

**Mount Olive Planning Board  
Summary Minutes  
November 10, 2022**

---

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

**ATTENDANCE:**

Planning Board Members:

**Present:**

Mr. Schaechter, Mr. Mania, Mr. Nelsen, Mr. Galop, Mr. Batsch, Mr. Weiss

**Excused:**

Mr. Scapicchio Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Ms. Shanaphy

Board Professionals:

Chuck McGroarty, P.P., AICP; Mike Vreeland, P.E., C.M.E.; Walter Lublanecki, P.E.; David Ruitenbergh, Esq.; Mary Strain, PB Secretary

**APPLICATIONS FOR PUBLIC HEARING**

Mr. Weiss noted that Applications PB 22-05 and PB 22-09 were both cancelled at the last minute. Both applicants will be required to re-notice for March 2023 Planning Board.

A motion was made by Mr. Mania, seconded by Mr. Nelsen not to carry Application PB 22-05, Tariq Majeed, and Application PB 22-09, SD Ventures 2021, LLC, and to require the applicants to re-notice for a future scheduled meeting which will be designated by the Planning Board. The motion was approved by all members present voting yes.

PB 22-05 Majeed, Tariq

67 Route 46

Block 4100, Lot 87

Combine Preliminary & Final Site Plan w/Variance

Application not heard. Applicant will re-notice.

PB 22-09 SD Ventures 2021, LLC

56-58 Old Ledgebrook Road

Block 4200, Lots 16.01 & 16.02

Preliminary & Final Site Plan w/Variance

Application not heard. Applicant will re-notice.

PB 22-17 Kerusso Development

8 Outlook Avenue

Block 3402, Lot 4

Variance

Mr. Weiss stated that he received a 200-foot property owner notice from the applicant for Application PB 22-17, Kerusso Development and will step down.

A motion was made by Mr. Galop, seconded by Mr. Mania to designate Mr. Schaechter as acting chairman for Application PB 22-17. The motion was approved unanimously.

**Mount Olive Planning Board**  
**Summary Minutes**  
**November 10, 2022**

---

Appearing for the application: Gary Goodman, Esq.; Mirek Lewandowski, Architect; Gabe Bailer, P.P., AICP of Harbor Consultants; Phil Rizzo, Applicant

Mr. Goodman addressed the Board and explained that the application was for a reconstruction of a residential dwelling on a nonconforming lot. The footprint of the house remains the same, however there are a number of nonconformities.

**Testimony**

Mirek Lewandowski, Architect, testified that he designed the proposed house for the applicant. He explained that the original house on the lot was a one and a half story single family home, and the owner wanted to have a two story single family home. Mr. Lewandowski presented Exhibit A-1, *Proposed Interior Alteration and Addition in Exist 1 Family Residence, prepared by Mirek Lewandowski, ML Architecture LLC, dated 7/21/22, Sheet A-1*. He explained the layout of the interior of the partially built house and the proposal. He presented Exhibit A-2: *Proposed Interior Alteration and Addition in Existing 1 Family Residence, prepared by Mirek Lewandowski, ML Architecture LLC, dated 7/21/22, Sheet A-4*. The house was a five bedroom, one bathroom home before the demolition. He described the layout and the previous bedrooms on the second floor. Mr. Lewandowski presented Exhibit A-3: *Proposed Interior Alteration and Addition in Existing 1 Family Residence, prepared by Mirek Lewandowski, ML Architecture LLC, dated 7/21/22, Sheet A-2*. He testified this sheet showed the full two story proposal with four bedrooms and two bathrooms. The height of the existing house was 22 feet 8 inches, and the applicant is proposing a height of 25 feet 10 inches. He testified that the setbacks for the neighboring homes on the left and right of the site are similar, so the dwelling will not affect the neighborhood with regard to light, air or open space. The proposal is to have a two-story dwelling with bedrooms (4) all located on a full second floor. A front porch/sunroom is also proposed.

Phil Rizzo of 101 Peach Cloth Drive, Bernardsville, and the owner of 8 Outlook Avenue, was sworn in. Mr. Rizzo noted that Exhibit A-1 is a picture of the home that he had purchased. He testified that he submitted a full set of plans to Mount Olive Township for building permits. Although notified that his building permit was ready, Mr. Rizzo acknowledged his failure to pick up and pay for same. After work commenced on the house, he was advised the existing dwelling was effectively demolished and variances would be required to proceed.

A discussion followed between the witnesses and the Board regarding the plans and the need to clarify revision dates.

The meeting was opened to the public for questions. Drew Dimico of 16 Woodsedge Avenue asked about pre-existing and nonconforming regulations. He also believed that the house was demolished and should be considered new construction.

Mr. Schaechter raised the possibility of removing the sunroom which required a front yard variance in favor of an open porch. Mr. Rizzo was open to that suggestion.

Gabe Bailer, P.P., AICP, was sworn as applicant's professional planner. Mr. Bailer described the property, surrounding area and required variances. Mr. Bailer testified that the applicant is not changing anything with regard to the footprint of the house, he will only be adding a second floor addition. During the construction process more of the building was removed than originally planned,

**Mount Olive Planning Board  
Summary Minutes  
November 10, 2022**

---

so variances are required for reconstruction of the existing home. Six bulk variances are required, which include insufficient lot area for the R-4 zone, insufficient lot frontage, insufficient front yard setback, insufficient side yard for both sides of the house, and excess building and lot coverage.

Mr. Bailer presented Exhibit A-5: *Aerial showing 19 properties within the 200 foot buffer of Block 3402, Lot 4, Mount Olive, NJ.* Mr. Bailer testified that of those 19 properties 12 have preexisting nonconforming conditions for lot area and lot width. He addressed c-1 and c-2 variance requirements. He maintained there is a c-1 hardship on the property due to existing conditions for lot area and front yard setback. The applicant is improving this property by adding a second floor to the house. He is not changing anything in terms of the existing conditions. The proposal for this house does not conflict with the purpose of the R-4 zoning district and advances purpose (i) of the Municipal Land Use Law. The second floor addition is below the allowed height for the zone. Building permits have already been issued. In his opinion, these variances can be granted without substantial detriment to the public good and will not impair the intent and purpose of the Township Land Use and Zoning Ordinance. Mr. Bailer believed that there would be no substantial impact to the surrounding properties.

The meeting was opened to the public. Drew Dimico of 16 Woodsedge Avenue raised questions concerning nature of nonconforming status. Mr. McGroarty explained that under the Township Code, when more than 50 percent of the existing structure is demolished or destroyed, a building is no longer covered by a preexisting nonconforming status.

Reduction of impervious cover was discussed. Mr. Rizzo agreed to remove a portion of pavers along the south side of the house which currently extend past the driveway.

Following a short recess, Mr. Vreeland asked about the color of the rebuilt house. Mr. Rizzo testified it would be white siding with black trim.

Opened again to the public, Mr. Dimico raised concerns about tarps covering the structure, lumber on front yard and various construction-related questions.

Marie Isaia of 10 Outlook Avenue had concerns about impact on natural light on her property with a full two story addition. She had minimal light in her living room when the old house was on the property. She noted that she currently has mold problems because of lack of light. The addition of a second floor will only make the problem worse. Mr. Rizzo noted that the neighborhood was full of large shade trees causing shaded areas throughout.

Mr. Rizzo agreed to omit the sunroom and replace that area in the front of the house with an open three sided porch located over the existing concrete slab. The dimensions would be 8.5 feet by 16 feet. Mr. Rizzo also agreed to reduce the impervious coverage by removing the shed, steps on north side and pavers/concrete on south side. He would also relocate the air conditioning unit to the back of the house.

A motion was made by Mr. Batsch to approve Application PB 22-17, Kerusso Development with the conditions as set forth, seconded by Mr. Mania and approved with five in favor and none opposed.

**Mount Olive Planning Board  
Summary Minutes  
November 10, 2022**

---

PB 21-21(1) Hunkele Equities, LLC

160 Gold Mine Road

Block 4400, Lot 85.02

Request to Amend Condition 2(D) in Resolution PB 21-21

Appearing for the application: Patrick Dwyer, Esq.; Jay Troutman, P.E.; Daniel Fuchs, Amazon representative; Steve Hunkele, Property owner/applicant

Mr. Dwyer briefly reviewed the prior application for an outdoor parking facility at 160 Gold Mine Road. The applicant had requested his operation have four waves of 22 vans entering and leaving the site in a timed sequence, which was one of the conditions of approval. Applicant determined that the preferred method would be to have three waves of 30 vans each day, which was their original preference.

Daniel Fuchs, Senior Manager of Entitlements for Amazon, was sworn in. Mr. Fuchs explained how the waves of vans work in conjunction with queuing spaces at the main facility. Allowing 30 vans per wave functions more efficiently with the 'waiting' spaces and interior loading procedures at the Amazon facility. The only change to the Board's prior approval is the request to allow the modified 'wave' departure scheduled from the remote parking location on Gold Mine Road.

Jay Troutman, P.E. was sworn in as a professional engineer and traffic expert for the application. Mr. Troutman testified that the traffic studies for 3 waves of 30 vans for the original application were done on a weekday. Mr. Troutman presented Exhibit A-1: *Circulation Diagram, colorized version, prepared by CPL Partnership, LLC dated 2-09-2022, consisting of 1 sheet.* He indicated that the scheduled times the waves of vans exit and enter the site are during low traffic periods. He noted that the Board had concerns about traffic on Saturdays. After the last meeting he independently did another traffic study on a Saturday morning and determined adequate capacity on Saturdays exists on Link Road although the LOS is reduced from C to D.

Mr. Lublanecki raised concerns about impact during holiday season. Mr. Fuchs offered to return in six months with traffic analysis to evaluate impact and was agreeable to hiring off-duty MOPD officers to monitor situation for three-hour periods during holiday season.

Steve Hunkele, applicant and property owner, was sworn in. Mr. Hunkele testified that if the six month trial period with 3 waves of 30 vans does not work, he will come back to the Planning Board to look at other solutions.

A motion was made by Mr. Galop, seconded by Mr. Schaechter to amend Condition 2D in Resolution PB-21-21 with the new conditions set forth by counsel. The motion was approved by with five in favor, none opposed.

With no further business the Board adjourned at 10:13 pm.