**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**June 28, 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 June 28, 2022 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:00 p.m.

**FLAG SALUTE**

**SWEARING IN OF BOARD MEMBER**

Jamie DeAngelis was sworn in as Planning Board Alternate #2 Member by Acting Board Attorney Zakin.

**ATTENDANCE**

**Board Members Present**

Present: Moore, Wolfrum, Camporini, Anthony, Medcraft, DeAngelis

Also Present: Board Engineer Sterbenz, Acting Board Attorney Zakin

**Board Members Absent**

Becker, Stout, Lambo, Stead, Graf

Also Absent: Board Planner Bloch

**MINUTES**

Mr. Moore made a motion to approve the minutes of the regular Land Use Board meeting held on May 24, 2022 as submitted. Mr. Wolfrum seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Medcraft

Opposed: None

Abstained: Anthony, DeAngelis

**RESOLUTIONS**

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

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

In Favor: Moore, Wolfrum, Camporini, Medcraft

Opposed: None

Abstained: Anthony, DeAngelis

**COMPLETENESS**

**Application #22-05 – Lion Gate at Musconetcong River Urban Renewal, LLC – 301 Mountain Avenue – B125, L9.01 – Amended Preliminary Major Site Plan/Amended Final Major Site Plan/Bulk Variance**

The application was presented by Jennifer Knarich, Esquire

Ms. Knarich stated that all of the incomplete items listed in Mr. Sterbenz’s report dated June 21, 2022 have been addressed.

Mr. Sterbenz confirmed to the Board that the applicant has addressed the deficiencies that were in his report dated June 21, 2022 and recommended the application be deemed complete at this time.

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

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

Opposed: None

Abstained: None

**PUBLIC HEARING**

**Application #22-04 – 7 Route 57, LLC – Section 36 Variance & Preliminary & Final Site Plan/Use Variance**

Mr. Sterbenz informed the Board that a request was made by the applicant’s attorney, Michael Selvaggi, Esquire that because of a lack of a full Board present, to adjourn the hearing at this meeting and carry it to the July 26, 2022 Land Use Board meeting and require no additional notice. The Board was in agreement.

**PUBLIC COMMENT**

Mr. Camporini asked if anyone from the public would like to speak at this time. No one from the public wished to speak at this time.

**NEW BUSINESS**

Ms. Medcraft inquired about a letter received from the Construction Official dated June 23, 2022, regarding G&G Church Properties, LLC and the enforcement of the requirement for deployable fire exit ladders stated in approved resolution #R21-08.

Mr. Sterbenz informed the Board that he will speak to the zoning official regarding the matter.

Mr. Anthony stated he received a request from the Mt. Olive Township Fire Official to receive all site plans that come before the Board moving forward.

Mr. Lambo entered the meeting at 7:30 PM.

Mr. Moore made a motion to enter into executive session at 7:32 to discuss personnel matters. Mr. Anthony seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Anthony, Medcraft, DeAngelis

Opposed: None

Abstained: None

Mr. Moore made a motion to close the executive session at 7:41 PM. Ms. Medcraft seconded the motion. No formal action was taken in executive session.

In Favor: Moore, Lambo, Wolfrum, Camporini, Anthony, Medcraft, DeAngelis

Opposed: None

Abstained: None

Mr. Moore made a motion to appoint Alan Zakin, Esquire to the position of Land Use Board Attorney for the remainder of 2022. Mr. Anthony seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Anthony, Medcraft, DeAngelis

Opposed: None

Abstained: None

ADJOURNMENT

Mr. Moore made a motion to adjourn this meeting at 7:43 PM. Mr. Lambo seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk