**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**May 23, 2023**

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 May 23, 2023 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairman Camporini at 7:00 p.m.

**ATTENDANCE**

Present: Moore, Lambo, Wolfrum, Camporini, Stead, Anthony, Graf, Ferarra

Also Present: Board Engineer Sterbenz

Absent: Becker, Stout, Medcraft, DeAngelis

Also Absent: Board Planner Bloch, Board Attorney Zakin, who arrived at 7:07 PM

**MINUTES**

Mr. Stead made a motion to approve the minutes of the regular Land Use Board meeting held on April 25, 2023 as submitted. Mr. Moore seconded the motion.

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

Opposed: None

Abstained: Lambo, Graf

**RESOLUTIONS**

**Application #23-02 – Noe D. Morales Mejia – 918 Grand Avenue – B108, L3 – Section 68**

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

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

Opposed: None

Abstained: Lambo, Anthony, Ferarra

**Application #23-03 – Robert Colucco – 81 Watch Hill Road – B119, L19.35 – Bulk Variance**

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

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

Opposed: None

Abstained: Anthony, Ferarra

**Application #22-14 – Ghalieh Holdings, LLC – 111 Mill Street – B119, L104 – Minor Site Plan/Bulk Variance**

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

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

Opposed: None

Abstained: Anthony, Ferarra

**Application #23-04 – Karoun Holdings, LLC – 200 Grand Avenue – B80, L3 – Preliminary Major Site Plan/Final Major Site Plan**

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

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

Opposed: None

Abstained: Lambo, Graf

Board Attorney Zakin entered the meeting at 7:07 PM following passage of Resolutions and prior to Old Business.

**OLD BUSINESS**

**Czig Meister Brewing, LLC – 106 Valentine Street – B73, L3&10 – Amendment of Resolution of Approval – Preliminary Major Site Plan/Final Major Site Plan/Use (FAR) Variance/Bulk Variance**

**Applicant was represented by Michael Selvaggi, Esquire of Lavery, Selvaggi, Abromitis & Cohen, PC, Hackettstown, NJ**

Mr. Selvaggi stated that the current resolution states the number of events held by Czig Meister is limited to twenty five per year. The applicant is requesting the resolution be amended to reflect the number of events per limits set by the ABC (**Alcoholic Beverage Control Division)** permits and the applicant will comply with applying and receiving all appropriate permits from the Town.

Mr. Camporini asked if anyone from the Board had any questions at this time. No one from the Board had any questions 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. Stead made a motion to approve this non-materialistic amendment to the resolution to allow the annual number of events held by Czig Meister to be consistent with the number allowed by NJ ABC (**Alcoholic Beverage Control Division)** and that permits will be obtained through the Town for all events, if required. Mr. Moore seconded the motion.

In Favor: Moore, Wolfrum, Camporini, Stead, Graf, Ferarra

Opposed: None

Abstained: Lambo, Anthony

**Lion Gate at Musconetcong River Urban Renewal, LLC – 301 Mountain Avenue – B125, L9.01 – Amendment of Resolution of Approval of the Amended Preliminary Major Site Plan/Amended Final Major Site Plan/Bulk Variance.**

**Application was presented by Jackie Esposito, Esquire, Price, Meese, Schulmna & D’Arminio, PC, Woodcliff Lake, NJ**Ms. Esposito explained to the Board that the applicant is requesting an amendment to condition D of the resolution that was approved on September 27, 2022 regarding commencement of construction on the site.

Ms. Esposito introduced Jay Cooperman, Manager of Lion Gate, who explained to the Board that they would like to be able to level the mounds of dirt on the site and bring approximately 15,000 cubic truckloads of new dirt in to grade the site per the approved plans.

Mr. Lambo inquired about the truck route and stated that the Town will be paving roads during the summer months and didn’t want the new roads to be impacted by the dump trucks. Mr. Cooperman stated that they will coordinate with Officer Tynan of the police department regarding the routes.

Mr. Sterbenz inquired if the foundation will be removed during this portion of the project. Mr. Cooperman stated they would like to remove the foundation by pulling it out, stacking it onto a flatbed truck for removal and then continue to fill the foundation site in with the new material.

Mr. Lambo made a motion to approve the amendment to clear the site, establish soil erosion and sediment control measures, grade the site and remove the foundation and stabilize the site as it is cleared. A signed letter will be submitted by Mr. Cooperman or his attorney agreeing to the terms of the approved site work, and that no additional work will be done until the remainder of the conditions in the September 2022 resolution are met. The letter will also be approved and counter signed by the Board Engineer. Mr. Wolfrum seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Antony, Graf, Ferarra

Opposed: None

Abstained: None

**COMPLETENESS**

**Application #23-05 – ST FRA Stiger, LLC – 305 Stiger Street – B41, L23 – Amended Preliminary Major Site Plan**

**Application was presented by Michael Selvaggi, Esquire of Lavery, Selvaggi, Abromitis & Cohen, PC, Hackettstown, NJ**

Mr. Selvaggi stated that the applicant wants to complete parking and other exterior site improvements as well as upgrades to the building. Mr. Selvaggi referred to Mr. Sterbenz’ s Completeness Review dated May 15, 2023 and stated that the items in the check lists have been addressed and requested waivers be granted for the details for Stiger Street that were not indicated on the site plan and an environmental impact statement that was not included in the submission as the site is already fully developed.

Mr. Moore made a motion to deem this application complete and to grant the requested waivers. Mr. Stead seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Anthony, Graf, Ferarra

Opposed: None

Abstained: None

**Application #23-06 – Jason B. Forest – 310 Grand Avenue – B86, L7 – Bulk Variance**

**Application was presented by Jason Forest, owner of 310 Grand Avenue**

Mr. Forest explained that he is asking to finish the attic space to make it into additional living space which will exceed the 2.5 story limit. Mr. Forest referred to Mr. Sterbenz’s Completeness Review dated May 15, 2023 and stated that two of four of the deficiencies have been addressed and asked for waivers to be granted for the features within 100 feet of the boundary of the site and a sixty year title search.

Mr. Lambo inquired when the home was purchased. Mr. Forest stated he purchased the home four years ago. Mr. Lambo requested that the title search that was done when he purchased the home be provided.

Mr. Camporini requested that a set of plans be given to the Fire Department for review and that Mr. Forest have a drawing of a fire escape route to present to the Board at the next meeting.

Mr. Sterbenz suggested that Mr. Forest bring an architect to the June 27, 2023 meeting that will be able to provide testimony. Mr. Forest agreed to that suggestion.

Mr. Lambo made a motion to deem this application complete and grant the requested waivers but supply the title search from when the property was purchased. Mr. Stead seconded the motion.

In Favor: Moore, Lambo, Wolfrum, Camporini, Stead, Anthony, Graf, Ferarra

Opposed: None

Abstained: None

Mr. Moore made a motion to adjourn this meeting at 7:51 PM; Ms. Ferarra seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk