

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, MAY 22, 2023

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 7:00 PM.

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

Present:

Chairman Williams
Vice-Chairman Palko
Vice-Chairwoman Galfo
Mr. Hine
Mr. DiFrisco
Mayor Wilsusen
Ms. Macalle-Holly

Absent:

Mr. Small
Mr. Deutsch
Ms. Steelman
Chief Castimore
Councilwoman Senatore
Mr. Galfo

Also Present:

Glenn Kienz, Board Attorney
John Ruschke, Board Engineer
Jessica Caldwell, Board Planner
Stephanie McCormack, Board Secretary

Since the Board Planner had not yet arrived, Chairman Williams decided to begin with the resolutions on the agenda.

RESOLUTIONS:

Zemanek	No. 22-15	Block 192, Lot 1.01 69 Nolan's Point Road Bulk Area Variance
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Chairman Williams made a motion to approve the resolution. **Vice-Chairwoman Galfo** seconded the motion.

Ms. Jessica Caldwell, Board Planner, arrived at the meeting.

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

Willow Lake Day Camp	No. 22-19	Block 329, Lot 5 Block 27002, Lot 53 (Sparta) 200 Route 181 Amended Site Plan/Use Variance
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Vice-Chairwoman Galfo asked if permits and inspections were completed on the existing unapproved structures.

Ms. McCormack stated that she will follow-up with the Building Department, and will provide everyone with an update.

Chairman Williams made a motion to approve the resolution. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: Vice-Chairwoman Galfo, Mr. Hine, Mr. DiFrisco, and Chairman Williams.

COMPLETENESS:

Muller	No. 22-14	Blocks 447 & 31002, Lot 40 1 Lancer Street Use Variance
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Ms. McCormack stated that this application is on the agenda for completeness to provide the board with an update, since so much time has transpired due to title and tax issues that appear to have been resolved. The application has already been deemed complete, and is ready to be scheduled for a hearing.

Lucky Green Force, LLC	No. 34-03	Block 250, Lots 14 & 14.03 252-260 Route 15 Preliminary & Final Site Plan Approval and Use Variance
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Ms. Jessica Caldwell stated the applicant is seeking approval for a Minor Subdivision, Preliminary and Final Site Plan with use and bulk variances to merge existing Block 250, Lots 14 & 14.03, and permit several uses including a trucking business, commercial vehicle storage and equipment, and open-air storage of materials. The property is located in the IP Zone. Several waivers were requested, but she feels a Landscaping Plan should be submitted or a waiver should be requested. Otherwise, she recommends the application be deemed complete.

Mr. Kienz asked if it would be appropriate to deem the application conditionally complete and schedule them for a hearing date pending the submission of a Landscaping Plan.

Ms. Caldwell stated she would be fine with that.

Chairman Williams made a motion to deem the application conditionally complete. **Ms. Macalle-Holly** seconded the motion.

In Favor: All.

REGULAR MEETING

APPLICATIONS (if deemed complete):

T3 Innovations

No. 23-02

Block 377, Lot 1
2 Center Road
Bulk Area Variance

Mr. Joseph O'Toole, the applicant's Attorney, came forward. The property in question is a vacant, corner lot and the applicant is seeking approval to construct a two-story, four-bedroom, single family home. The applicant requires variance relief for minimum lot area, front-yard setback, and maximum lot improvements. The property will also require a septic and well.

Mr. James Glasson, the applicant's Engineer, came forward and was sworn in. He presented Exhibit A-1, a colorized version of the Existing Conditions Plan, Sheet 2 of 4, dated May 16, 2023. He described the property and the surrounding area in detail. He then presented Exhibit A-2, a colorized version of the Proposed Variance Plan Rendering, Sheet 3 of 4, dated May 16, 2023. The entrance into the home will face Berkshire Valley Road, with driveway access on Center Road. Since the lot has been vacant, a berm has been created on the property from dumping of leaves, etc. A drywell has been proposed to control the water runoff from the roof, but additional drainage is being proposed as requested by the Board Engineer.

Mr. Kienz asked if there was any interest from the abutting property owners to purchase or sell property.

Mr. O'Toole stated the letters were mailed via certified mail to the abutting property owners, and there was no response. He also explained that one abutting property is in the C-1 Zone, and would not be eligible to purchase an R-30 Zoned property. The other abutting property is in the R-30 Zone, but showed no interest. Copies of the letters were provided to Ms. McCormack.

Mr. Adam Lusardi, the applicant, was present and sworn in. He stated that only one neighboring property owner contacted him in support of the project.

Chairman Williams opened the meeting to the public.

Mr. Rudolf Dobutovich, a resident at 4 Center Road, came forward and was sworn in. He is pleased with the proposed development, and supports the project.

Mr. Scott Wagner, a resident at 5311 Berkshire Valley Road, came forward. He asked if there would be a turkey mound for the septic, inquired about the distance from the proposed well to Berkshire Valley Road, and the distance from the proposed well to his well.

Mr. Glasson responded by saying there would not be a turkey mound for the septic, the distance from the proposed well to Berkshire Valley Road is 16 feet, and the distance from the proposed well to his well is in excess of 100 feet.

The public portion was closed.

Mr. Ruschke commented that he would like the applicant to ensure there is proper drainage, and that the berm created from leaf dumping will be removed in order to keep stormwater away from the septic.

Mr. Glasson agreed.

Mr. Hine made a motion to approve the application. **Vice-Chairman Palko** seconded the motion.

In Favor: **Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Mr. Hine, Mr. DiFrisco, Ms. Macalle-Holly, and Chairman Williams.**

Mr. Kienz asked the applicant if he would like to waive the 45-day waiting period, and begin the permitting process.

Mr. Lusardi stated he would like to waive the 45-day waiting process.

APPROVAL OF MINUTES DATED MARCH 27, 2023

Vice-Chairwoman Galfo made a motion to approve the minutes dated March 27, 2023. **Chairman Williams** seconded the motion.

In Favor: **All.**

OPEN MEETING TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

No members of the public were present.

ADJOURNMENT:

Mayor Wilsusen moved to adjourn at 7:31 PM.
Mr. DiFrisco seconded.

In Favor: **All.**

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board