

**LAND USE BOARD MEETING**  
**Meeting Minutes**  
**April 16, 2018**  
**DRAFT**

**MEMBERS PRESENT:** Andrews, Benes, Boland, Boyle, Erb, Holenstein, Lazzaro, Masi, Prommel, Richardson, Smith, Wilcox

**MEMBERS ABSENT:** Rome

**ALSO PRESENT:** Lyn Aaroe, Esq., Mr. David Simmons, P.E.

Mr. Masi called the meeting to order at 7:30 P. M. with the statement that this meeting is in compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, Sections 4 and 13, as advertised by Annual Notice. If the applicant is a partnership or corporation, an attorney must represent it. No new applications will be heard after 9:30 P. M. No new testimony will be heard after 10:30 P. M.

Mr. Masi invited all present to participate in the salute to the flag.

**MINUTES**

Ms. Prommel moved acceptance of the minutes for the March 19, 2018 meeting as posted and waived reading. Mr. Boland second. Roll call vote: In favor: Andrews, Boland, Holenstein, Lazzaro, Prommel, Richardson, Smith, Wilcox and Masi. Opposed: none. So moved.

**CORRESPONDENCE**

As shown on the attached agenda.

**RESOLUTIONS**

**Lake Application #512-2018 Block 801, Lot 32.15, "C" Variance Application**

Ms. Prommel motioned to approve the Resolution for C variance as decided upon by the board at the March 19, 2018 meeting. Mr. Richardson second. Roll call vote: In favor: Andrews, Boland, Holenstein, Lazzaro, Prommel, Richardson, Smith, Wilcox and Masi. Opposed: none. So moved.

**HEARING OF NEW CASES**

**Conklin Application #513-2018 Block 1803 Lot 1 "C" Variance Application**

Mr. William J Conklin, the applicant, came forward and the oath was administered by Lyn Aaroe, Esq.

Mr. Aaroe asked Mr. Conklin to describe the project. Mr. Conklin explained he would like to build a one story, three car garage for personal parking to replace the existing one car garage. Mr. Conklin verified from Mr. Aaroe's questions that there would be underground electrical installed and no sewer or water lines. Ms. Banyra, the township planner, had no report due to the small size of the project

Mr. Simmons, the township engineer, reviewed his report. Mr. Conklin verified based on Mr. Simmons questions that there would be no business on the property, no landscaping was planned, and waste disposal would be within the structure not a dumpster. Mr. Simmons stated the applicant needed a variance because the property has two front yards and all other code requirements had been met. Mr. Simmons questioned the scale of the plan submitted; the area marked on the property was smaller and closer to the road. Mr. Masi questioned if the 50'

measurement was made from the edge of the road right-of-way. Conklin stated the property was marked out correctly now and that he had measured 50' from the center of the rock wall boundary. Mr. Aaroe suggested Mr. Conklin contact the original surveyor Dave Gommel to find the edge of the right of way which is typically 16.5 feet from the center of the road. Mr. Conklin said he had spoken to one of the original surveyors Mr. Catalano. Mr. Conklin confirmed the location of the existing driveway, that the shed and proposed pool on the property had proper permits.

Mr. Richardson made a motion to approve waivers for items mentioned in the engineer's report such as impact statement. Ms. Prommel second. Roll call vote: In favor: Andrews, Boland, Holenstein, Lazzaro, Prommel, Richardson, Smith, Wilcox and Masi. Opposed: none. So moved.

Mr. Simmons determined the application to be complete. Ms. Prommel made a motion for Completeness of Conklin application #513-2018. Mr. Lazzaro second. Roll call vote: In favor: Andrews, Boland, Holenstein, Lazzaro, Prommel, Richardson, Smith, Wilcox and Masi. Opposed: none. So moved.

Mr. Masi opened the meeting to the public at this time. There was no one present from the public.

Mr. Richardson made a motion to approve the variance with restrictions. Mr. Boland second. Roll call vote: In favor: Andrews, Boland, Holenstein, Lazzaro, Prommel, Richardson, Smith, Wilcox and Masi. Opposed: none. So moved.

Mr. Aaroe stated the applicant can waive the right to wait until resolution is adopted to begin construction. The waiver was signed by Mr. Conklin.

#### **ADJOURNED CASES**

None.

#### **OTHER BUSINESS**

None.

#### **LIAISON REPORTS**

##### **Township Committee**

Mr. Smith reported the Recreation Commission requested replacement playground equipment for Lodestar Park. Ms. Prommel compiled and presented a comprehensive proposal for new website and email system for the Township. Mr. Smith also reported about a violation of code occurring that involved illegal dumping of fill. Code Enforcement Officer, Arlene Fisher, is working with the DEP on this issue.

##### **Environmental Committee**

Mr. Boyle stated he had no report as there had been no meeting.

There being no further business before the Board, Ms. Wilcox made a motion to adjourn at 8:10 P. M. Ms. Holenstein second. All in favor. So moved.

Respectfully submitted,

**Suzanne Boland**  
**Land Use Board Secretary**