

**North Hanover Township  
Joint Land Use Board  
Meeting Minutes  
April 24<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.  
Took a moment of silence for the passing of Board Member Jim Durr.

**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 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	<b>X</b>
Board Member Patricia Mellor	<b>X</b>
Board Member Wayne Voorhees	

**Absent:** Board Member Voorhees

**Also Present:** Board Secretary Caitlin Decker, JLUB Solicitor Stephen Raymond, and JLUB Planner Ed Fox.

**PUBLIC HEARING FOR APPLICANT(S):**

**Application #2024-03; Mark Merrion; Residential Variance; Block 802, Lot 8 - 450 Jacobstown-Cookstown Rd.**

Mr. Raymond swears in Mr. Merrion for the hearing. Mr. Raymond wanted to acknowledge that Mr. Merrion has gone before the board previously for a similar application but this application is substantially different. And informed Mr. Merrion that he will have to reiterate the purpose and use for the new application. Mr. Merrion requested approvals for a pole barn to store his personal belongings such as his backhoe, trailer, motorcycles and atv's. Him and his son want a personal shop to work on their personal vehicles. He informed the board that may include storing business-related items or working on his business vehicles at times. Mr. Merrion estimated a 1.2% coverage that is under 3% coverage on accessory buildings in the RA Zone. The proposed pole barn will be tucked away behind a neighboring garage and near a wooded area meeting the required 25ft setback. Mr. Merrion reiterated that he own a service business but will not be operating out of the garage. He informed the board he does heating and air conditioning for people. No ductwork just strictly service calls and replacing equipment. Mr. Merrion stated the pole barn will look similar to the house and painted the same color to match. After some discussion between the board and Mr. Merrion they confirm he is meeting the required setbacks and height of the building. Chairman Kimball confirmed with Mr. Raymond that the only variance he requested is for the size. Board Member DeBaecke expressed his concerns about possible commercial activity, generating automotive repair work and making profit. Board Member DeBeacke states as a conditional use for approval that there will be no commercial income work to take place, strictly personal belongings he owns. Chairman Kimball inquired about how many work vehicles he owns. Mr. Merrion confirms he has 2 box trucks and does not plan to expand. After more discussion Mr. Merrion states any wetlands are on his neighbor's property not his and the pole barn will not be near wetlands. Mr. Fox from ERI states Mr. Hirsh is not concerned about wetland encroachment. Mr. Fox continued to ask a few more questions on Mr. Hirsh's behalf. He inquired if he would provide additional asphalt or stone leading up to the building. Mr. Merrion states possibly stone later on. Mr. Fox asked if he planned on having any plumbing in concern to the septic. Mr. Merrion states no plumbing or bathrooms. After some discussion about grading plans Mr. Raymond suggested if the board is in your favor he can notate to provide a drainage plan or otherwise satisfy any concerns of the Engineer regarding grading and runoff. Mr. Fox notes no involvement needed from NJDEP on stormwater management due to not exceeding impervious coverage.

And since the application was submitted before May 1<sup>st</sup> the new tree ordinance does not affect him. No further comments from the board, Chairman Kimball opens the floor to the public. No public attendance in person or online. Board Member DeBaecke makes a motion to close public comment. Vice Chairman Grauer seconds. All in Favor.

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Board Member Comisky			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			

**MASTER PLAN CONSISTENCY REVIEW:**

**Review of Township Committee’s Ordinance 2024-08; An Ordinance By the Township of North Hanover Amending Township Code Repealing all Sections of the Township Code and Prior Ordinances of the Township of North Hanover, County of Burlington, State of New Jersey Pertaining to Floodplain Regulations and Flood Hazard Areas and to Adopt New Ordinance for Purposes of Adopting Flood Hazard Maps; Designating a Floodplain Administrator; and Providing for Severability and an Effective Date.**

Board Member DeBeacke states this essentially is the state updating the floodplain maps. It is just a formality and no substantial changes for North Hanover. Mr. Fox commented that this is consistent with the master plan.

**Motion:** Chairman Kimball  
**Second:** Board Member DeBeacke  
**- ALL IN FAVOR**

**Review of Township Committee’s Ordinance 2024-09; An Ordinance of the Township of North Hanover, County of Burlington, State of New Jersey Amending and Revising Certain Sections of Chapter 16 “Zoning” of the Township Code.**

Mr. Fox explained amending this ordinance is for fueling stations and convenient stores. The township’s ordinance currently does not allow both without a use variance. This will allow the two to co-exist. Mr. Fox made some suggestion to

changes to the ordinance to stay consistent with the master plan. No service of cars, must be 200 ft away from any school, playgrounds, or fire house for safety purposes. No outdoor storage area and no immobile or unregistered vehicles onsite. Chairman Kimball asked if this amendment would exclude service stations from the ordinance all together. Mr. Fox states it does not exclude service stations it just excluded them co-exist all at once. Fuel Station Canopy's are taller at 23ft. The current ordinance is 18ft meant for service stations. Amending this to 23 ft would keep it consistent with the building that could be as high as 35ft. with his recommendations he finds it consistent with the master plan.

**Motion:** Chairman Kimball

**Second:** Board Member DeBeacke

**- ALL IN FAVOR**

**PUBLIC COMMENT:**

No public in person or online to comment.

**Motion:** Board Member Debaecke

**Second:** Vice Chairman Grauer

**-ALL IN FAVOR**

**BOARD DISCUSSION:**

The Board wanted to recognize the passing of a longtime North Hanover Township Committeeman and Joint Land Use Board Member Jim Durr. They shared some memories and condolences to his family.

**Motion:** Chairman Kimball

**Second:** Vice Chairman Gruer

**-ALL IN FAVOR**

**MOTION TO ADJOURN:**

**8:20 pm**

**Motion:** Vice Chairman Grauer

**Second:** Board Member Smylie

**-ALL IN FAVOR**

**Respectfully Submitted,**

**Caitlin Decker  
NHT JLUB Secretary**