**TOWN OF HACKETTSTOWN**

**MINUTES**

**Land Use Board**

**March 26, 2024 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 26, 2024 Meeting of the Town of Hackettstown Land Use Board was called to order by Chairperson Camporini at 7:00 p.m.

**FLAG SALUTE**

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Moore, Lambo, Wolfrum, Camporini, Stead, Anthony, Graf, Medcraft, DeAngelis, DaRonco

Also Present: Board Engineer Wisniewski , Board Attorney Zakin

**Board Members Absent**

Becker, Stout

Also absent: Board Planner Bloch

**MINUTES**

Mr. Moore made a motion to approve the minutes of the regular Land Use Board meeting held on February 27, 2024 as submitted. Mr. Anthony seconded the motion.

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

Opposed: None

Abstained: Lambo

**RESOLUTIONS**

**Application #23-14 – HOTGS, Inc. – 3 Parke Avenue & 798 Willow Grove Street – B116, L2&8 – Preliminary Major Site Plan/Final Major Site Plan/Use Variance/Bulk Variance**

Ms. Medcraft made a motion to approve the resolution of approval with certain changes that were read into the record. Mr. DeAngelis seconded the motion.

In favor: Moore, Wolfrum, Camporini, Stead, Anthony, Graf, Medcraft, DeAngelis, DaRonco

Opposed: None

Abstained: Lambo

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

**COMPLETENESS**

**Application #23-08 – 300 Ashley Ave., LLC – 300 Ashley Avenue – B55, L20 – Use Variance**

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

Mr. Selvaggi explained that the applicant was waiting for the consistency determination report from the Highlands Council, which had now been released and was provided to the Board Members. Mr. Wisniewski stated that he spoke to the previous Board Engineer, Mr. Sterbenz who confirmed that the consistency determination was all that was required to be submitted in order to deem this application complete for a use variance at this time.

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

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

Opposed: None

Abstatined: DaRonco

**PUBLIC HEARING**

**Application #24-02 – Sribin Corporation – 646 Washington Street – B85, L6 – Section 68**

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

Mr. Selvaggi reported that this property is a three family residence and presented documentation from the HMUA from 1964-1967 showing meters for three units. Mr. Selvaggi stated that within the last twenty-five years, it was never questioned that the structure was a three family unit when permits were issued from the Town. Mr. Selvaggi also stated that the building was not questioned when the fire escapes for the different units were installed.

Chairperson Camporini asked the Board members if they had any questions or comments at this time. No one had any questions or comments at this time.

Chairperson Camporini asked if anyone from the public had any questions or comments at this time. No one had any questions or comments at this time.

Mr. Stead made a motion to approve the Section 68 application. Mr. Dangelis seconded the motion.

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

Opposed: None

Abstained: None

**Application #24-01 – Diane Muenzen – 307-309 Grand Avenue – B87, L8 – Section 68**

**Application was presented by the property owner, Diane Muenzen, 68 Winay Terrace, Long Valley, NJ**

Ms. Muenzen was sworn in by Board Attorney Zakin.

Ms. Muenzen presented the following exhibits:

* Exhibit A1, 3/26/2024 entitled Enlarged Version of 1923 Sanborn Map Inset, showing the dwelling as a two unit dwelling.
* Exhibit A2, 3/26/2024 entitled 1923 Sanborn Map showing the streets along the property.
* Exhibit A3, 3/26/2024, entitled Photograph of Front of Home.
* Exhibit A4, 3/26/2024, entitled 1964 Hackettstown City Directory, showing two phone lines for the dwelling for two different families.

Ms. Muenzen testified that she purchased the home as a two-family home in 2011, she has never resided in the dwelling, it is used as a rental property. Ms. Muenzen testified that the 1940 census lists two separate families living in the dwelling and that HMUA documents show two water meters from 1966 forward.

Chairman Camporini asked if any Board members had any questions or comments at this time. No Board members had any questions or comments at this time.

Mr. Camporini asked if anyone from the public had any questions or comments at this time. No one from the public had any questions or comments at this time.

Mr. Graf made a motion to approve the Section 68 application. Mr. Wolfrum seconded the motion.

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

Opposed: None

Abstained: None

Mr. Lambo returned to the dais at this time.

**COMMITTEE REPORT**

Mr. Stead reported the financial status for the month of March.

**ZONING MATTERS**

Discussion was held regarding zoning violation letters that were issued by the Zoning Official.

Mr. Lambo informed the Board Members that a Code Enforcement Officer position has been created to assist with enforcing the municipal codes.

Mr. Moore inquired if there is any zoning enforcement for structurally sound buildings/garages around the Town.

**OLD BUSINESS**

Mr. DaRonco inquired about the status of the trees that were removed from Hunters Brook. Mr. Wisniewski stated that the HOA attempted to remove the dead Ash trees and they intend to reforest the area. Mr. Camporini stated he would like to see a reforestation plan from the HOA in the future.

Chairperson Camporini praised the engineer work done to drainage system installed around the CVS property and how there were no flooding issues with the generous amount of rainfall recently.

Chairperson Camporini inquired about the status of the loads of dirt that were trucked into the Lion Gate Project property located on Mountain Avenue. Mr. Wisniewski reported that there was a meeting with the developer who informed him that the previous trucking contractor had been removed from the project. The new trucking contractor is ready to begin work to complete the project in compliance with the regulations put in place.

**NEW BUSINESS**

Mr. Lambo inquired if there has been any discussion or plans for development for the property behind McDonald’s. The Board has no knowledge of any new projects being proposed for that area.

Discussion was held regarding the need to post notice in the newspaper for future Section 68 applications. Board Attorney Zakin explained the notice requirements and determined that the only notice required for a Section 68 application is the mailing of notice to property owners within 200 feet of the applicant’s property.

Board Attorney Zakin updated the Board Members regarding the new affordable housing legislation.

**ADJOURNMENT**

Mr. Moore made a motion to adjourn this meeting at 8:25 PM. Mr. Lambo seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Land Use Board Clerk