**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**March 22, 2022 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 March 22, 2022 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:00 p.m.

**FLAG SALUTE**

**ATTENDANCE**

**Board Members Present**

Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

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

**Board Members Absent**

Becker, Stout, Lambo, Stead

Also absent: Board Attorney Mennen, Board Planner Bloch

**MINUTES**

Mr. Moore made a motion to approve the minutes of the regular Land Use Board meeting held on February 22, 2022 as submitted. Mr. Anthony seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

**RESOLUTIONS**

Application #22-01 – Estate of Mary Zellars – 123 High Street – B66, L2- Section 68

Mr. Wolfrum made a motion to approve the resolution of approval. Mr. Anthony seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

Application #21-08 – G&G Church Properties, LLC – 406 Church Street – B95 L4 – Section 68/Use Variance

Mr. Moore made a motion to approve the resolution of approval. Mr. Anthony seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

Application #21-19 – Russo Acquisitions, LLC – 104-112 Bilby Road – B45, L10.1 & 2 – Amended Preliminary & Amended Final Major Site Plan

Mr. Anthony mad a motion to approve the resolution of approval. Mr. Wolfrum seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

**COMPLETENESS**

Application #21-18 – Performance Fleet Maintenance LLC – 859 Willow Grove Street – B44, L 3 – Preliminary & Final Major Site Plan/Use Variance

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi stated that the application remains incomplete at this time and he is expecting to have the documents submitted so the application can be deemed complete and heard at the April 26, 2022 Land Use Board meeting.

Mr. Lambo entered the meeting at 7:14 PM.

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

**PUBLIC HEARING**

Application #2022-02 – Joshua LaReddola – 513 First Avenue – B106, L5 – Section 68

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi introduced Josh LaReddola, 512 Center Street, Hackettstown, as the contract purchaser of the property. Mr. LaReddola was sworn in my Acting Board Attorney Zakin.

Mr. LaReddola testified to the following:

* There are two houses on the property
* He resides at 512 Center Street
* Each house on the property has its own mailing address
* He is the contract purchaser of the property
* The utilities are separate for each house on the property

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

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

In Favor: Moore, Wolfrum, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstain: None

Mr. Lambo returned to the dais at this time.

Application #21-16 – Sal Toscana – 217-221 Main Street & 223 Main Street – B71, L12&12.01 – Minor Site Plan/Bulk Variance

Application was presented by Michael Selvaggi, Esquire

Mr. Selvaggi introduced Paul Couvrette, to testify as a professional Engineer for the project.

Mr. Couvrette was sworn in by Acting Board Attorney Zakin.

Mr. Couvrette presented Exhibit A1, Survey of the Property, Block 71, Lots 12 and 12.01, dated August 29, 2019 showing the condition of the property prior to any work being done to it. Mr. Couvrette testified that Lot 12.01 is approximately 50 feet wide, 224 feet deep and is a rectangular shape.

Mr. Couvrette presented Exhibit A2, Write Up Plan, Toscana Exterior Seating, dated July 22, 2020, with a revision date of August 11, 2020 showing the site plan drawing of the parking lot side of the restaurant. Mr. Couvrette testified that the addition is eight feet wide and several bollards have been installed to protect the the entrance to the outdoor seating area rom motor vehicles.

Mr. Couvrette presented Exhibit A3, Photo board of the current site, showing photographs of the new seating area, the handicap access ramp to the seating area, the driveway looking toward Rt. 46, the driveway looking to the rear of the property and the property next door. Mr. Couvrette testified that the driveway has been narrowed to approximately 19 feet of clear space.

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

Mr. Lambo inquired if the Zoning Official has signed off on this project.

Mr. Sterbenz stated that the driveway was measured and is 21 feet wide.

Mr. Camporini inquired about whether the existing easement will be compromised with the patio.

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

Keith DeTombeur, owner of the building, was sworn in by Acting Board Attorney Zakin.

Mr. DeTombeur expressed concerns regarding lack of lighting at night along the driveway area. The restaurant owner stated lighting will be installed.

Mr. Moore inquired about the kind of lighting that will be used. Mr. Selvaggi stated that any lighting that is installed will have prior the approval of the Board Engineer.

Mr. Lambo made a motion to approve the application with the condition at the Engineer will approve the appropriate lighting. Mr. Moore seconded the motion.

In Favor: Moore, Lambo, Camporini, Anthony, Graf, Medcraft

Opposed: None

Abstained: None

**NEW BUSINESS**

Mr. Lambo informed the Board that the Redevelopment Plan for the Bergen Property will be heard at the upcoming Council Meeting. Mr. Lambo explained the PILOT Plan to the Board. Mr. Sterbenz stated there will be a new site plan that will come back before the Land Use Board once the Redevelopment Plan is approved.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 8:04 PM. Ms. Medcraft seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk