

**Mount Olive Planning Board  
Summary Minutes  
June 15, 2023**

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

**ATTENDANCE:**

Planning Board Members:

**Present:**

Mr. Scapicchio, Mr. Schaechter, Ms. Natafalusy, Mr. Mania, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

**Excused:**

Mr. Forlenza, Ms. Mott

Board Professionals:

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

**MINUTES**

Minutes of February 10, 2022 – approved.

Minutes of April 20, 2023 – approved.

Minutes of May 11, 2023 – approved.

**RESOLUTIONS**

PB 22-31 Pearland RJR, LLC, 10-50 International Drive, Block 4100, Lot 9.01 – approved.

PB 22-29 3000 Continental Drive Associates, LLC, 3000 Continental Drive, Block 200, Lot 1 – approved.

PB 22-13 Jerman, Jeffrey, 42 Center Street, Block 3305, Lot 21 – approved.

**CAPITAL REVIEW**

**Mount Olive Township Board of Education**

Capital Review

Appearing for the BOE: Carley Clinton, Esq. of Schenk, Price, Smith & King, LLC; Dr. Banjia, BOE District Superintendent; Anthony Gianforcaro, AICP

Ms. Clinton introduced Dr. Banjia. Dr. Banjia was sworn in. Dr. Banjia discussed the referendum projects curriculum for the Board of Education. Dr. Banjia expressed that the Township is fortunate because they are expanding. Currently there are a little over 4,800 students on the rosters. They are looking to update their facilities. She noted that this referendum is based upon need.

Anthony Gianforcaro, AICP was sworn as architect for the BOE. He explained about the application for additions to some of the Township schools and proposals for new HVAC, new roofs, some interior renovations and paving. He also explained about the information packets that were submitted to the Planning Board for review. Mr. Gianforcaro presented exhibit A-1 which showed an addition to Mount Olive Middle School. He explained the addition of an auxiliary gym will go in place of the tennis courts with other amenities. The tennis courts will eventually be moved to Tinc Road School. He presented exhibit A-2 which was renderings to match materials and colors for the building.

Mr. Gianforcaro also presented additional plans as exhibits A-3 to A-8 for some of the other schools which included an addition to Tinc Road School, an addition to Chester M. Stevens school, an addition

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to Sand Shore School, all for additional classrooms, and an addition to the High School to include new lockers rooms and storage. Lastly, Mr. Gianforcaro presented exhibit A-9, a plan for an exterior transportation building behind the Middle School.

Dr. Banjia discussed future projections for students and staff. She also explained the future plans and needs for the Board of Education.

The Board voted 9 in favor with none opposed that the plans is consistent with the Township Master Plan.

**APPLICATIONS FOR PUBLIC HEARING**

**PB 22-33 Pearland RJR, LLC**

Preliminary & Final Major Subdivision, Preliminary & Final Major Site Plan w/variances

20 International Drive South

Block 4100, Lot 71

Application not heard. Application will re-notice for a later date.

**PB 22-23 MF Est., LLC**

Variance d1

54 & 56 Route 46

Block 102, Lots 1 & 2

Appearing for the applicant: Michael Selvaggi, Esq.; Michael Pucci, P.E. of CPL Partnership; Richard Birdoff, Principal of MF Mount Olive, LLC; John McDonough, P.P.

Mr. Selvaggi gave an overview of the application. Block 102, Lot 1 is zoned FTZ-1 which allows offices and restaurants. Block 102, Lot 2 is zoned C-1 which allows retail use, medical offices, banks, etc. The d1 variance is for an access driveway through Block 102, Lot 1 to the potential site development on Block 102, Lot 2.

**Testimony**

Michael Pucci, P.E., the engineer for the applicant was sworn in. Mr. Pucci presented a variance plan of the site to the Board. He discussed the present use and conditions of the site and the future possible plans for use of the property. The plan he presented showed a potential maximum development use of the site. Mr. Pucci testified that the plan was reviewed by the applicant's traffic engineer. The creation of a left turn driveway to the site from International Drive, for easier access, will make the property more developable and marketable.

Pros and cons of the plan were discussed along with wetlands issues and NJDOT permit approvals. Potential traffic problems and safety were contemplated and discussed.

Richard Birdoff, Principal of MF Mount Olive, LLC, discussed the purchase of Block 102, Lot 1, which was only purchased for better access to Block 102, Lot 2, so the property would be more marketable. The first opportunity of developing this property would have to include the left hand turn onto the site from International Drive. The intensity of the development might have to be lowered due to traffic pattern concerns. He noted that traffic safety is always a concern to be considered.

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John McDonough, P.P. testified as planner for the application. He stated that the only way into the site is from International Drive. The left hand turns would be a consideration regardless of the use of the property. The site has limited capacity to accommodate any of the uses permitted in the FTZ-1 Zone. It is a five acre minimum zone that is 2.9 acres. Due to the slopes, wetlands, setbacks and transition area, the effective land is less than one acre. A restaurant could be considered and would be convenient for the businesses north of the site. Patrons could go in and out of the site without having any influence on Route 46 traffic, which supports the planning goal to promote the free flow of traffic. The heart of this application is to make Block 102, Lot 2 a viable lot. Having the access point on International Drive will make it more convenient and safer for patrons to get into and out of the site.

The Board voted 7 in favor with none opposed approving the d1 variance.

With no further business the Board adjourned at 8:53 pm.