**TOWN OF HACKETTSTOWN**

**LAND USE BOARD REGULAR MEETING**

**JUNE 22, 2021**

**MINUTES**

**CALL TO ORDER**

The June 22, 2021 Regular Meeting of the Town of Hackettstown Land Use Board Meeting held via Zoom, was called to order by Chairman Al Camporini at 7:00 PM.

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Sherman, Moore, Lambo, Wolfrum, Camporini, Stead, Walling, Anthony, Graf

Also Present: Board Engineer Sterbenz and Attorney, Alan Zakin (standing in for Board Attorney Mennen)

**Board Members Absent**

Becker, Stout

Also Absent: Board Attorney Mennen

**MINUTES**

Mr. Stead made a motion to approve the minutes of the Special Land Use Board Meeting held on May 18, 2021; Mr. Moore seconded the motion.

In Favor: Sherman, Moore, Wolfrum, Camporini, Stead, Walling, Anthony, Graf

Oppose: None

Abstain: Lambo

Mr. Anthony made a motion to approve the minutes of the Regular Land Use Board Meeting held on May 25, 2021; Mr. Sherman seconded the motion.

In Favor: Sherman, Moore, Wolfrum, Camporini, Stead, Walling, Anthony, Graf

Oppose: None

Abstain: Lambo

**PUBLIC HEARING**

**Application #20-08 – Livestock Co-Op Auction – B41, L24 – Preliminary & Final Major Site Plan**

Mr. Sterbenz reported that the applicant’s attorney, Mr. Selvaggi, was not able to attend the meeting tonight and requested that the application and notice be carried to the July 27, 2021 meeting, and that Mr. Selvaggi consented to an extension through July 27, 2021.

Remo Caputo, Esquire informed the Board that one of the Planners that he would like to testify in this matter will not be able to attend the July 27, 2021 meeting and requested assurance that a vote will not be taken on this application at the July 27th meeting date.

Mr. Stead made a motion to adjourn this application for this meeting, carry it to the July 27, 2021 meeting and not require further notice; Mr. Wolfrum second the motion.

In Favor: Sherman, Moore, Wolfrum, Camporini, Stead, Walling, Anthony, Graf

Oppose: None

Abstain: Lambo

**RESOLUTIONS**

Mr. Camporini informed the Board Members that the resolution for application # **20-12 - Allentown SMSA/ALL North Hackettstown d/b/a Verizon Wireless, Block 45, Lot 2.01 – Major Site Plan** will be heard at the July 27, 2021 Land Use Board meeting.

**DISCUSSION**

**Hackettstown Board of Education – Temporary Classrooms – 601 Willow Grove Street & 398 Fifth Avenue**

Mr. Moore recused himself from hearing this application due to a conflict of interest.

Jeffrey Merlino, Construction Counsel for the Hackettstown Board of Education addressed the Board regarding installing temporary classroom units at the above locations.

Anthony Gianforcaro, Architect for the Temporary Classroom Project presented the plan review as follows:

* Two modular buildings at each of the sites
* The modular buildings will be ten feet apart connected by glass a enclosed boardwalk
* Doors will be locked at each entrance and exit of the buildings
* There will be proper fire exits
* Water/sewer and electricity will be in all units

Mr. Camporini asked if the Board Members had any questions at this time.

Mr. Sterbenz informed the Board that the Board of Education is presenting the plan review under Section 31 of the Land Use Law for review and recommendation of this project, that the Board does not have jurisdiction of this project but has a right to make comments on the application. Both schools are located within residential zones and schools are a permitted use in residential zones in the Town.

Mr. Lambo inquired if there will be any improvements to the lighting in the parking lot and existing walkway. Mr. Gianforcarno stated that no lighting improvements to the parking lot will be done and there will only be lighting underneath the canopy to the side entrance of the building.

Mr. Sherman inquired if there are any plans or drawings showing the modular units and how long the life expectancy of the unit is. Mr. Gianforcaro stated that the unit will be able to be there for many years as long as they are maintained.

Mr. Camporini asked if anyone from the public had any questions at this time.

Ms. Daly inquired if the proposed classrooms will have air conditioning. Mr. Gianforcarno stated they will be air conditioned.

David Mango, Superintendent of Hackettstown Schools, stated that a meeting was held with Police Chief Macaulay to discuss the security of the units. Mr. Mango also stated that a cost comparison between temporary classroom units and permanent construction was conducted, and that installing temporary classroom units will save approximately 1.6 million dollars.

Mr. Camporini asked if any Board Members had any questions at this time.

Mr. Sherman asked if the temporary units are part of the Board of Education’s Capital Improvement program. Mr. Mango stated that was correct for right now.

Mr. Anthony inquired if the temporary classrooms will be used for instructional use only. Mr. Mango stated that there will be more information on how the classrooms will be used as the summer progresses.

Mr. Camporini asked if anyone from the public had any questions at this time. No one from the public had any questions at this time.

Mr. Camporini stated that he feels that a long term solution should be looked into so these temporary units do not remain on site for a long period of time.

Mr. Sterbenz inquired if the building coverage and lot coverage would exceed the thresholds in the ordinance. Mr. Mango stated they would not.

Mr. Sherman requested that this be a three year plan.

Ms. Walling stated that she feels the temporary units are a good idea and that it may take more than three years to determine if permanent construction will be needed.

It was agreed that a letter will be prepared with the Board’s comments and given to the Board of Education regarding the temporary classrooms.

**NEW BUSINESS**

Discussion was held regarding holding a special meeting in July. The Board agreed to hold only the regular meeting on July 27, 2021 via zoom as scheduled. The Board also delegated completeness to Mr. Sterbenz for application #21-08, G&G Church Properties for a Use Variance and application #21-09, GTI New Jersey, LLC for a Use Variance.

Mr. Lambo informed the Board that the Council entered into a redevelopment agreement with Moudro Corp. and the PILOT agreement has been finalized.

Mr. Lambo stated that he feels adequate time should be given to all witnesses and public before action is taken on the Livestock Auction Co-Op application.

Jennifer Daly requested that if any new documentation is received from the Livestock Auction, that it be put on the website in a timely manner so that it can be reviewed by the public.

Mr. Camporini informed the Board Members that the July meeting will be held via zoom and live meetings will resume in August.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 7:51 PM; Ms. Walling seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk