**TOWN OF HACKETTSTOWN**

**LAND USE BOARD SPECIAL MEETING**

**JUNE 15, 2021**

**MINUTES**

**CALL TO ORDER**

The June 15, 2021 Special Meeting of the Town of Hackettstown Land Use Board Meeting held via Zoom, was called to order by Chairman Al Camporini at 7:00 PM.

**ANNOUNCEMENT OF PROPER NOTICE**

**ATTENDANCE**

**Board Members Present**

Wolfrum, Camporini, Walling, Anthony, Graf

Also Present: Board Attorney Mennen, Board Engineer Sterbenz and Board Planner Bloch

**Board Members Absent**

Sherman, Moore, Becker, Stout, Lambo, Stead

**RESOLUTIONS**

**Application 21-04 – LCTW, LLC – Site Plan/Bulk Variance**

Board Attorney Mennen informed the Board that the attorney for the applicant requested more time to confirm they are able to install the requested monument sign before approval of the resolution. This resolution will be tabled until the July 27, 2021 Land Use Board meeting.

**Application #21-03 – Kasneci – B65.01, L14 – Section 68**

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

In Favor: Wolfrum, Camporini, Walling, Anthony, Graf

Opposed: None

Abstain: None

Application #21-05 – Benkendorf – B67, L6 – Section 68

Ms. Walling made a motion to approve the resolution of approval; Mr. Anthony seconded the motion.

In Favor: Wolfrum, Camporini, Walling, Anthony, Graf

Opposed: None

Abstain: None

Mr. Sherman entered the meeting at 7:09 PM.

Application #21-02 – 7 Route 57, LLC – B129, L23&24 – Use Variance

Board Attorney Mennen explained the following items in the resolution will be adjusted:

* #12 – insert the word “use” before the words variance relief
* Condition e. be changed to read 20 apartments – up to 26 bedrooms
* #27 – remove the designation of Mr. Wawra as AIA

Mr. Sterbenz suggested that Condition c. read that the access easement document be submitted with the Site Plan application.

Mr. Wolfrum made a motion to approve the resolution of approval with said modifications; Ms. Walling seconded the motion.

In Favor: Sherman, Wolfrum, Camporini, Walling, Anthony, Graf

Oppose: None

Abstain: None

**COMPLETENESS**

**Application #21-06 – Neuner – Block 97, L9 – Minor Subdivision/Bulk Variance**

**Application was presented by Mr. Bernard Neuner**

Mr. Sterbenz reviewed his report dated June 2, 2021.

Mr. Neuner stated the following:

* An environmental impact statement will be provided by an engineer
* The new lot will be consistent with lot sizes in the rest of the block
* Does not feel there is any environmental impacts from the development of the new lot
* Soil erosion and landscaping comments will be addressed by an architect or engineer

Ms. Walling made a motion to grant the submission waivers for A2(a). A3(e), and A3(j) and a waiver for variance checklist item B2(d) in Mr. Sterbenz’s completeness report dated June 2, 2021 but deem the application incomplete pending the submission of the Historic Impact Statement; Mr. Sherman seconded the motion.

In Favor: Sherman, Wolfrum, Camporini, Walling, Anthony, Graf

**Application #21-08 – G&G Church Properties – Block 95, L4 – Use Variance**

Mr. Sterbenz reported that the application was received too late to be able to prepare a completeness review, therefore the completeness of this application will be discussed at the July meeting.

**SECTION 68**

**Application #21-07 – Miller – B72, L27 – Section 68**

**Application was presented by Lewis and Ruth Ann Miller**

Mr. and Mrs. Miller were sworn in by Board Attorney Mennen.

Mr. Miller presented the following testimony:

* A survey showing the building a three level building
* The Millers purchased in 2001
* Building was used for commercial use for fourteen years
* First level is currently a two bedroom apartment, the second level is a single bedroom apartment and another single bedroom apartment is located in the rear of the building.
* HMUA billing was presented from 1987

Mr. Camporini inquired if there is any documentation that Mr. Miller could present showing the building was used as a multi residential building prior to 1968. Mr. Miller was not able to provide any at this time.

The owner of 269 Main Street spoke to the fact that the applicant must show proof that the building was used as a residential building and not a commercial building.

The Board agreed that documentation is needed showing that the building was used as a residential building prior to 1968. This application will be adjourned and carried to the July 27, 2021 regular meeting date, to be held via zoom, with no further notice to be given.

**ADJOURNMENT**

Ms. Walling made a motion to adjourn this meeting at 8:15 PM; Mr. Sherman seconded the motion.

All were in favor.

Respectfully submitted,

Mary Matusewicz

Board Clerk