**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**November 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 November 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**

Present: Moore, Lambo, Wolfrum, Camporini, Stead, Graf, Medcraft, DeAngelis

Also Present: Board Engineer Sterbenz, Krishna Jhaveri, Esquire (Filling in for Board Attorney Zakin for this meeting)

**Board Members Absent**

Absent: Becker, Stout, Anthony

Also Absent: Board Planner Bloch, Board Attorney Zakin

**MINUTES**

Mr. Stead made a motion to approve the minutes of the regular Land Use Board meeting held on October 25, 2022 as submitted. Mr. Moore seconded the motion.

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

Opposed: None

Abstained: Lambo

Mr. Stead made a motion to approve the minutes of the executive session held on October 25, 2022 as submitted.

In Favor: Wolfrum, Camporini, Stead, Graf, Medcraft, DeAngelis

Opposed: None

Abstained: Moore, Lambo

**RESOLUTIONS**

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

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

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

Opposed: None

Abstained: Lambo

**COMPLETENESS**

**Application #22-10 – Hackettstown Crossing Associates, LLC – 93-95 Main Street – B21, L18.02 – Amended Preliminary Major Subdivision/Final Major Subdivision/Bulk Variance**

Mr. Sterbenz spoke regarding the application and stated that the applicant is looking to further subdivide the property to create fee simple lots around the proposed townhouse units as well as lots for the three acres of open space and the common areas. Mr. Sterbenz reported that the deficiencies in his report dated November 15, 2022 have been addressedand recommended that the Board consider the application to be deemed complete.

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

Mr. Lambo inquired about the completion and use of the open space area. Mr. Sterbenz stated it will be completed and open to the public for use during the construction of the project.

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

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Graf, Medcraft

Opposed: None

Abstained: DeAngelis

**PUBLIC HEARING**

**Application #22-09 – Frank Czigler – 106 Valentine Street – B73, L3 & 10 – Preliminary Major Site Plan/Final Major Site Plan/ Use Variance/Bulk Variance**

Mr. Sterbenz spoke on behalf of the applicant’s attorney who submitted a letter of request that the application be carried to the December 12, 2022 regular meeting with no further notice to be required.

Ms. Medcraft made a motion to carry this application to the December 12, 2022 regular Land Use Board meeting and to not require new notice be given. Mr. Wolfrum seconded the motion.

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

Opposed: None

Abstained: Lambo

**OLD BUSINESS**

Mr. Sterbenz gave a summary of the status of the following projects that have come before the Board for approval:

* Verizon Wireless
* GTI New Jersey, LLC
* 2016 Mountain Hackettstown, LLC
* Russo Acquisitions, LLC
* LTCW, LLC

**NEW BUSINESS**

Mr. Lambo inquired about the possibility of requiring new development projects to make a donation to the Fire Department as part of their development application.

Krishna Jhaveri, Esquire suggested adding this item to the agenda before commenting on this matter.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 7:26 PM. Mr. Stead seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk