

- Certification, from the applicant's engineer, stating that no wetlands exist on the subject site or within 150' of the subject site.
- Key Map must show the zone districts within 1,000' of the subject site.
- Subsurface disposal system testing results.
- Location of trees 6" or more in diameter, as measured 1' above ground level which are located on the site but out of wooded areas, designating species and size of each.
- A tree removal plan.
- A landscape plan.
- A water supply report to show compliance with Township Ordinances.

Ms. Hartmann recommends that this application be deemed incomplete.

Councilwoman Senatore made a motion to deem the application incomplete. **Chief Castimore** seconded the motion.

In Favor: All.

Rizo	No. 21-12	Block 266, Lot 1.16 1 La Verne Court Bulk Area Variance
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Ms. Jill Hartmann stated this is a variance application to construct a series of improvements, including a second story to an existing one story, single family residence, and a new garage. All required checklist items have been submitted, and the application can be deemed complete.

Vice-Chairwoman Galfo made a motion to deem the application complete. **Mr. Deutsch** seconded the motion.

In Favor: All.

APPLICATIONS (if deemed complete):

3 Peaks Marina	No – 21-04	Block 111, Lots 1.01 & 1.02 Block 319, Lot 7 Block 320.01, Lot 1 125 Route 181 Amended Site Plan & Use Variance
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Ms. McCormack stated that the applicant's attorney has requested this application to be carried to our next scheduled meeting on Monday, October 25, 2021, with no further notice required. There were some discrepancies with the scope of the project, and the Land Use Board does not have enough eligible voting members.

Yates

No. 21-09

Block 191, Lots 6 & 8
30 Ridgedale Road &
13 Mountain Shores Road
Minor Subdivision

Michael & Desiree Yates, the applicants, were present and sworn in. They explained that part of their shed and driveway are located over the property line, and their neighbor agreed to give them a portion of his property so as not to have issues in the future.

Ms. Hartmann stated the applicants propose to transfer 566.4 square feet of Block 191, Lot 8 to Block 191, Lot 6. This will eliminate the existing driveway encroachment on Lot 8. In addition, the following variances will be required:

Block 191, Lot 6

- Lot Size
- Front Yard Setback
- Rear Yard Setback
- Impervious Coverage

Block 191, Lot 8

- Lot Size
- Front Yard Setback
- Side Yard Setback (one)

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

Councilwoman Senatore made a motion to approve the application. **Mayor Wilsusen** seconded the motion.

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

OTHER BUSINESS

Sign Ordinance
(Land Use Board)

Discussion

Mr. Kienz stated that this discussion was tabled at the last meeting in order to give Board members time to review and provide comments for this proposed ordinance. Mr. DiFrisco provided written comments since he could not attend the meeting. Any comments will be incorporated, and a final copy will be provided when complete.

RESOLUTIONS:

Casmento/Zacco

No. 21-01

Block 490, Lot 3
30 East Birch Road
Bulk Area Variance

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

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

MEETING MINUTES DATED AUGUST 23, 2021

Mr. Hine made a motion to approve the minutes. **Mr. Deutsch** seconded the motion.

In Favor: All.

ADJOURNMENT:

Mr. Hine moved to adjourn at 7:26 PM.
Vice-Chairwoman Galfo seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board