

**North Hanover Township  
Joint Land Use Board  
Meeting Minutes  
March 27<sup>th</sup>, 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:**

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

**Absent:** Board Member’s Smylie & Mellor

**Also Present:** Board Secretary Caitlin Decker & JLUB Solicitor Stephen Raymond

**MEMORIALIZATION:**

Memorializing Resolution 2024-07; Approving J&K Realty II; Site Plan Review & Commercial Bulk Variance; Block 609, Lot 5; 499 Sykesville Rd.- **AutoZone.**

**Motion:** Chairman Kimball

**Second:** Vice Chairman Grauer

**- ALL IN FAVOR**

Memorializing Resolution 2024-08; Denying Mark Merrion; Residential Variance; Block 802 Lot, 8; 450 Jacobstown-Cookstown Rd.

**Motion:** Board Member Voorhees

**Second:** Vice Chairman Grauer

**- ALL IN FAVOR**

**PUBLIC COMMENT:**

Mark Merrion took the floor to see what the boards thoughts were if he would comply with the board's prior suggestion; so he's not wasting more money on preparing the multiple copies for the board. Mr. Raymond the board solicitor advised to speak with the professional to have an informal session for any of his question. The board can not give guidance on a hypothetical application. Mr. Merrion then asked about the money he has in escrow and if it can be saved. Mr. Raymond stated the initial application is complete and it may be possible to save money on certain aspects of the second application but in regards to what remains in escrow will get refunded if it is not used. Chairman Kimball advises him to speak with the professionals first to determine the next steps. Public comment closed.

**Motion:** Vice Chairman Grauer

**Second:** Chairman Tom Kimball

**-ALL IN FAVOR**

**BOARD DISCUSSION:**

Chairman Kimball notes the cumbersome ordinance and if the board can speak generically on the matter. Mr. Raymond stated to not discuss anything relating to particular applications but can generally discuss the ordinance. Mr. Raymond also stated if any one feels the need to have a closed session we legally meet the qualifications due to the appeal period. Board decided to do a closed session.

**MOTION FOR CLOSED SESSION:**

**Motion:** Board Member DeBaecke

**Second:** Board Member Durr

**-ALL IN FAVOR**

**JOINT LAND USE BOARD RECESSED TO ENTER INTO CLOSED SESSION AT 7:20 PM.**

**JOINT LAND USE BOARD RECONVENES THE PUBLIC MEETING AT 7:38 PM.**

**MOTION TO CLOSE BOARD DISCUSSION:**

**Motion:** Board Member DeBeacke

**Second:** Vice Chairman Grauer

**- ALL IN FAVOR**

**MOTION TO ADJOURN:**

**7:39 pm**

**Motion:** Board Member Debaecke

**Second:** Vice Chairman Grauer

**-ALL IN FAVOR**

**Respectfully Submitted,**

**Caitlin Decker  
NHT JLUB Secretary**