

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, JULY 13, 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
Mayor Wilsusen
Chief Castimore
Mr. Hine
Mr. DiFrisco
Vice-Chairwoman Galfo
Vice-Chairman Palko
Mr. Small
Councilwoman Senatore

Absent:
Mr. Galfo
Mr. Deutsch
Mr. Jacoby
Ms. Fallon

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

REGULAR MEETING (IF DEEMED COMPLETE):

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| DiCola | No. 20-03 | Block 125, Lots 1 & 27 48 Yacht Club Dr. & Crescent Dr. Bulk Area Variance |
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Mr. Bernd Hefe, the applicant's Attorney, was present. He explained that the application is for the merger of two, undersized lots being combined to form one lot in order to construct a single-family dwelling. The application will require a lot area variance, a lot width variance, a disturbance variance, and a steep slope variance. The comment letters from the professionals have been addressed, resulting in revised site plans in addition to architectural drawings and deeds requested by the Board Planner. The applicant also received correspondence from the Lake Hopatcong Commission, and will comply with their recommendations.

Mr. James Glasson, the applicant's Engineer, was present and sworn in. He referred to Sheet 2 of 5, Existing Conditions Plan as submitted. He stated that there is a 15-foot area in the rear that connects the two properties. The property on Crescent Drive is a treed, vacant lot, and the property on Yacht Club Drive has a driveway and a shed. He then referred to Sheet 3 of 5, Variance Plan. The applicant plans on constructing a two-story, three-bedroom home on the Yacht Club Drive property and

the property on Crescent Drive will contain the septic system. The applicant also has extensive buffering planned for the rear and right-hand side of the property on Yacht Club Drive. He believes that combining the two lots for development makes more sense than trying to develop each lot separately.

Ms. Hartmann is concerned about the proposed buffer of hemlocks on the property. She feels green giant arborvitae are a better choice for the buffer.

Mr. Hefe stated that the applicant agrees to make the change.

Mr. Ruschke asked if the lots were offered for purchase to the neighboring property owners.

Mr. Hefe stated that they were, and there was no interest.

Mr. Kienz asked if Mr. Hefe had proof of the offers to purchase.

Mr. Hefe stated he did not, but he could have the applicant testify.

Mr. Lawrence DiCola, the applicant, was present and sworn in. He stated that he approached all of his neighbors to see if they had any interest in buying either one of the properties and there was no interest from anyone. The neighboring properties he approached were Lots 2, 23, 24,26, and 27.01.

Chairman Williams opened the meeting to the public.

Mr. Bob Bielsky, a resident owning Lot 24 since August of 2019, said he was never approached by the applicant unless the previous owners were approached. He and his wife are not opposed to the project, but they are concerned about their privacy.

Mr. Hefe stated that his client did, in fact, approach the previous owners, but confirmed that the proposed buffer should supply more than adequate privacy between the lots.

Mr. Glasson stated that he currently has the buffer trees spaced 10 feet on center.

Ms. Hartmann requested that they be 8 foot trees, 8 feet on center.

Ms. Pat Staples, a resident of Lot 26, was present and sworn in. She represents the Estate of her mother, Aida Felter. She claims she was never notified of the possible purchase of the neighboring property.

Mr. Hefe stated that his client had approached her mother on several occasions, and she was not interested. He asked Ms. Staples if she was interested in buying the property.

Ms. Staples stated that she could not answer that question without discussing it with her siblings first.

Mr. Hefe stated that the lot would be worth approximately \$150,000 if it were to be purchased today.

Ms. Staples is concerned about the runoff on the property.

Mr. Glasson stated that the proposed drainage system will be a substantial improvement from the current drainage on the property.

Ms. Staples asked how many people would be allowed to live in a three-bedroom home and if they have children, where would the children play?

Mr. Glasson stated that the rear yard is more than sufficient for children to play, and it already meets the current zoning requirements.

Mr. DiFrisco does not feel as though the neighboring properties were properly noticed, and suggests that maybe Mr. Hefe provide record of notification to neighboring property owners.

Mr. Kienz stated that the board could make it a condition of the resolution. He asked that Mr. Hefe work this issue out with Ms. Staples, while he prepares a favorable resolution. Once written documentation is received from the Estate of Aida Felter, the resolution can be memorialized.

Mr. Hefe stated that he will send a letter out asking for a response within 30 days.

Mr. Kienz asked Mr. Glasson if the lot on Crescent Drive could be developed as a stand-alone lot.

Mr. Glasson stated that the proposed septic was positioned on the property to meet the required setbacks, and there would not be much room for a dwelling without the need for extensive variances.

Councilwoman Senatore made a motion to approve the application with the conditions as discussed. **Mr. Small** seconded.

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

Fifteen South Realty Co., LLC

No. 20-08

Block 273.01, Lots 2.061 &
2.062
Heller's Lane, Route 15, &
Bowling Green Parkway
Preliminary Major Site Plan

(SEE ATTACHED TRANSCRIPT)

Route 15 Properties, LLC

No. 20-09

Block 273.01, Lot 12
Block 273.02, Lot 1
Heller's Lane, Route 15, &
Bowling Green Parkway
Preliminary Major Site Plan

(SEE ATTACHED TRANSCRIPT)

RESOLUTIONS:

McDonald's

No. 20-01

Block 272.01, Lot 19
735 Route 15 South
Preliminary & Final Site Plan
Approval

Ms. McCormack stated that the applicant's Attorney made a few changes, and Mr. Correale was unable to send it until after 4:30 p.m. today, which did not give the board members enough time to review it. Mr. Correale asked if we could carry it to the next meeting.

In Favor: All.

APPROVAL OF THE MINUTES DATED JUNE 8, 2020:

Mayor Wilsusen made a motion to approve the minutes. **Vice-Chairman Palko** seconded.

In Favor: All.

ADJOURNMENT:

Mayor Wilsusen moved to adjourn at **9:34 PM**.
Councilwoman Senatore seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board