

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, MAY 11, 2020

Minutes of a Regular Meeting of the Jefferson Township Land Use Board, pursuant to due notice and in compliance with the Sunshine Law.

Virtual ZOOM Meeting, Jefferson Township, at 7:00 PM.

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

Present:
Chairman Williams
Vice-Chairman Palko
Vice-Chairwoman Galfo
Mr. Hine
Mr. DiFrisco
Ms. Fallon
Mr. Small
Capt. Castimore

Absent:
Mr. Galfo
Mayor Wilsusen
Councilwoman Senatore
Mr. Deutsch
Mr. Jacoby

Also Present:
Glenn Kienz, Board Attorney
John Ruschke, Board Engineer
Jill Hartmann, Board Planner
Stephanie McCormack, Board Secretary

COMPLETENESS SESSION:

Small	No. 20-05	Block 200, Lots 3 & 5 1 Nolan's Point Road & 303 Espanong Road Lot Line Adjustment
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Ms. Jill Hartmann explained the details of the application. She recommended that the applicant confirm ownership of both properties, provide the building envelope, and provide septic and septic field information on the plans. Mr. Ruschke is requesting metes and bounds descriptions as a condition of approval. She recommends that the application be deemed incomplete, but once these items are provided, the application can be deemed complete and heard the same night.

Ms. McCormack informed Ms. Hartmann that the applicant has provided the missing required items.

Vice-Chairman Palko made a motion to deem the application complete conditional upon the submission of the missing items. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: **Vice-Chairwoman Galfo, Vice-Chairman Palko, Capt. Castimore, Mr. Hine, Mr. DiFrisco, Mr. Small, Ms. Fallon, and Chairman Williams.**

Hopatcong Commission have been addressed, in addition to the comments from the Lake Hopatcong Commission's Planner.

Mr. DiFrisco asked for clarification on who owns the properties.

Mr. Hefe stated that Big Fish, LLC owns Lots 10, 11, and 12.

Mr. DiFrisco then asked for clarification on the need for an easement between the properties in order to get from the proposed parking lot to Alice's parking lot.

Mr. Hefe stated that an easement was no longer necessary. Lots 10 and 11 will be merged, but Lot 12 will continue as part of Alice's Restaurant.

Mr. DiFrisco asked why the houses were torn down if there were tenants still living there.

Mr. Hefe stated that when the applicant purchased the houses, there were no tenants living in them.

Mr. DiFrisco asked Jill Hartmann what the (D) variance need is for this property, since the applicant's Planner believes it is a great idea, but the Planner representing the Lake Hopatcong Commission does not.

Ms. Hartmann explained that there are a number of commercial properties in the area and the proposed use is well suited for the property.

Mr. DiFrisco asked if Alice's would be the only property utilizing the proposed parking lot, or would all of the neighboring properties be utilizing it also. If it will just be for Alice's, how will that be monitored?

Mr. Hefe stated that the parking lot will only be utilized by Alice's and Alice's will have employees monitoring it. The applicant may come back in front of the board at some point in the future in order to allow the other properties to utilize the parking lot.

Vice-Chairwoman Galfo asked why the proposed parking lot was necessary if Alice's already has enough of its own parking.

Mr. Hefe explained that even though all of the applicant's properties have enough parking, there is still a parking problem in the area. The addition of this parking lot can only help alleviate some of the congestion in the area.

Chairman Williams opened the meeting to the public.

Mr. Tim Becza, a resident at 50 Nolan's Point Park Road, was present. He is concerned about the reasoning for not making the proposed parking lot part of Alice's. They already have enough parking, but they continue to add things that bring more people to the area.

Ms. Melissa Senatore, a resident at 96 Longwood Lake Road, was present. She referenced the project on Espanong Road which was approved with parking to be used by patrons utilizing a shuttle to

transport them to the Nolan's Point Park Road area. She asked if the applicant still intended to utilize the property on Espanong Road in that manner.

Mr. Hefe confirmed that those plans are still the intention of the applicant, and that all existing businesses on Nolan's Point Park Road have all the proper approvals with regard to occupancy, septic, and parking.

Ms. Senatore voice her concerns about how the septic systems of the businesses in the area are not just related to the occupancy load of each individual building. They are not taking into consideration the large amounts of people who stand in that area for hours waiting for a table and the fact that they are utilizing the restroom facilities at these facilities as well.

The public portion was closed.

Capt. Castimore asked the applicant to install curbing and an LED pedestrian sign near the proposed crosswalk between the property in question and The Windlass.

Mr. Hefe stated that the applicant will comply with the request.

Capt. Castimore made a motion to approve the application. **Mr. Small** seconded the motion.

In Favor: Vice-Chairman Palko, Capt. Castimore, Mr. Small, Ms. Fallon, and Chairman Williams.

Against: Vice-Chairwoman Galfo, Mr. Hine, and Mr. DiFrisco.

*****IT WAS DETERMINED AFTER THE MEETING THAT THE APPLICATION WAS DENIED. MS. FALLON, AN ALTERNATE MEMBER, SHOULD NOT HAVE VOTED, MAKING THE COUNT 4/3. THERE MUST BE 5 OUT OF 7 AFFIRMATIVE VOTES.*****

ADJOURNMENT:

Chairman Williams moved to adjourn at 7:47 PM.

Ms. Fallon seconded.

In Favor: All.

Respectfully Submitted by:

***Stephanie McCormack
Secretary to the Planning Board***