

**TOWN OF HACKETTSTOWN
LAND USE BOARD
REGULARLY SCHEDULED MEETING
October 23, 2018 Meeting**

MINUTES

CALL TO ORDER

ANNOUNCEMENT OF PROPER NOTICE

FLAG SALUTE

ATTENDANCE

Members Present

Camporini; Lambo; Burke; Stead; Tierney; Moore (7:30); Weaver; Stout; Carida; Wolfrum

Members Absent

Bristow

Professionals Present

Mennen; Sterbenz; Bloch

MINUTES

September 25, 2018 Meeting

Motion to approve the September 25, 2018 Meeting Minutes made by Burke, seconded by Tierney.

In Favor: Weaver; Wolfrum; Camporini; Stead; Tierney; Burke

Opposed: None

Abstain: Lambo; Stout; Carida

RESOLUTION

David's Country Inn – Application #18-02, Block 121 Lot(s) 1, 2, 4 & 5 – Minor Subdivision/Preliminary & Final Site Plan, Use Variance, Bulk Variance. The Motion to approve the Resolution made by Stead, seconded by Burke.

In Favor: Tierney; Stout; Carida; Wolfrum; Camporini; Burke; Stead

Opposed: None

Abstain: Weaver; Lambo

MASTER PLAN DISCUSSION

Mr. Bloch stated the report has been updated based on the results of the survey, as well as the discussion of the results of the survey. Mr. Bloch summarized the updates as follows:

- Page 2 – information added with regard to the downtown corridor;
- Page 17 – information added regarding the Ordinance dissolving of the Board of Adjustment;
- Page 19 – information regarding the recommendations of the BID to study areas for redevelopment, and historic elements of properties in the downtown corridor; as well as the entire downtown corridor being designated as an Area in Need of Rehabilitation;
- Page 20 – recommendations regarding drafting updated sign standards for the TCC district; Urban Enterprise Zone (UEZ) recommendation was removed as it does not make sense for Hackettstown;
- Page 21 – Downtown parking needs to be looked at in conjunction with any redevelopment or change in the zoning;

- Page 24 – Traffic control on Mountain Avenue is not a critical issue at this time. With regard to #5 Protection of Residential Neighborhoods from incompatible Adjoining Land Uses, wording will be changed to “the Board is not recommending changes to the Land Use Ordinance at this time.”
- Page 31 – Information regarding the Health Facilities Zone/Bilby Road updated with an overlay of a Planned Family Rental Development and the requirement of low and moderate income housing were amended;
- Page 32 – With regard to a traffic signal at the Washington Street/Grand Avenue intersection, the Board does not believe that a traffic signal is wanted or needed at this time;
- Page 33 – With regard to the State and County to have signage alerting motorists to the presence of pedestrians, the Board recommends the crosswalks be signed. The report lists the intersections;
- Page 35 – Mountain Avenue – the Board recommends a comprehensive streetscape plan be prepared for this corridor;
- Page 36 – Mountain Avenue continued – The Board recommends the CC District be amended to permit banquet halls as a permitted principal use, specifically relating to David’s Country Inn;
- Page 38 – Limited Manufacturing Zone/Valentine Street – The Board notes the character of the area has changed and suggests the LM zone around the train station be evaluated for a mixed use transit-oriented development (TOD);
- Page 38 – Property Maintenance – The Board recommends the Town consider adopting a Property Maintenance Ordinance which would impose fines and penalties for properties that are not maintained to a certain standard;
- Page 38 – Specific Changes Recommended has been updated

The Clerk was advised to advertise the public hearing for the November 27, 2018 Meeting. All members present in favor of advertisement.

The following members and professionals left the meeting: Lambo; Sterbenz; Bloch.

NEW APPLICATION (Possible Public Hearing)

Macaluso/Sgaramella, Application #18-09, Block 51, Lot 2 – Section 68.

Mr. Sgaramella was present for the application. Mr. Mennen advised Mr. Sgaramella the notice was insufficient for this meeting, and the application could not be heard at this time. The applicant was told the renote for the November 27, 2018 Meeting.

Carangui/Cajamarca, Application 18-07, Block 40, Lot 3 – Section 68

Richard Keiling, Attorney, Present for Application.

The following was entered into evidence:

- Exhibits A-1 thru A-12 photos of interior and exterior of property taken by Applicant (Entered into evidence at the September meeting)
- Exhibit A-13 tax record from 1986 (Entered into evidence at the September meeting);
- Exhibit A-14 undated tax record (undated) indicating there are two kitchens and two bathrooms (Entered into evidence at the September meeting);
- Exhibit A-15 tax record from 2001 (Entered into evidence at the September meeting)
- Exhibit A-16 memo from Zoning Official dated July 26, 2018;
- Exhibit A-17 copy of Zoning Ordinance from 1965 allowing two family residences;
- Exhibit A-18 copy of Zoning Ordinance from 1968 prohibiting two-family residences;
- Exhibit A-19 copy of the January 1951 Hackettstown Washington telephone directory indicating two phone lines for two different individuals at the property

In addition, Mr. Keiling made reference to the following documents which were submitted as part of the application:

1. Tax Assessor's record dated July 20, 2018;
2. Deed transferring ownership;

At the September 25, 2018 public hearing, Mr. Cajamarca was sworn in by Mr. Mennen. Mr. Cajamarca testified he has been a contractor for over twenty years, and based on his experience the structure's foundation is original and has not been changed, and there have not been any structural changes to the two family dwelling.

The Board indicated the 1951 telephone book presented as evidence is especially important to the application and to future applications as well. Ms. Walling stated she would make a copy of the telephone book for the Board's records, and give a copy to the Board Clerk.

The meeting was opened to the public by Chairman Camporini at 8:35 p.m. for comments on the testimony presented.

Michelle Morpeth, 148 E. Prospect Street, Hackettstown, stated she was the Chairman of the Zoning Board of Adjustment prior to the abolishment of the Board, and there were many Section 68 applications presented to the Board. The evidence presented for those applications to the Zoning Board were water bills, electric bills, and neighbor testimony.

There being no further comments, the meeting was closed to the public at 8:37 p.m.

The motion to approve the Section 68 Certification for Carangui/Cajamarca, Application 18-07, Block 40, Lot 3 finding that the two-family dwelling use on the Property existed prior to the adoption of the ordinance which rendered said use nonconforming was made by Burke, seconded by Stout.

In favor: Tierney; Moore; Weaver; Camporini; Burke; Wolfrum; Stead

Oppose: None

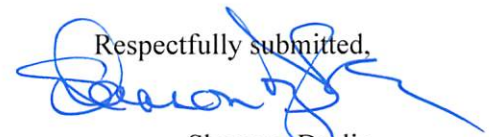
Abstain: Stout; Carida

CORRESPONDENCE

ACER Associates, LLC re: AT&T cellular antenna facility 141-145 Main Street

ADJOURNMENT

There being no further business, the motion to adjourn was made by Stead at 8:40 p.m., seconded by Moore. All members present in favor of adjournment.

Respectfully submitted,

Shannon Drylie
Land Use Board Clerk

Motion to approve: Moore

Second: Stout

In favor: Burke; Stead; Tierney; Weaver; Stout; Camporini; Moore

Oppose: None

Abstain: Lambo; Bristow