

**North Hanover Township  
Joint Land Use Board  
MEETING MINUTES  
September 22, 2021**

**7:30p.m. @ Municipal Complex**

Join North Hanover UMX Video Conference Meeting:

<https://impts.pragmatic.umx.vc/conf/call/4493305>

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Access code: 4493305

**Call to Order**

Chairman Tom Kimball called the 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**

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

Absent: Wayne Voorhees

Also in Attendance: Joe Hirsh- Board Engineer, Gregory McGuckin- Board Solicitor- Ed Fox- Board Planner

**Minutes for Approval**

- **August 25, 2021**

Greg Grauer made a motion to approve the August 25, 2021 minutes. Motion seconded by Brendan O’Donnell. All in Favor

**Application 2021-09- Bulk Variances- Andrew DePaulis- Block 102 Lot 1- Orr Road**

Andrew DePaulis owner of the property was sworn in by Board Solicitor Gregory McGuckin. Mr. DePaulis stated he is in front of the board for bulk variances for a single family home. His family owns the farm behind the property where he also works. Mr. DePaulis stated he wishes to build a 2 story 2800 sq ft single family home with a 1400 sq ft footprint. Mr. DePaulis is also proposing a 24’x30’ detached garage. The lot consist of .455 acres. Mr. Evan Hill was sworn in and was accepted as a professional in his field. Mr. Hill is the engineer hired by the applicant. Mr. Hill went over the proposed septic design and house plan. Board member Greg Grauer asked the applicant if he had discussed with neighbors to by land to make his lot more conforming. Mr. DePaulis stated the land behind him and on one side is in Chesterfield Township and is deed restricted. The neighbor to the other side has his front yard in North Hanover and his house resided in Chesterfield and did not discuss with them about purchasing some of their land.

Chairman Tom Kimball opened the floor to public comment.

Mr. Goldberg was hired by Mr. DePaulis’s neighbor Richard Hamilton. Mr. Eric Goldberg asked to cross examine the applicant. Mr. Goldberg called Ellen Hamilton to the stand to be sworn in. Mrs. Hamilton read a letter she wrote opposing the variances requested. Mr. Goldberg called for James Miller to be sworn in. Mr. Miller was sworn in virtually as a professional planner hired by Mr. Hamilton. Mr. Miller introduced several

exhibits. Exhibit O-1 a deed for the property dated May 26, 2016. O-2 Subject Property dated April 24, 2018 and April 26, 2018 O-3 a copy of the Township tax map.

Mr. Goldberg and Mr. Miller both testified why the board should not allow these variances as they believe it does not follow our master plan or the aesthetic of the town or neighborhood. There was disagreement amongst professionals for the applicant's neighbor and the boards professionals on whether land could be taken from the preserved farmland in Chesterfield Township and given to this lot the resides solely in North Hanover Township.

Mr. Hill Engineer replied to the objector's questions and comments.

Being no further public comment Ron DeBaecke made a motion to close public comment. Tom Kimball seconded the motion. All in favor.

Jim Durr made a motion to approve all variances. Greg Grauer seconded the motion to approve the variances.

Roll Call: Russ Comisky- NO, Jim Durr- YES, Ron DeBaecke- NO, Joe Greene- NO, Debbie Kucowksi- YES, Brendan O'Donnell-NO, Jack Smylie-YES, Greg Grauer-YES, Tom Kimball-YES. Motion passes 5 Yes, 4 No.

Chairman Tom Kimball stated the board would adjourn for a brief break at 8:58pm. The board reconvened at 9:07 pm.

#### **Application 2021-10- Informal Conceptual- Province Line Farm LLC- Block 201 Lot 10- Provinceline Road**

Mark Aikins attorney for Provinceline Farm LLC. Presented a conceptual plan to subdivide the existing farm into roughly 37 1-acre lots and preserve 53.5 acres. Kevin Shelly presented the informal conceptual plan to the board. Mr. Shelly and Mr. Aikins reviewed the engineers review letter. Mr. Ed Fox Planner for the board stated the plan is in conformance with the townships PURD ordinance. Mr. Fox reviewed the ordinance for the board and its intent. Mr. Fox reviewed Lot Yield and how it is determined and the board discussed. The board was concerned about the lot yield with the amount of wetlands and undevelopable land and how that is calculated into the lot yield. Mr. Aikins thanked the board for their time.

#### **Public Comment**

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

#### **Correspondence-NONE**

#### **Adjournment**

Tom Kimball made a motion to adjourn the meeting. Motion seconded by Ron DeBaecke. All in favor. Meeting adjourned at 9:55 pm.