**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**December 21, 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 December 21, 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**

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

Also Present: Board Engineer Sterbenz, Board Attorney Mennen

**Board Members Absent**

Becker

Also absent: Board Planner Bloch

**MINUTES**

Mr. Stead made a motion to approve the minutes of the November 23, 2021 Regular Land Use Board meeting as submitted. Mr. Moore seconded the motion.

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

Opposed: None

Abstained: Stout, Lambo, Anthony, Graf

**RESOLUTIONS**

**Application #21-15 – Keith DeTombeur – 223 Main Street – B71, L12.01 – Section 68**

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

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

Opposed: None

Abstained: Stout, Lambo, Anthony, Wolfrum

**COMPLETENESS**

**Application #21-16 – Sal Toscana – 217-221 Main Street & 223 Main Street – B12, L12 & 12.01**

This application was not heard due to the fact that no new documents have been submitted.

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

**Application #21-18 – Performance Fleet Maintenance LLC – 859 Willow Grove Street – B44, L3 – Preliminary & Final Major Site Plan/Use Variance**

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

Mr. Selvaggi explained that a portion of the property will be converted into a parking area for Amazon van parking.

Mr. Selvaggi introduced Steve Cattani, design engineer of the project, to address certain items from Mr. Sterbenz’s completeness report dated December 15, 2021.

Mr. Cattani stated the following:

* Parking area will be used as an Amazon van parking facility
* There will be no improvements made to the roadway frontage, to the outside of the perimeter of the area, and there will be no impact to facilities within 100 feet of the property.
* A stormwater statement will be provided to Mr. Sterbenz
* A lighting plan will be provided to Mr. Sterbenz
* A landscaping plan will be provided to Mr. Sterbenz
* An updated statement will be provided to include work hours and the number of employees
* The drainage patterns will remain unchanged
* No changes will be made to existing and proposed streets
* The proposed use of the site will be less impactful to the environment
* A historical analysis of of the gravel area will be provided
* A floor plan will be provided

Mr. Camporini asked if any Board members had any question at this time. No Board members had any questions.

Mr. Sterbenz recommended the Board deem this application incomplete due to the lack of a Highlands Consistency Determination, lack of a lighting and landscaping plan, lack of an operations statement addressing work hours and number of employees and lack of a floor plan.

Mr. Stead made a motion to deem this application incomplete and grant the submission waivers listed in Mr. Sterbenz’s report. Mr. Stout seconded the motion.

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

Opposed: None

Abstained: None

Mr. Lambo returned to the dais at this time.

**Application #21-19 – Russo Acquisitions, LLC – 104 -112 Bilby Road – B45, L101 Amended Preliminary & Amended Final Major Site Plan**

The applicant’s attorney was not able to attend the meeting. Mr. Sterbenz recommended the Board deem this application complete per his completeness report dated December 17, 2021.

Mr. Lambo made a motion to deem this application complete. Ms. Walling seconded the motion.

In Favor: Moore, Stout, Lambo, Wolfrum, Camporini, Stead, Walling, Anthony, Graf

Opposed: None

Abstained: None

**PUBLIC HEARING**

**Application #21-08 – G&G Church Properties, LLC – 406 Church Street – B44, L9 – Use Variance**

Mr. Sterbenz explained that the applicant requested that this application and notice be carried to the January 25, 2022 meeting.

Mr. Anthony made a motion to carry this application to the January 25, 2022 Land Use Board meeting and that no new notice is required. Mr. Stead seconded the motion.

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

Opposed: None

Abstained: Lambo

Mr. Sterbenz addressed the Board’s concern regarding the lighting at the Mars and stated that he spoke to the engineer regarding dimming the lights. Mr. Sterbenz also informed the Board that he spoke to the new managing partner of Lions Gate and they will be finalizing their documents and the Board should see a submission soon from them.

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

**Application #21-17 – Rhonda Stone – 430 Washington Street – B83, L3 – Section 68**

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

Mr. Selvaggi referred to the following that was submitted in the application:

* Sanborn map was presented showing four dwellings
* Property card was presented showing it was a four family dwelling
* Tax records showing it as a four family dwelling

Mr. Stout and Mr. Graf stated the unit was a multifamily in 1967.

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

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

Opposed: None

Abstained: None

Mr. Lambo returned to the dais at this time.

**NEW BUSINESS**

Mr. Lambo informed the Board that Bergen tool had their preconstruction meeting with the residents and they are looking to start the phase project in mid-January.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 7:37 PM. Mr. Stead seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk