

**Mount Olive Planning Board
Summary Minutes
August 17, 2023**

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Batsch, Mr. Weiss

Excused:

Mr. Nelsen, Mr. Galop, Ms. Shanaphy

Board Professionals:

Chuck McGroarty, P.P., AICP, James Bryce, Esq., Mike Vreeland, P.E., C.M.E., Mary Strain, PB Secretary

MINUTES

Minutes of April 14, 2022 – approved.

Minutes of April 21, 2022 – approved.

Minutes of June 15, 2023 – approved.

Minutes of July 13, 2023 – approved.

RESOLUTIONS

Authorizing the award of non-fair and open contract for Special Counsel - Surenian, Edwards, Buzak & Nolan, LLC – approved

PB 22-23 MF Mount Olive, LLC, 54 & 56 Route 46, Block 102, Lots 1 & 2 – approved.

Capital Review – Mount Olive Board of Education – approved.

PB 23-06 Volpe, Dominick, 20 Third Street, Block 3108, Lot 1 – approved.

PB 22-21 AVR Enterprises, LLC, 152-156 Route 46, Block 3207, Lot 7 – approved.

APPLICATIONS FOR PUBLIC HEARING

PB 23-07 Kore, Kailas

1 Alden Terrace, Block 6400, Lot 1

Variance

Appearing for the applicant: Kailas Kore

Testimony

Mr. Kore was sworn in. Mr. Kore explained to the Board that he would like to add one room over the space of his deck in the back of his home, which would be a small 10 X 10 room. He would also like to extend the bedroom above the garage by seven feet. Lastly, he would like to add a small lamp post in the front yard. He will need three different variances; one for front yard setback, one for side yard setback and one for rear yard setback. Mr. Kore testified that the small room over the deck will be used for a study room. The extension over the garage will not change anything, they are just extending the bedroom by seven feet.

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The deck extension that was never approved with a permit in 1984 before Mr. Kore owned the house was noted. It would have to be memorialized in the resolution for the application.

Mr. Kore testified his home is a preexisting single family dwelling. The slopes on either side of the house will have no impact on the addition. There are also existing structures on the property that exceeded a prior variance that violate the setback requirements as pursuant to code. The work he is requesting to do now will not exacerbate those setbacks. The project will not negatively impact the neighborhood in any way.

No public came forward. The Board voted 8 in favor with none opposed to approving the variance application for Mr. Kore.

PB 22-27 Veolia North America, LLC

1 Eden Lane, Block 4500, Lot 37

Site Plan w/variance

Appearing for the application: Nino Covello, Esq.; Gregory Elko, PE of Langan Engineering; Sean Moronski, P.P. of Langan Engineering; Paul Degiulio of Veolia North America, LLC

Mr. Covello gave a brief overview of Veolia North American, LLC operations and the property it encompasses. The applicant is proposing a variety of improvements which include to repave the site, relocate dumpsters, providing additional parking, redesigning on site traffic circulation and to construct a retaining wall and fence. New landscaping, lighting and drainage improvements are also being proposed. The applicant is also seeking approval for a 1,500 gallon above ground storage tank, which will be used for refueling commercial vehicles at the site. There is also a storage shed being proposed. A highlands exemption plan was included with the site plan submitted to the Board.

Testimony

Paul Degiulio, Environmental Health and Safety Manager of Veolia North American was sworn in. Mr. Degiulio testified that this application is due to an increase in business. Nothing with the operations of the business is changing. Part of the application is due to the fact that tractor trailers are now 50 feet long and the site was designed in 1998 when the average size of a tractor trailer was 48 feet long. This is causing problems with trucks maneuvering through the site.

Gregory Elko, PE was sworn in to testify as engineer for the application. Mr. Elko presented the site plan that was previously submitted with the application to the Board for review. He described the current existing conditions on the property including building location, ingress and egress, parking and the traffic circulation. He described the topography of the site and pointed out the steep slopes, which were the subject of the variance approval being requested. He also gave details regarding the surrounding properties of the site. He also noted that the site qualifies for a highlands exemption.

Mr. Elko presented Exhibit A-1: *Steep Slope Disturbance*. He noted the sections of the Township Ordinance that address steep slopes. He explained the percentage of the slopes. Roughly 3,185 square feet of steep slopes area will be disturbed. A retaining wall is proposed, which will prevent additional disturbance to the slopes. The need to develop this area is for better maneuverability of trucks on the site and to locate the fueling station.

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Sean Moronski, P.P., was sworn in to testify as planner for the application. Mr. Moronski addressed the variance request for steep slope disturbance. He indicated that the slopes in the rear and side yards of the site limit the options for improvements without any disturbance. Mr. Moronski referred to Exhibit A-1 and noted to the Board that this variance could be granted under the c2 criteria because he believed that the proposed site and circulation improvements outweigh the overall improvements of the project and the potential detriment of the steep slopes, which are minimal. He pointed out that the trucks will be able to make the turn more efficiently and access the fueling area. The disturbance will not create any detriment to the public welfare. There will be additional plantings added. Impervious coverage is minimal and there will be no substantial impairment to the intent and purpose of the zone plan.

The Board asked for more details of the storage shed proposed.

The Board voted 7 in favor with 1 opposed to approving the site plan with the variance.

PB 23-08 Lojek, Joseph & Connie
81 Main Road, Block 5800, Lot 50
Minor Subdivision

Appearing for the application: Jessica Caldwell, P.P.; Joseph Lojek, applicant

Testimony

Joseph Lojek said he would be representing himself that evening and was sworn in. He explained to the Board that he owned a large residential lot and wanted to be able to subdivide so that he could create another buildable lot. It was noted that he would also need a variance for lot frontage setback. Bulk requirements for building a house on the new lot were briefly discussed. Water and sewer availability were questioned. An EDU for sewer would have to be secured for the new lot.

Jessica Caldwell, P.P., was present to testify as planner for the application. Ms. Caldwell presented Exhibit A-1: *Aerial Map of the site* and Exhibit A-2: *Zoning Map of the site*. Ms. Caldwell explained that the subject property is an irregularly shaped lot on a commercial-residential street. It is the CR-3 zone, which is an interesting zone since it is a blend of commercial and residential uses. It is also a historical area with a lot of homes closer to Main Road. She reviewed the aerial map and pointed out that Mr. Lojek's home is behind the lot in front of it and has a driveway that connects to Main Road. She referred Exhibit A-2 which displayed the zone. It showed that many of the lots to the north of the property are quite small and have small lot frontages. She indicated that it is not out of character in the area to have a narrow lot as well. The proposed lot would be very much in keeping with the rest of the zone pattern along Main Road. It would meet all the bulk standards. It would be of the same lot width, and it would have a building lot envelope right along Main Road. She also noted that there is quite a bit of open space and undeveloped area around the property. The impact would be nonexistent to the surrounding area.

The Board voted 7 in favor with 1 opposed to approving the minor subdivision

With no further business the Board adjourned at 8:54 pm.