**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**August 24, 2021 Meeting**

Adequate notice of this regular public meeting has been provided in accordance with the Open Public Meetings Act by posting notice on the bulletin board in the Municipal Building; by publishing in the New Jersey Herald and Daily Record, the official newspapers of the Town of Hackettstown; by posting notice on the website of the Town of Hackettstown; filing said notice with the Town Clerk of Hackettstown; as well as furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act. As advertised, action may be taken at this meeting.

**CALL TO ORDER**

The August 24, 2021 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:00 p.m.

**FLAG SALUTE**

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

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

Also Present: Board Engineer Sterbenz and Allen Zakin, Esquire (filling in for Board Attorney Mennen)

**Board Members Absent**

Becker, Stout, Graf

Also absent: Board Attorney Mennen, Board Planner Bloch

Mr. Sterbenz informed the Board Members and the Public that the Livestock Auction Market withdrew their application without prejudice therefore the application will not be moving forward at this time.

**MINUTES**

Mr. Stead made a motion to approve the minutes of the July 27, 2021 Regular Land Use Board meetings as submitted. Mr. Moore seconded the motion.

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

Opposed: None

Abstained: None

**RESOLUTIONS**

**Application #21-08 – GTI New Jersey, LLC – B95 L4 – Minor Site Plan and Conditional Use Permit**

Mr. Moore made a motion to approve the Resolution of Approval. Mr. Stead seconded the motion.

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

Opposed: None

Abstained: Lambo

**COMPLETENESS**

Mr. Lambo stepped down from the dais at this time.

**Application #21-06 – Neuner – B97, L9 – Minor Subdivision/Bulk Variance**

**Application was presented by Mr. Neuner**

Mr. Neuner presented the decision of the Historic Preservation Commission application, which was heard at their August 19, 2021 meeting. Mr. Sterbenz stated that this has met the conditions to allow the application to be heard at the September 28, 2021 Land Use Board Meeting.

Mr. Stead made a motion to deem this application complete. Mr. Anthony seconded the motion.

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

Opposed: None

Abstained: None

Mr. Anthony made a motion to carry the Notice for application #21-06 to the September 28, 2021 Land Use Board Meeting. Ms. Walling seconded the motion.

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

Opposed: None

Abstained: None

Mr. Lambo returned to the dais at this time.

**Application #21-11 – ST Fra Willow Grove, LLC – B44, L3.02 – Preliminary Site Plan**

**Application was presented by Michael Lavery, Esquire**

Mr. Lavery informed the Board that all conditions in Mr. Sterbenz’s letter dated August 9, 2021 have been addressed, with the exception of the Highlands’ Consistency Determination, and requested that the application be heard for completeness and public hearing at the September 28, 2021 Land Use Board meeting. Mr. Sterbenz agreed that most items in his report have been addressed and agreed to move ahead with completeness and the public hearing at the September 28,2021 meeting, subject to the receipt of the consistency determination from the Highlands Council.

Mr. Moore made a motion to deem this application incomplete and carry the notice to the September 28, 2021 Land Use Board meeting. Mr. Stead seconded the motion.

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

Opposed: None

Abstained: None

Mr. Moore and Mr. Lambo stepped down from the dais at this time.

**Application #21-12 – Above Grid Solar Carport 2020, LLC – B45, L4 – Preliminary Site Plan/Use Variance/Bulk Variance**

**Application was presented by Kenneth Pape, Esquire**

Mr. Pape addressed Mr. Sterbenz’s letter dated August 19, 2021 and requested waiver relief for the Utility Plan and a temporary waiver for the Landscape Plan. Mr. Sterbenz stated the information the applicant is requesting to waive is not applicable to the project and that the deficiencies outlined in his letter have been addressed.

Mr. Stead made a motion grant the waivers and to deem this application complete. Ms. Walling seconded the motion.

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

Opposed: None

Abstained: None

Mr. Moore returned to the dais at this time.

**PUBLIC HEARING**

Mr. Sherman stepped down from the dais at this time.

**Application #21-07 – Miller – B72, L27 – Section 68**

**Application was presented by Louis and Ruth Ann Miller**

Mr. and Mrs. Miller were sworn in by Attorney Zakin.

Mr. Miller presented the following to the Board:

* A letter from the son of previous property owner, Mr. Wallendale
* A letter from Mr. Bodei, a previous owner of the property
* Photographs of the water connection, three bay boxes for electric service and three furnaces
* HMUA billings from 1968

Mr. Moore made a motion to approve the Section 68. Mr. Stead seconded the motion.

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

Opposed: None

Abstained: None

Mr. Sherman returned to the dais at this time.

**Application #21-10 – Schaffer – B75, L10 – Section 68**

**Application was presented by Michael Shaffer, 182 King’s Highway, Hackettstown, NJ 07840, Contractor for the application and Larry Darst, 110 Indigo Road, Hackettstown, NJ 07840, co-owner of the property**

Mr. Shaffer and Mr. Darst were sworn in by Attorney Zakin.

The following items were presented to the Board:

* Paperwork from the Water Company from 1968 showing apartment A and B
* A letter from Laurie Soloman, whose family owned the property from 1945 to 1970, stating it was a two family residence when she lived there
* Mr. Darst stated his family purchased the property in 1971
* Map from 1914 showing the house was divided into apartment A and B

Mr. Stead made a motion to approve the Section 68. Ms. Walling seconded the motion.

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

Opposed: None

Abstain: None

Mr. Lambo returned to the dais at this time.

**Application #21-04 – LCTW, LLC – B129, L16.01 – Site Plan/Bulk Variance Amendment**

**Application was presented by Michael Lavery, Esquire and John Hansen, expert in engineering and planning for the applicant**

Mr. Hansen Presented Exhibit A-4 entitled, Site and Landscaping Plan, with a revision date of May 28, 2021, showing an expansion of the landscape area to accommodate the new sign location and requesting an amendment to the original draft resolution for the sign setback from 5 feet to 3 feet.

Mr. Camporini asked if anyone from the Board would like to speak at this time.

Mr. Anthony inquired about how the new sign would affect sight visibility.

Mr. Hansen said the new sign would have no impact on site visibility.

Mr. Hansen presented exhibit A-5, entitled Exterior Sign Picture.

Mr. Camporini inquired if there could be a two foot structure installed at the base of the sign with flowers.

Mr. Stead inquired if the steel posts could be covered with brick or stone.

Mr. Stead made a motion to approve the original resolution with an amendment to reduce the setback to Mountain Avenue from 5 feet to 3 feet, as well the proposed sign which was presented in Exhibit A-5 with the exception of the columns. The Board agreed that they would like to see the steel columns wrapped in some kind of stone or brick, which will be agreed upon between the applicant and professionals. Mr. Lambo seconded the motion.

In Favor: Sherman, Moore, Lambo, Wolfrum, Camporini, Stead, Walling

Opposed: None

Abstained: Anthony

**NEW BUSINESS**

Mr. Sterbenz informed the Board that the applicant G&G Church Properties has submitted all the required documentation for the application process and requested that their notice be carried to the September 28, 2021 Land Use Board meeting and that if Mr. Sterbenz deems the application complete prior to the September 28th meeting, it be put on the agenda as a public hearing.

Mr. Lambo made a motion to carry the notice for G&G Church Properties to the September 28, 2021 Land Use Board meeting and to hear the application at that meeting if it is deemed complete by Mr. Sterbenz. Ms. Walling seconded the motion.

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

Opposed: None

Abstained: None

Mr. Lambo informed the Board that construction has started at 210 Vail Street and encouraged the members to look at the progress.

Mr. Lambo and Mr. Sterbenz gave an update to the Board regarding Bergen Tool.

Mr. Moore made a motion to adjourn this meeting at 8:27 PM. Mr. Lambo seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk