
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:30p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL: Members Present: Luthman, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary, Hughes (7:33pm).

Members Excused: Cutler, Leuthe.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE

MINUTES: July 2, 2015.

A motion to approve the minutes of the July 2, 2015 meeting with the noted corrections was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Luthman, Van Sickle, Aikens, Allison, O’Leary.

COMPLETNESS / HEARINGS / CONCEPT:

1.) Northwest Jersey Development Co.:14 L:27.01 MNR15-2 (Deemed Complete 7/23/15)

Mr. William Haggerty, Esq. from Dolan & Dolan law office said he was representing the applicant.

Mr. Hughes joined the Board.

Mr. Haggerty said the applicant was seeking a lot line adjustment and that no variances were needed. He said the applicant’s engineer; Mr. Jack O’Krepky had supplied a map to the Board with the wetlands depicted. Mr. Haggerty said there was no new development proposed for either lot.

Mr. O’Krepky, PE was sworn in by Ms. Leo. He was accepted as an expert by the Board. Mr. O’Krepky explained the plans to the Board. He said the property is the old landfill which is located on two lots. He said the owner wants the landfill to be on one lot. The front area of the lot is wooded. The two lots are vacant with no buildings but do have some wetlands on them. He said there is no development planned for either lot at this time.

Mr. Haggerty said the lots are in the R-5 zone. Mr. O’Krepky said the lot that will not contain the landfill would be suitable for a residence. He said if a house were to be built on lot 27.01 it would comply with the Township’s ordinance. He said there are wetland constraints on lot 27.01 however; it is still usable. The unusable land is the landfill area.

Mr. Haggerty went over Mr. Duveneck’s report and addressed all of his concerns. Mr. O’Krepky said the soils are suitable for a septic system.

Mr. Duveneck asked if the two lots are in the same ownership to which Mr. Haggerty said yes.

Mr. Luthman asked if the property owner owned any other adjacent lots to lot 27.01 and lot 33.01 to which Mr. O’Krepky said he did not know if the applicant owned any other property in the area. Mr. Duveneck said the adjacent lot was owned by SCMUA.

Mr. Hughes asked if the existing conservation easement was going to change. Mr. O’Krepky said the conservation easement will be larger than the wetlands area. Mr. Duveneck said the conservation easements will be on the deeds.

Mr. Hughes asked if the applicant was aware they would have to pay the tax map fee to which Haggerty said yes.

Mr. Luthman expressed a concern that the applicant was taking the usable land and putting it on one lot and the landfill would be on a separate lot. He wanted to know if the town would have any recourse if the landfill owner walked away from the landfill. Ms. Leo advised the Board that the applicant is entitled to their subdivision since they met the requirements. If they walked away from the landfill the Township would have to enforce whatever procedures they have in place and that was not something that the Land Use Board had jurisdiction over. Mr. O’Krepky said the applicant was considering solar panels on the landfill area and there may not be an incentive to abandon the landfill.

Mr. O’Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

Ms. Leo said the application is classified as a minor subdivision and that the applicant has met all of the criteria of the ordinance.

A motion to approve the minor subdivision/ lot line adjustment with the two noted conditions was made by Ms. Didyk. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary.

AUDIENCE:

Mr. O’Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

OLD BUSINESS:

Mr. O’Leary advised the Board that Mr. Bruce Simmons, developer the Exxon property, had been in contact with him. Mr. O’Leary said Mr. Simmons is interested in moving the gas station behind a drug store type business such as Walgreens and that a strip mall is not economically viable.

Mr. Duveneck gave an update on the Beaver Run Solar Farm project. He said he is having the applicant move some of the landscaping around to better shield the panels.

NEW BUSINESS:

Mr. Hughes reported that Lafayette had received a favorable ruling from the Judge on their COAH filing. Lafayette has 5 months to work on their plan. They will need to keep their objector informed. Mr. Hughes asked for volunteers for a sub-committee to work on the plan.

Ms. Leo explained how the Fair Share Plan number is calculated.

RESOLUTIONS: None

ORDINANCES: None.

ZONING REPORT:

Mr. Cutler had left a zoning report for the Board Members. The Board Secretary went over the report with the Board.

BILLS: List #8

The Board Secretary went over the bills with the Board Members. A motion to approve the bills as presented was made by Mr. Luthman. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Didyk, Taylor, Van Sickle, Aikens, Allison, O’Leary.

CORRESPONDENCE: None.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Ms. Van Sickle. It was seconded by Mrs. Aikens and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary