**TOWN OF HACKETTSTOWN**

**LAND USE BOARD MEETING**

**FEBRUARY 23, 2021**

**MINUTES**

**CALL TO ORDER**

The February 23, 2021 meeting of the Town of Hackettstown Land Use Board Meeting was called to order by Chairman Al Camporini at 7:00 PM.

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Moore, Tierney, Lambo, Wolfrum, Camporini, Stead, Walling

**Board Members Absent**

Sherman, Becker, Stout, Anthony, Graf

**APPOINTMENT OF CLERK**

Mr. Lambo made a motion to appoint Mary Matusewicz to the unexpired term of former Land Use Board Clerk, Shannon Drylie for the remainder of 2021 effective February 12, 2021; Mr. Moore seconded the motion.

In favor:

Moore, Tierney Lambo, Wolfrum, Camporini, Stead, Walling

Oppose:

None

Abstain:

None

**Minutes – January 26, 2021 Land Use Board Meeting**

Mr. Moore made a motion to approve the minutes of the January 26, 2021 Land Use Board Meeting with the correction showing Mr. Lambo being sworn in as a Class III Member; Mr. Wolfrum seconded the motion.

In Favor:

Moore, Tierney, Wolfrum, Camporini, Stead, Walling

Oppose:

None

Abstain:

Lambo

**RESOLUTIONS**

**109 Grand Avenue LLC, App #20-14, Block 75, Lot 18 & 19 – Minor Site Plan, Bulk Variance**

Mr. Tierney made a motion to approve the Resolution of Approval; Ms. Walling seconded the motion.

In Favor:

Moore, Tierney, Wolfrum, Camporini, Stead, Walling

Oppose:

None

Abstain:

Lambo

Mr. Sherman and Mr. Graf entered the meeting at 7:10 PM.

**East Avenue Park Associates, App #20-16, Block 125 Lot 5 – Section 68**

Mr. Moore made a motion to approve the Resolution of Approval; Ms. Walling seconded the motion.

In Favor:

Sherman, Moore, Tierney, Wolfrum, Camporini, Stead, Walling, Graf

Oppose:

None

Abstain:

Lambo

**SECTION 68 CERTIFICATION**

**Jhankhariya, App #20-15, Block 3.04, Lot 22 – Section 68**

Applicant did not properly notice; therefore the application was not heard.

**DesPres, App #21-01, Block 31, Lot 2 – Section 68**

Applicant did not properly notice; therefore the application was not heard.

**REQUEST FOR EXTENSION OF TIME**

**2016 Mountain Hackettstown LLC Block 125, Lot 9.01**

Applicant was not in attendance of the meeting, therefore the request for extension of time was not heard.

**COMPLETENESS**

**7 Rt. 57, LLC, App# 21-02, Block 129, Lot 23&24, Use Variance**

Mr. Sterbenz stated that these are two landlocked properties located north of a medical office owned by Dr. Chi. Both of the properties have residential structures or remnants of residential structures, and the applicant is seeking a use variance to be able to construct multi-family housing on both properties. Mr. Sterbenz indicated these properties are located in the Highway Commercial (HC) district where such a use is not a principal permitted use.

Based upon Mr. Sterbenz’s review dated February 19, 2021, several deficiencies were found, one of which has been addressed since the date of the letter is as follows:

The New Jersey Highlands Council (letter (e) on the report) issued correspondence indicating that because this is only a use variance, that they would not require a consistency determination at this time. If this application was approved and the applicant later sought a site plan approval, then that determination would need to be provided.

The remainder of the deficiencies stated in the review remain outstanding. Mr. Sterbenz indicated there were some waivers that were requested as well as some requirements that were not applicable. Mr. Sterbenz stated he is in agreement with the requirements that are not applicable.

Michael Selvaggi, Esquire, Attorney for the applicant addressed what will be done about the deficiencies and provided testimony on the waiver requests.

Mr. Selvaggi addressed the waiver requests first. Mr. Selvaggi stated that the Engineer/Planner for this project is John Hansen who is in attendance at the meeting and will address the waiver requests.

Mr. Hansen stated the following:

* Checklist Item 18 is the location of existing and proposed property lines with bearings and distances, streets, structures, parking spaces, loading areas, driveways, water courses, railroads, bridges, culverts, drain pipes, natural features, wetlands and treed areas both within the tract and within 100 feet of the site boundary. A partial waiver is being requested because some of the items are not shown on the plan, particularly items within 100 feet. Mr. Hansen stated they have shown what they could on the plan based on the subject property and the surrounding area. The plan was done based on a survey of lot 24 and he is confident that the property shape of lot 23 is very close to the survey.
* Checklist Item 21 is proposed buffer and landscape areas. A waiver is requested at this time. Mr. Hansen stated that if this application is approved and a site plan is filed, a complete landscaping package will be put together for review by the Board.
* Checklist Item 32 is a Major Development Stormwater Summery Sheet that shall be submitted when a stormwater basin is proposed on a project. A waiver is requested this time. If the application is approved and submitted for site plan review, it will require a full stormwater management design report, which will be submitted at that time.

Mr. Camporini asked the Board Members if they have any questions regarding the completeness of the application.

No Board Members had any questions at this time.

Mr. Sterbenz stated that regarding Checklist Item 18, that there are some single family properties that abut to the applicant’s property, and that it may be helpful to the Board to see those houses on the Plan with respect to the property lines.

Mr. Camporini stated that he would like to see that be put on the Plan and the Board was in agreement.

Mr. Becker entered the meeting at 7:27 PM.

Mr. Moore made a motion to grant the limited submission waivers but based upon Mr. Sterbenz’s recommendation to deem the application incomplete until deficiencies outlined in Mr. Sterbenz’s report are satisfied; Ms. Walling seconded the motion.

In Favor:

Sherman, Moore, Tierney, Wolfrum, Camporini, Stead, Walling and Graf

Opposed:

None

Abstain:

Becker, Lambo

**PUBLIC HEARING CONTINUATION**

**Livestock Co-Op Auction, App #20-08, Block 41, Lot 24 – Preliminary & Final Major Site Plan**

Mr. Selvaggi stated that Mr. Simreen, of the company looking to lease the facility, testified at last month’s meeting and that there were questions and issues raised in the course of Mr. Simreen’s testimony. Mr. Selvaggi requested that Mr. Simreen be called back to the stand to address some of the open issues that were raised at the previous meeting. Mr. Selvaggi asked Mr. Simreen if he still considers himself to be under oath, at which time Mr. Simreen stated yes.

Mr. Selvaggi questioned Mr. Simreen at this time. Mr. Simreen testified to the following:

* There will be two tanks to hold the debris, hair and small pieces of meat.
* There will be no drain but there will be a catch tank, comparable to a grease trap.
* The debris are heavy and will fall to the bottom where there is a shaker box that is lifted at the end of the day. These debris will be put into the tanks.
* The tanks will be around 35 gallons up to 50 gallons that will remain in the ground to be used as the catch station.
* What is caught in the catch station goes into a bucket then into the freezer.
* Waste that is transported is done so at a very cold to frozen temperature which will only produce a normal smell of meat.
* The waste will be picked up a minimum of two or three days a week, depending on the business.
* According to USDA rules, the containers must be emptied every other day or twice a week, minimum.
* The design of the tanks is set by the fabrication company.
* The company used to transport the debris is on call if needed.
* There will be no holding pen. There is only going to be a small containment area where the animal is inspected by the USDA inspector.
* Members of the Auction can call for appointments for their animals and Mr. Simreen’s employees would be responsible for making the appointments.
* Climate control is set by the inspector.
* The retail component will be under Mr. Simreen’s control and there will be, depending on the volume of the business, the four or five employees working in the slaughterhouse section will also work in the retail section.
* The retail portion will be open from 10 AM to 3PM or 4 PM five days a week.
* The animals that are brought in by appointment are tagged to be able to keep track of who the animal belongs to.
* The processing part of the building cannot be seen by anyone coming into the retail section of the business.
* Solid waste (plastic, packaging, etc.) will be handled separately from the fluids and byproduct of the animals and the same garbage company used by the Auction market will be used by Mr. Simreen. There will be no meat material in that outgoing garbage.
* There will be a simple sign on the front door for the retail portion of the business.

Mr. Camporini opened the meeting for Board Member questions.

Mr. Sherman inquired about what will be sold in the retail portion of the business, whether an environmental assessment will be provided and whether there is waste discharge to the sewer system. Mr. Simreen responded there will be no waste that goes into the sewer system, they will only be selling meat products and possibly there may be a shelf with some spices and jams for the meats. Mr. Simreen also explained that there is not going to be an impact because it is going to be a small business.

Ms. Walling inquired about whether the trucks used to take the byproduct away will be enclosed or will it be open. Mr. Simreen stated that the entire truck will be sealed, and no liquid will come out of the truck.

Mr. Sherman indicated that it would be beneficial to see an impact assessment.

Mr. Camporini asked if the building will be leased and how the Auction Market will financially benefit if animals are brought in privately. Mr. Simreen confirmed the building will be leased and that the auction will benefit because more animals will be brought in and sold.

Mr. Camporini asked for clarification that there will only be red meat processed and how the public will know what meats are available for purchase. Mr. Simreen confirmed only red meats will be sold in the retail portion of the business.

Mr. Camporini asked about the equipment that will be used. Mr. Simreen responded that there will be a sausage machine, tenderizers, a vacuum pack, etc.

Mr. Camporini inquired about who grades the meat and if the butcher is certified. Mr. Simreen stated that his butcher will determine the grading and they are only certified if they go through schooling.

Mr. Camporini asked how long a cow can stay in the cooler. Mr. Simreen answered no more than three days.

Mr. Camporini stated that he has some questions regarding the plan that was submitted and asked Mr. Selvaggi if they should be directed to the architect. Mr. Selvaggi stated that if the Board would like to hear from the architect, he would be available at a later date.

Mr. Graf asked how much of the beef that will be sold in the retail business comes from cows and if they would be processing calves. Mr. Simreen answered that they will process calves and not anything over 30 months old.

Mr. Sherman asked if Mr. Simreen has any idea how much goat and lamb will be processed. Mr. Simreen estimated approximately 30 to 50 per week.

Mr. Camporini asked if there was any retail permitting other than the Board of Health for selling off of that site. Mr. Simreen explained that he is required to get a food license from the Health Department and the Food Safety has to inspect the facility.

Mr. Sterbenz inquired about touring a similar facility nearby to get a sense of how this facility will be kept clean and how the waste will be collected and disposed of responsibly. Mr. Simreen explained that the USDA will not allow tours and he does not know of any slaughterhouses in the area to refer the Board to.

Mr. Camporini suggested putting a YouTube video together showing how the facility will run.

Mr. Sterbenz shared the architectural plan with the Board. Mr. Sterbenz pointed out that the area for processing is only 8 feet wide and with five people in that area questioned how it is kept clean continuously and how the fluids are gathered and brought to the tank. He also is not clear on how the people working in that area do not track what is on the floor to other areas of the building or outside.

Mr. Simreen stated the following:

* The animal will be brought in from the rear of the building
* The inspector will inspect the animal and once determined the animal is in good health, the inspector will give the ok to begin the shackling process, all of which is all done in the 8 foot area Mr. Sterbenz was indicating to on the Plan.
* There is a station for the inspector to inspect the animal. Once the organs are inspected, it goes into wash area, then into the cooler.

Mr. Sterbenz asked how the product gets from the cooler to the retail area. Mr. Simreen explained that the carcass is put in a bin and walked into the retail area.

Mr. Camporini asked where exactly the animal is broken down. Mr. Simreen answered it is broken down in the cooler. The animal has to remain in the cooler until it gets to a certain temperature and then the butchering in done in the retail area.

Mr. Camporini suggested putting a door going to the retail area instead of bringing the animal back through the wash area. Mr. Simreen explained the USDA considers it a violation if the door is opened while the inspector is working.

Mr. Camporini asked where the locker room would be located for the workers to be able to change their clothing. Mr. Simreen explained that it is not on the plan, but they would find a room.

Mr. Sterbenz asked where in the floor the tank that was discussed earlier in this meeting would be located. Mr. Simreen explained it would be at the end near the door where the animals enter.

Ms. Walling asked if the business was going into a new building or using an existing building. Mr. Simreen stated they will be using the existing poultry building.

Mr. Camporini asked if there were any further questions from the Board. There being none at this time, the meeting was opened to the public.

Jennifer and Michael Daly, 402 Grand Avenue, Hackettstown asked what the difference is between a butcher shop and a slaughterhouse. Mr. Simreen explained the difference between the two processes.

Ms. Daly asked for clarification about the the type of meat being sold and the hours of operation. Mr. Simreen confirmed that they will be selling red meat only and the hours of operation for the slaughterhouse will be from 7:00 AM until 3:30 PM and the retail portion will be from 10:00 AM to 4:00 PM Monday through Friday with no operation on weekends.

Ms. Daily asked what type of equipment will be used for slaughter. Mr. Simreen replied that there is no equipment, but a knock box for the beef is used.

Ms. Daly inquired if there will be saws. Mr. Simreen replied yes and knives.

Ms. Daly asked what the electrical capacity is to operate those types of equipment and if the building is up to code. Mr. Simreen replied three-phase to 220 to 110 and Mr. Selvaggi stated that the building will comply with the current electrical code.

Ms. Daly asked if the age of the building is a worry. Mr. Selvaggi stated that it is not.

Ms. Daly asked how many machines are going to run at once because she is concerned about the noise. Mr. Simreen stated they are not going to hear anything because everything takes place inside of the building, which will reduce the noise.

Mr. Daly inquired how the building will be updated. Mr. Simreen responded that they will have licensed contractor that will do all updates by the Code.

Ms. Daly inquired about the chemicals used to disinfect the areas and if there might be a shortage due to COVID. Mr. Simreen stated they use the the company Cintas for the chemicals and there is not a shortage.

Mr. Sherman addressed Mr. Selvaggi and Mr. Simreen asking them to provide documents as to what their noise estimate is.

Ms. Daly asked if there is a bathroom on site and if it is for public use. Mr. Selvaggi stated it is for employees only.

Ms. Daly asked at what capacity the HMUA will be involved with this project. Mr. Selvaggi answered that their engineer would be able to answer that.

Mr. Camporini asked when Stiger Street was paved last and if it will affect them being able to tie in. Mr. Sterbenz stated that Stiger Street was paved in 2019 and is subject to a five year moratorium.

Ms. Daly asked if HMUA is equipped to handle the type of material that is going to be potentially moving through their 95 miles of pipeline that extends through multiple municipalities. Mr. Selvaggi stated that the waste from the slaughterhouse operation will all be self-contained and will not make its way into the HMUA

Remo Caputo, Attorney, Broadway St., Denville, NJ, representing the Hackettstown Industrial Center located at 300 Stiger Street questioned the hearing for the retail portion of the application since it was not referenced in the original notice.

Mr. Mennen explained that notice is a jurisdictional issue and that the purpose of notice is to put interested parties on notice as to what actually is going to be before the Board and applicants do indeed have an obligation to list as complete a set of relief as they may be seeking from the Board. If Mr. Caputo feels there is a deficiency in the notice as to one aspect, the applicant has the ability to cure that if it is indeed a defect. Mr. Mennen stated he would encourage Mr. Selvaggi to provide supplemental notice to clarify the relief they are seeking. Mr. Selvaggi agreed to do that.

Mr. Caputo inquired about the outside holding pen that was indicated on the original plan. Mr. Simreen and Mr. Selvaggi indicated that there will be no outdoor holding pen and the plan will be revised to eliminate the pen.

Mr. Caputo asked if Mr. Simreen is aware that this property is subject to a 300 foot riparian buffer. Mr. Selvaggi stated that they are aware of that and that is why they have an engineer.

Mr. Caputo asked if the applicant would be willing to have the carting company come and testify as to how they handle the waste products from the building. Mr. Selvaggi stated they will not be called to testify.

Mr. Caputo inquired about the hours of operation and if there may be a chance of the auction market being open more than one day a week because of increased demand from the Slaughterhouse. Mr. Simreen said he does not think the board members of the auction market want to operate more than one day a week.

Mr. Caputo asked for clarification of what a poultry house is used for and if the one at this location is still operational . Mr. Simreen confirmed the building is still operational and it is used to separate the poultry from the red meat, which is required.

Mr. Caputo inquired about the refrigeration system and if there is a generator if the power goes out. Mr. Simreen stated that a generator can be rented if the power goes out, but if the USDA or the Land Use Board require a generator be installed, that he would install one.

Mr. Caputo asked if the HVAC equipment will be located on the roof or elsewhere. Mr. Simreen answered that it will be on roof or a shelving unit on the side of the building .

Lynn Taylor, Zellars Road, Long Valley NJ, Centenary University employee, inquired about what happens if the animal is deemed sick when it is inside the building. Mr. Simreen explained the animal must be destroyed and stored in the rendering buckets. Ms. Taylor asked who is responsible if a person privately brings an animal that is considered a downer. Mr. Simreen explained the owner is responsible for the animal.

Ms. Taylor asked when slaughtering cattle, as a humane procedure if a captive bolt is used to elicit brain death before the animal is bled. Mr. Simreen stated no, they do not do that. He explained the USDA came up with a method to use a knock box.

Ms. Taylor asked that with the USDA inspection for wholesomeness that is required and paid for by the public is it correct that Mr. Simreen will not be paying additional fees for USDA grading of the meat that is retail and that Mr. Simreen would grade it himself and there will be no commercial USDA grading. Mr. Simreen stated that he would not get the ok to have a professional grader come in just for one animal because the government has to pay for the inspectors.

Ms. Taylor asked who is supplying the retail meat and taking a profit from the retail store. Mr. Simreen answered that he purchases the animal from the auction for the retail meat and he makes the profit from the retail portion of the business.

Steve and Donna Lobasso, 506 Grand Avenue, Hackettstown, NJ asked what the opposition to the environmental impact study being done is. Mr. Selvaggi explained that they did not feel there would be an impact on the community.

Mr. Lobasso asked if a study should be done to see what effect it has on the community in general. Mr. Selvaggi stated that an environmental impact statement is an environmental socioeconomic cultural assessment. There are formal ones that are very rigorous, which Mr. Selvaggi does not believe is necessary, but an environmental assessment should look at those very things.

Mr. Lobasso asked if there is opportunity for the facility to be expanded to offer more than red meat and what the criteria would be for him to be approved for that. Mr. Simreen stated there will only be red meat and Mr. Selvaggi stated they will agree to a condition that it will only be red meat.

Gregory Lynch, 232 Canal Way, Hackettstown, NJ inquired about the drainage systems for the liquid waste and the frozen waste and if the rendering bins that are used are swapped out or emptied and returned back to the site . Mr. Simreen explained that all of the waste goes into the rendering buckets and picked up from the carting company and the bins that are used are emptied and put back on site, which are then cleaned and sanitized.

Mr. Lynch asked that being there is no other site to compare this business to, if this particular site is unique. Mr. Simreen responded that this is not a unique site.

Mr. Camporini requested that a sketch be provided showing how the waste will be handled and pictures of what the tank will look like to help the Board understand.

Ms. McQueen with Wildflower Farm, 321 Pennington Harbourton Rd., Pennington, NJ asked Mr. Selvaggi if documents could be put up for public view of the waste management system and rendering company to address concerns about how the waste and rendering and carting will be managed. Mr. Selvaggi stated he may be able to provide a photo of whether it is a closed or open container and what the vehicle would look like as well as a photo of the container where the stuff is stored.

Cheryl Petrillo, 241 E. Market St., Bethlehem, PA asked who is in charge of monitoring the animals being held in the sale barn and if they were to escape, who would be responsible. Mr. Selvaggi stated those questions will be answered by a representative of the auction market. Ms. Patrillo also asked if there will only be one animal at a time or will there be multiple animals when they come from the holding pen. Mr. Simreen responded that the trailer has three compartments.

Mr. Camporini asked if Mr. Simreen or the Co-Op will be responsible for bringing the animals over from the auction market to the facility. Mr. Simreen stated it will be someone he hires.

Ms. Petrillo asked if it will be guaranteed that there will be a USDA inspector on site every day for the entire duration of the operating hours. Mr. Simreen replied yes.

Lynn Taylor asked that because the USDA inspector requires their own bathroom if there are two bathrooms on the plans. Mr. Simreen stated this is not correct and Mr. Selvaggi added that to the extent that they need to comply with USDA rules to put in a second bathroom, they will do so.

John Crow, 19 Reese Avenue, Hackettstown, NJ asked Mr. Simreen if he agrees that a definitive plan of the facility both inside and outside would be instructive for the neighbors, the Community and the Board. Mr. Simreen stated they are working with limited space, the plan that was submitted was a rough plan and they will only be working within the existing building. Mr. Selvaggi stated that the architectural plan exists.

Mr. Crow inquired about whether there is a door to the opening where the animals are brought in and if there would be noise from the animal that might be heard outside of the building. Mr. Simreen explained there is an air curtain that prevents flies from coming into the building and the only animal that will make noise will be the goat.

Mr. Crow asked if the grading of the meat is done by Mr. Simreen’s experts. Mr. Simreen replied yes.

Mr. Crow asked what improvements will be done to the outside of the building. Mr. Selvaggi stated that the engineer will speak about that.

Mr. Crow asked if they know how many feet they are away from the stream. Mr. Selvaggi stated that the engineer will testify to that as well.

Mr. Crow inquired about blood movement through the sewer system from the wash water. Mr. Simreen stated that the blood that goes into the sewer system is not contaminated, that it is only from people washing blood from their hands in the washroom.

Ms. McQueen asked Mr. Simreen if he has done any research regarding the economic impact to the communities and if research can be provided to educate the community. Mr. Simreen responded that he is bringing his service to the community and the farmers.

Nola Bragg, 409 Grand Avenue, Hackettstown, NJ asked if how the blood is handled could be put in writing . Mr. Simreen stated that the only blood going down the drain is from when the inspector and other people washing their hands.

Mr. Camporini inquired about the size of the tank that is being used. Mr. Simreen explained that it is determined by the volume of animals being slaughtered. Mr. Camporini asked that an estimated amount of tank storage space be provided.

Ms. Bragg asked Mr. Simreen who owns the meat after the meat goes into the cooler and if the auction is getting cut out if the farmer is selling directly to Mr. Simreen. Mr. Simreen stated that the farmer does not sell to him, and everything has to go through the auction. Ms. Bragg asked how the meat is handed over to the farmer and where the processing is done. Mr. Simreen stated that is done per the farmer’s request and that everything is done at the retail site.

Jennifer Daly asked for clarification regarding the holding pen and if there will be an addition of birds and pigs at some point. Mr. Selvaggi stated there will be no changes going forward and there will be no holding pen or addition of birds or pigs. Ms. Daly inquired about the volume of the container if a downed animal is destroyed, and the entire animal is put in the container. Mr. Simreen confirmed there is enough space to hold the meat and if they need to have the carting company remove the waste, they can call for additional service.

Ms. Daly questioned what the bins are made of and the possibility of the materials breaking down Mr. Simreen explained the bins are made from stainless steel or plastic and that they are emptied every day. Ms. Daily asked how frequently the waste is removed from the premises. Mr. Simreen answered that he will arrange for the company to pick up three days a week, but if the business grows and there is more demand and more butchering, they will ask for more days of service.

Mr. Camporini asked Mr. Mennen that if a resolution is written for this applicant if it could state that this is for red meat processing only in order to eliminate all other animals. Mr. Mennen stated it can be.

Beth Lappin, 302 Fifth Avenue, Hackettstown, NJ asked who pays the USDA inspector. Mr. Simreen answered the government.

Diego Pinitlos, 450 Grand Avenue, Hackettstown, NJ inquired about the positioning of the trailer where the animals are unloaded and how urine and feces will be handled if it gets onto the pavement or street outside of the building. Mr. Simreen believes no urine or feces will go into the street, but if it does, it will be collected.

Mr. Pinitlos asked if all of the inspections of all three animals that are in the trailer are inspected at the same time. Mr. Simreen explained that they are brought onto the rail according to the distance allowed between the animals.

Terry Urfer, 364 Johnsonburg Rd., Blairstown, NJ inquired about the amount of time it takes process the animals. Mr. Simreen stated about a half hour for large animals and five minutes for lamb and goats.

Mr. Urfer asked that because of the size of the building if there will be limitations so there will not be a possibility of becoming a mass producer. Mr. Simreen stated that is correct.

Lucia Huebner, Hopewell, NJ asked the Board about an outline of what is going to happen in the future in terms of when the public will have the chance to testify and what the procedure will be moving forward. Mr. Mennen explained the process to Ms. Huebner.

Mr. Camporini closed the public questioning and opened it back up to the Board Members.

Mr. Mennen asked Mr. Selvaggi if it is his intent to continue the presentation at the Board’s next scheduled meeting. Mr. Selvaggi agreed, and Mr. Mennen informed the members of the public who were in attendance of the meeting that this application will be carried and the public hearing will be continued at the March 23, 2021 meeting at 7:00 PM and there will be no new additional notice pertaining to the continuation of the public hearing.

Mr. Sterbenz stated that at the end of the last meeting he felt that a lot more information needed to be provided on the interior of the building, and still feels there is a need to put into writing outlining what Mr. Simreen testified to tonight as well as additional details to the architectural plan. Mr. Sterbenz also indicated that he did not believe there was any reference of a retail business in the application that was filed and stated that the retail aspect of the business is non-conforming and is not permitted in the LM District as the slaughterhouse is also not permitted in the LM District.

Mr. Mennen asked Mr. Selvaggi if he plans on re-noticing for the next meeting. Mr. Selvaggi stated that they will. Mr. Mennen amended his original statement that no notice will be given and that based upon the additional relief that is sought the applicant has indicated that he will be re-noticing.

CORRESPONDENCE

NEW BUSINESS

ADJOURNMENT

There being no further business, Mr. Moore made a motion to adjourn this meeting at 10:37 PM.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk