There will be minimal disturbance of farmland. They are proposing to share a driveway with easements. Variances needed are for lot frontage, lot width at setback and side yard setbacks. 200 feet is required for lot frontage; 160 feet is existing for lot 8. Proposed lot 8 proposes 124.54 feet. The proposed dimensions represent an increase in the existing non-conforming condition.

Proposed lot 8.01 proposes 35.46 feet. The proposed dimensions represent a new variance created by the subdivision. 200 feet is required is required for lot width at setback; +/- 160 feet is existing for lot 8.

Proposed lot 8 proposes 126 feet. The proposed dimensions represent an increase in the existing non-conforming condition. 30 feet is required for side yard setback; +/-51 feet is existing for lot 8.

Proposed lot 8 proposes 22.9 feet. The proposed dimensions represent a new variance created by the subdivision. Mr. Hirsh Engineer for the Land Use Board stated he had no concerns over the actual subdivision.

Mr. Hirsh also stated there should be a maintenance agreement should be deeded for the easement.

Chairman Tom Kimball expressed concern over flag lots due to safety and emergency vehicles getting down the driveway. Mr. Durr also express concerned over the Croshaw Oak. Jason Schaffer of Schaffer Family Homes was sworn in. Mr. Schaffer stated the Croshaw Oak tree is actually on the applicant's property but they do no have any construction planned on that end of the property.

Chairman Tom Kimball opened the floor to public comment. Being no public comment Tom Kimball made a motion to close public comment Motion was seconded by Brendan O'Donnell.

Jim Durr made a motion to approve the proposed subdivision and requested variances. Motion was seconded by Joe Greene.

Roll Call: Jim Durr- YES, Debbie Kucowski- YES, Patricia Mellor-YES, Brendan O'Donnell-YES, Wayne Voorhees-YES, Tom Kimball- NO

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 Tom Kimball. 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 public comment. Motion was seconded by Jack Smylie.

Correspondence-NONE

Adjournment

Tom Kimball made a motion to adjourn at 8:03pm. Motion was seconded by Greg Grauer. All in favor.