**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**September 27, 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 September 27, 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**

Present: Moore, Stout, Wolfrum, Camporini, Stead, Graf, DeAngelis

Also Present: Board Engineer Sterbenz, Board Attorney Zakin

**Board Members Absent**

Becker, Lambo, Anthony, Medcraft

Also Absent: Board Planner Bloch

**MINUTES**

Mr. Stout made a motion to approve the minutes of the Land Use Board meeting held on August 23, 2022 as submitted. Mr. Moore seconded the motion.

In Favor: Moore, Stout, Camporini, Stead, Graf, DeAngelis

Opposed: None

Abstained: Wolfrum

**RESOLUTIONS**

**Application 22-06 – Thomas R. Cole – 304-306 Warren Street – B91, L12 – Section 68**

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

In Favor: Moore, Stout, Camporini, Stead, DeAngelis

Opposed: None

Abstained: Wolfrum, Graf

**Application 22-04 7 Route 57, LLC – 9, 7 & 13 Route 57 – B91, L12 – Use Variance, Section 36 Variance & Preliminary/Final Major Site Plan**

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

In Favor: Moore, Stout, Camporini, Stead, Graf,

Opposed: None

Abstained: Wolfrum, DeAngelis

**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.**

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

In Favor: Moore, Stout, Camporini, Stead, Graf, DeAngelis

Opposed: None

Abstained: Wolfrum

**Completeness**

**Application #22-07 – Karoun Holdings, LLC – 200 Grand Avenue – B80, L3 – Use Variance/Interpretation**

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

Mr. Selvaggi explained that the applicant will be using the site for food testing for Fratelli Beretta on the first floor and that there will be no changes to the outside of the building. Mr. Selvaggi asked if the application is approved for Completeness that the notice for Public Hearing that was given timely and properly be carried to the October 25, 2022 meeting date.

Mr. Stout made a motion to deem this application complete. Mr. Wolfrum seconded the motion.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Graf, DeAngelis

Opposed: None

Abstained: None

Mr. Stout made a motion to carry the application without further notice to the October 25, 2022 Land Use Board meeting. Mr. Moore seconded the motion.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Graf, DeAngelis

Opposed: None

Abstained: None

**OLD BUSINESS**

Michael Selvaggi, Esquire spoke on behalf of the **Bergen Tool** project and informed the Board that the subdivision map has not yet been recorded because the County is requiring additional information. Mr. Selvaggi requested that the February 2017 resolution that was adopted be amended to allow the work to continue at this time so the project will not be delayed through the winter months. Mr. Selvaggi stated that plan revisions will be submitted to the County which will address the concerns from them in a timely manner. The change to the resolution would address Phases 2B and 2D which is the realignment of Bergen Street and the extension of Stiger Street, the infrastructure of the proposed 66 townhouses, and the three acre open space. Mr. Sterbenz informed the Board that the applicant is requesting relief from condition KK on page 51 and 52 of the February 28, 2017 resolution, requiring the final plat be submitted and recorded by the County Clerk prior to the start of construction. Because the subdivision map must be recorded prior to site construction commencing, Mr. Sterbenz recommended granting the relief to allow work to continue at this time.

Mr. Moore made a motion to grant the Municipal Engineer authority to temporarily relax certain aspects and conditions of condition KK of the February 28, 2017 resolution of approval which would allow full construction to begin on Phases 2B and 2D and that no building permits will be issued until the subdivision is recorded with the Warren County Clerk’s office. Mr. Graf seconded the motion.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Graf, DeAngelis

Opposed: None

Abstained: None

Mr. Sterbenz informed the Board that Mr. Clarke addressed Mr. Sterbenz at the pre-construction meeting regarding the fact that the parking stalls next to his property line were to be relocated as a result of the February 28, 2017 resolution of approval. Mr. Sterbenz looked into the matter and found Mr. Clarke was accurate in the relocation information and informed the Board that the site plan will be amended to address the proper location of the parking stalls in order to conform with the subject Resolution passed by the Board.

Mr. Sterbenz also informed the Board that the construction has been going well and all concerns from the neighbors in the area have been and continue to be addressed.

**PUBLIC HEARING**

**Application #22-08 – Carlos Rojas – 224-226 Franklin Street – B69, L5 – Section 68**

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

Mr. Selvaggi requested that the application be carried to the October 25, 2022 Land Use Board meeting.

Mr. Moore made a motion to carry the application to the October 25, 2022 Land Use Board meeting and that no new notice is required.

In Favor: Moore, Stout, Wolfrum, Camporini, Stead, Graf, DeAngelis

**NEW BUSINESS**

Mr. Stout inquired about the process of the Board reviewing and giving recommendations regarding Land Use and zoning issues that the Town Council has to vote on.

Board Attorney Zakin informed the Board that he may not be available to attend the November 22, 2022 meeting, but anther attorney will be provided to cover for him if necessary.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 7:47 PM. Mr. Stout seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk