

JEFFERSON TOWNSHIP LAND USE BOARD

MONDAY, OCTOBER 25, 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 7:00 PM.

Presiding: ***Vice-Chairwoman Galfo***
Secretary: ***Stephanie McCormack***

Present:

Vice-Chairwoman Galfo
Mr. Hine
Mr. Deutsch
Mayor Wilsusen
Mr. DiFrisco
Vice-Chairman Palko
Chairman Williams

Absent:

Mr. Small
Mr. Galfo
Councilwoman Senatore
Chief Castimore

Also Present:

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

COMPLETENESS SESSION:

Lisa

No. 21-13

Block 89, Lots 5 & 6
3 Arrowhead Trail
Bulk Area Variance

Ms. Jill Hartmann stated that this is a variance application to construct a new two story, single family residence on vacant property. The following required completeness checklist items have not been submitted:

- Subsurface disposal testing results for the proposed development, including the location of test holes
- Soil removal/fill plan
- Tree removal plan
- Location, use and floor area/plans of the proposed single family dwelling.

The following waivers have been requested, but the Board decided not to grant these waivers, and are required to be submitted:

- Location of trees 6" or more in diameter, as measured 1' above ground level
- Connection to existing utility system
- Plan and profile of proposed storm drainage facilities
- Landscaping plan
- Lighting plan

- Storm Water Management plan.

Ms. Hartmann recommended this application be deemed incomplete.

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

In Favor: All.

Liva	No. 21-14	Block 196, Lot 19 27 Nolan's Pt. Pk. Road Use Variance
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Ms. Jill Hartmann stated that this is an application for the expansion of a non-conforming use to construct an addition to an existing single family residence. The property in question is located in the C-1 Neighborhood District, and the proposed improvements are not permitted in the zone. Therefore, a use variance is required. The applicant has requested waivers for the following:

- Existing structures, driveways, rights-of-way within 200' of the subject site
- Name and address of all property owners within 200' of the subject site with corresponding Block and Lot numbers.
- All existing wells and/or subsurface disposal systems within 100' of the subject site.
- Subsurface disposal system testing results for proposed development including location of test holes and approximate location of proposed disposal system
- Existing and proposed contours
- Floodways, Flood Hazard Areas and Elevations
- Location of trees 6" or more in diameter which are located on the site
- Soil removal/fill plan
- Soil Erosion and Sediment Control Plan
- Landscape Plan
- Lighting Plan
- Storm Water Management Plan.

Ms. Hartmann recommended the waivers not be granted, and that the applicant provide a current survey of the property.

Vice-Chairwoman Galfo made a motion to deem the application incomplete. **Vice-Chairman Palko** 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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Mr. Glenn Kienz stated that last week, our Board professionals had a Technical Review Meeting with the applicant and his professionals, which resulted in a much simpler application. The new application will remove the use variance component by eliminating the proposed adjacent parking lot. Instead, the applicant will consolidate all proposed activity onto the existing lots, and include valet parking for the additional 16 required parking spaces. The applicant is proposing significant changes, so the application should be deemed incomplete, and they will have to re-notice and re-publish.

Vice-Chairwoman Galfo made a motion to deem the application incomplete. **Chairman Williams** seconded the motion.

In Favor: All.

Schlegel

No. 21-10

Block 408, Lots 2 & 3
60 & 66 Pequot Trail
Minor Subdivision

Ms. Michelle Corbett, the applicant's Attorney, was present. **Mr. Larry Schlegel**, the applicant, and **Mr. Marc Walker**, the applicant's Engineer, were both present and sworn in.

Mr. Marc Walker presented Exhibit A-1, a colorized version of the Minor Subdivision Plan. He explained that the neighboring property owners are proposing a lot line adjustment whereby Lot 2 will be gaining a 19' wide strip of property from Lot 3. Lot 2 is currently 6,713 square feet, and with the lot line adjustment will increase to 8,878 square feet. In addition, Lot 2 will require lot area, lot width, front yard, side yard, and rear yard setback variances. Lot 3 will require lot area and front yard setback variances. With regard to Mr. Ruschke's review report, the applicant will comply with the six items listed in the report.

Ms. Corbett presented Exhibit A-2, a series of photographs showing the area to be transferred.

Ms. Hartmann requested that the exact location of each septic be added to the plans.

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

Mr. DiFrisco made a motion to approve the application. **Mr. Deutsch** seconded the motion.

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

Ms. McCormack opened the meeting to the public for other business.
The public portion was closed.

RESOLUTIONS:

Yates

No. 21-09

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

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 SEPTEMBER 27, 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