

**North Hanover Township
Joint Land Use Board
Meeting Minutes
January 24th, 2024 @ 7:00 p.m.**

**Via Conference Call: Dial In; 1-888-482-9769; Access Code 4493305#
or
In Person**

CALL TO ORDER: Chairman Kimball called the meeting to order at 7:00 p.m.

FLAG SALUTE: Chairman Kimball lead the flag salute.

SUNSHINE STATEMENT: “The provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted by email to the Courier Times, Burlington County Times and The Trenton Times as well as given to those having requested same and posted on the Township bulletin board located in the foyer of the municipal building”.

ROLL CALL:

Name	Roll Call
Board Member Russ Comisky	
Board Member Jim Durr	X
Board Member Ron DeBaecke	X
Board Member Greg Grauer	X
Board Member Joe Greene	X
Board Member David Forsyth	
Board Member Tom Kimball	X
Board Member Debbie Kucowski	X
Board Member Jack Smylie	X
Board Member Patricia Mellor	
Board Member Wayne Voorhees	X

Absent: Board Member’s Comisky, Forsyth, and Mellor

Also Present: Board Secretary Caitlin Decker, JLUB Solicitor Stephen Raymond, and applicant’s planner Mark Remsa.

NOMINATION FOR BOARD PROFESSIONAL PLANNER:

Chairman Kimball shares that we have not nominated a Board Planner. And was approved during the consent agenda portion at reorganization on January 10th, 2024. Chairman asks for a motion for nomination.

Environmental Resolutions, Inc. for Board Planner

Name	Motion	Second	Aye	Nay	Abstain	Absent
Board Member Comisky						X
Board Member Durr			X			
Board Member DeBaecke	X		X			
Board Member Forsyth						X
Board Member Greene			X			
Board Member Kucowski			X			
Board Member Mellor						X
Board Member Smylie			X			
Board Member Voorhees			X			
Vice Chairman Grauer		X	X			
Chairman Kimball			X			

MINUTES FOR APPROVAL:

Motion: Chairman Kimball

Second: Board Member DeBaecke
- ALL IN FAVOR

CORRESPONDENCE:

There was no correspondence this evening.

MASTER PLAN CONSISTENCY REVIEW:

Chairman Kimball states this is for a masterplan consistency review for Block 800. Lot 61, North Hanover Township, Burlington County, NJ to be redeveloped. Board Solicitor Raymond swears Mark A. Remsa in before discussion began. Mark gives a brief overview of his qualifications. This is his 44th year in the business at the County Planning Office. He’s a licensed in the state of NJ as a planner and landscape architect. He further notes his education experience relating to his successful career. Township Board Planner Ed Fox notes he does work with him frequently and recommended to the board that he is an expert in professional planning. Mark introduces the redevelopment packets and states it went through preliminary investigation to designate this land for redevelopment. The proposed redevelopment would be a specialized zoning where having a mix of uses like, gasoline fuel station, commercial & light industrial complex, and an apartment for the custodian to take care of property. The packet has proposed adjustments to zoning for one of the few reasons being the wetlands on the south portion of the property pushing the development towards Monmouth Rd. Mark made note the very back of the packet it gives information of how it fits in well with our master plans goals for economic development for a range of land uses in town. The land was previously a small fuel station with a convenient

store and a home. This redevelopment will bring back a mix of uses to the land that is beneficial to the community by creating more jobs and a ratable base for property tax. Some of the main objectives are to protect the quality of life, protecting the groundwater staying away from the wetlands, and controlling the development intensities so the land isn't being over developed. An objective noted from our master plan that will have service and retail spaces for possible small business to use. In total Mr. Remsa states that this will clean up the property, turn it into an asset for the community and help advance the goals and objectives in the Township Master plan. Chairman Kimball brings up having a lot of frontage on the property leading him to question where exactly the wetlands start. Mr. Remsa confirms the wetlands are down below on the south end of the property but will not be close to the developments. He states dips down on the south end and drains downhill. Board Member Durr questions why this location, when there's other land in North Hanover that can use redevelopment. Mr. Remsa explains there was an old gas station where the tanks were removed, the old delapidated house is an eye sore being deemed non-inhabitable. The property owner is interested and wants to do something about it but has challenges and this redevelopment helps remove those challenges. Board Member Durr discussed concerns of contamination from that fuel station that leaked that will need to be addressed. Mr. Remsa has agreed and confirmed it has to be remediated to redevelop the land. Joint Land Use Board Planner Ed Fox wanted to note for the record that he has submitted a letter to us finding this review consistent with our master plan and that after the township committee passed the resolution for redevelopment and was forwarded to the commissioner of the department of community affairs for approval because of the state's plan for rural planning areas do not have a lot of sewer services in areas and the commission has the final approval on that. Which has been approved. Ed Fox states it is more of a hybrid zone and they worked greatly together creating buffers for noise, buildings and lighting for the residential area. Also, with sight triangles, multiple entrances to store, more lighting and signage. Ed fox agrees it is consistent and that this would be a great location for redevelopment as it is flat and will be cleaned up environmentally at the same time. Chairman Kimball inquired about the required set back for the fuel pumps. Mr. Remsa informs him there is not a required setback but put in one because they want greenery and open areas for sight distance functionality.

PUBLIC COMMENT:

There were no public comments this evening.

MOTION TO CLOSE PUBLIC COMMENT:

Motion: Board Member BeBaecke

Second: Vice Chairman Grauer

-ALL IN FAVOR

ROLL CALL FOR CONSISTENCY REVIEW:

Name	Motion	Second	Aye	Absent	
Board Member Comisky				X	
Board Member Durr	X		X		
Board Member DeBaecke			X		
Board Member Forsyth				X	
Board Member Greene			X		
Board Member Kucowski			X		
Board Member Mellor				X	
Board Member Smylie		X	X		
Board Member Voorhees			X		
Vice Chairman Grauer			X		
Chairman Kimball			X		

BOARD DISCUSSION:

Vice Chairman Grauer reminds everyone the blue recycling buckets go out tonight.

Board Member Smylie inquired about an unnamed intersection near Meany Road where machinery is parked and wants to know if anything is going on there. Board Member DeBaecke confirms it was a private purchase but no applications have been submitted for that property. Board Member Durr states that land is pretty saturated there from the looks of it.

Board Member Durr informs everyone that he made a hard decision to preserve his last unreserved farmland in North Hanover. And wanted to make sure that this beautifully unique 100 acre farm is preserved for perpetuity. And a traditional contribution fee of 10% will be covered by the federal government & the county rather than North Hanover due to the concern of the regular flights of planes.

MOTION TO CLOSE BOARD DISCUSSION:

Motion: Chairman Kimball

Second: Vice Chairman Grauer
- ALL IN FAVOR

MOTION TO ADJOURN:

7:36 pm

Motion: Board Member Debaecke

Second: Vice Chairman Grauer
-ALL IN FAVOR

Respectfully Submitted,

**Caitlin Decker
NHT JLUB Secretary**