

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, JUNE 28, 2021

Minutes of a Regular Meeting of the Jefferson Township Land Use Board, pursuant to due notice and in compliance with the Sunshine Law.
Municipal Building, Jefferson Township, at 7:30 PM.

Presiding: **Chairman Williams**
Secretary: **Stephanie McCormack**

Present:
Chairman Williams
Vice-Chairman Palko
Vice-Chairwoman Galfo
Mayor Wilsusen
Councilwoman Senatore
Chief Castimore
Mr. DiFrisco
Mr. Hine
Mr. Small
Mr. Deutsch

Absent:
Ms. Fallon
Mr. Small
Mr. Galfo

Also Present:
Glenn Kienz, Board Attorney
Kevin Nollstadt, Board Engineer
Jill Hartmann, Board Planner
Stephanie McCormack, Board Secretary

COMPLETENESS SESSION:

Summer Stock Rentals LLC No. 21-08 Block 2, Lots 6 & 7
Halsey Oval
Minor Subdivision

Ms. Jill Hartmann stated that this application is for a minor subdivision/lot line adjustment to redistribute property between two existing lots. No new lots will be created, and no new development is proposed. The following items are required for completeness: key map, signature block, existing structures and driveways within 200', and names and addresses of property owners within 200'. She recommends the Board grant waivers for the other missing items listed in her report. The map submitted is also very difficult to read and should be cleaned up.

Mr. Hefe, the applicant's Attorney, explained that the application proposes to provide the smaller lot with road access/frontage.

Mr. Kienz recommended that lot area and lot width variances be requested for this application.

Mr. Hefe agreed to comply. He then asked if the requested items are provided by the deadline, can the application be deemed complete and heard at the next meeting.

Board Member, Bob Deutsch, just arrived at the meeting.

Ms. McCormack asked Mr. Hefele to provide the revised documents by Friday, July 9, 2021.

Vice-Chairman Palko made a motion to grant the waivers, but deem the application incomplete. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: All.

Yates	No. 21-09	Block 191, Lots 6 & 8 13 Mountain Shores Rd. & 30 Ridgedale Road Minor Subdivision
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Ms. Jill Hartmann stated this is an application for a minor subdivision/lot line adjustment to redistribute property between two existing lots. No new lots will be created, and no new development is proposed. Waivers are being requested for the following: all existing wells and subsurface disposal fields, and existing contours. She recommends that the well and septic be shown on the plans for both lots.

Mr. Fred Stewart, the applicant's Surveyor, stated he would take care of the revisions prior to the next meeting.

Ms. McCormack stated the revised plans would need to be received no later than July 12, 2021.

Mr. DiFrisco made a motion to grant the requested waivers, but deem the application incomplete. **Mr. Deutsch** seconded the motion.

In Favor: All.

REGULAR MEETING (IF DEEMED COMPLETE):

DeSantis	No. 21-07	Block 121, Lots 6 & 7 83 & 85 Yacht Club Drive Minor Subdivision
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Mr. Glenn DeSantis, the applicant, and **Mr. Fred Stewart**, the Applicant's Engineer and Surveyor, were both present and sworn in.

Mr. Glenn DeSantis stated that his current home is 83 Yacht Club Drive and 85 Yacht Club Drive is a rental property he owns. His driveway at 83 Yacht Club Drive already encroaches by approximately 2 feet onto the adjoining property. Since they are preparing to sell the rental property, they want to make sure the subdivision is done prior to the property changing hands. In addition, he is looking to extend the back deck by four feet on his primary home to extend over the existing paver patio below.

Mr. Stewart stated that the property line will be moved approximately five feet, and will correct any existing encroachments. The existing deck is 8 feet deep, and will be extended to 12 feet by 20 feet.

Ms. Hartmann asked Mr. Stewart to confirm that the applicant will comply with the items in her report and that the variances required match his list of variances.

Mr. Stewart confirmed that Ms. Hartmann is correct.

Mr. Kevin Nollstadt, Board Engineer, asked if the applicant would comply with the items in his report.

Mr. Stewart stated he would.

**Chairman Williams opened the meeting to the public.
The public portion was closed.**

Vice-Chairwoman Galfo made a motion to approve the application. **Mr. Hine** seconded the motion.

In Favor: Mayor Wilsusen, Councilwoman Senatore, Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.

RESOLUTIONS:

Weems	No. 21-02	Block 519, Lot 8 21 Jennings Road Bulk Area Variance
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Chairman Williams made a motion to approve. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.

Gramp	No. 21-03	Block 456, Lot 45 31 Clifton Road Bulk Area Variance
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Vice-Chairwoman Galfo made a motion to approve. **Chairman Williams** seconded the motion.

In Favor: Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.

Turek

No. 21-05

Block 174, Lot 2
125 Castle Rock Road
Use Variance

Vice-Chairwoman Galfo made a motion to approve. **Mr. Deutsch** seconded the motion.

In Favor: Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. Deutsch, and Chairman Williams.

MEETING MINUTES DATED MAY 24, 2021

Vice-Chairwoman Galfo made a motion to approve the minutes. **Mr. Hine** seconded the motion.

In Favor: Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Chief Castimore, Mr. Hine, Mr. DiFrisco, Mr. Deutsch, and Chairman Williams.

OTHER BUSINESS:

Township Ordinances #21-14 & #21-17

Discussion

Ms. McCormack stated that the Township Council has asked the Land Use Board to review the ordinances and provide any comments. She then asked the Mayor to elaborate.

Mayor Wilsusen stated Ordinance #21-14 deals with the all operations related to cannabis businesses. The Township Council has chosen to opt out prior to the due date in order to be able to evaluate any proposed regulations. If the Township opts in or does not respond by the required date, we would be locked in for 5 years. By opting out, the Township has the flexibility to opt in at any time and choose which aspects of the business, if any, the Township would like to participate in.

Ms. Hartmann stated that the Board may want to inform the Township Council that the proposed ordinance is consistent with our Master Plan.

Mayor Wilsusen made a motion to have notification sent to the Township Clerk recommending that the Township Council move forward, and that the ordinance is consistent with the Master Plan. **Mr. DiFrisco** seconded the motion.

In Favor: All.

Mayor Wilsusen then stated that Ordinance #21-17 deals with an amendment to obtaining a Zoning Compliance Permit.

Councilwoman Senatore stated this ordinance is basically to keep the “weekend warriors” under control.

Mr. DiFrisco made a motion to have notification sent to the Township Clerk recommending that the Township Council move forward, and that the ordinance is consistent with the Master Plan. **Chief Castimore** seconded the motion.

In Favor: All.

ADJOURNMENT:

Chairman Williams moved to adjourn at **7:53 PM.**

Vice-Chairwoman Galfo seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board