

**Mount Olive Planning Board**  
**Summary Minutes**  
**June 16, 2022**

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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. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

**Excused:** Mr. Schaechter

Board Professionals:

Chuck McGroarty, PP/AICP, James Bryce, Esq., Mary Strain, Board Secretary

**Excused:** Mike Vreeland, PE

**P.B. MEETING MINUTES**

Minutes of March 18, 2021 - approved

Minutes of January 13, 2022 - approved

**APPLICATIONS**

PB 22-02 Wang, Leonardo

6 Stark Court, Block 4401, Lot 14

Variance - deck

Appearing for the applicant: Jon Babula, AICP; Leonardo Wang (applicant)

**Testimony**

Leonardo Wang testified that he and his family have lived in their home since 2013. It is a Toll Brothers community. They only live at the residence on the weekends and live in Manhattan during the week. The house is 5,500 square feet and the existing deck is very small. He would like to expand the deck particularly because his elderly parents spend time outside on the deck since they cannot walk downstairs easily, and there is not enough room on the deck for grills, people, etc.

Inconsistencies for lot coverage were discussed. Mr. Babula indicated that he did not include the pool in the lot coverage. It was also pointed out that lot coverage for the existing deck and stairs was miscalculated.

Mr. Babula testified that the deck would improve the property value. It is only increasing the coverage by 0.7 percent. Since it is a deck, the water will seep through so it will not have any negative impact on the neighboring properties. Mr. Wang mentioned the steep slopes on his property were also a reason why the deck expansion would be viable for his family's use.

The excess lot coverage was discussed and possible reductions to make the property conform better with the zoning regulations. The Board suggested that Mr. Wang obtain a planner for his application.

The application will be carried to July 21, 2022 meeting. No further notice required.

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PB 22-05 Majeed Tariq

67 Route 46, Block 4100, Lot 87

Combine Pre & Final Site Plan w/variance

Application not heard – will re-notice.

PB 22-01 NJRD Invest, LLC

327 Route 46, Block 7702, Lot 22

Preexisting Nonconforming

Appearing for the application: Michael Selvaggi, Esq.; Scott Johnston, Applicant

Mr. Selvaggi gave an overview of the application. When the applicant purchased the property, he had intended to renovate the interior of the building and use it as a home. The building was built in 1928 and was preexisting to the ordinance. The building is not in use at this time.

**Testimony**

Scott Johnston testified that he is the President/Owner of NJRD Investment. NJRD Investment purchased Block 7702, Lot 22 in December 2021. The property was marketed as a residential home at the time of purchase. He was going to restore the property as a home. Mr. Johnston presented exhibit A-1, which was a Certificate of Compliance for smoke and carbon monoxide. Also presented was exhibit A-2 the Assessor Postcard for the property. Mr. Selvaggi offered that the building looked like a house and was marketed as a house even though it was no longer being used as a residence. It was noted that Mr. Johnston purchased the two separate lots together. The lots were not merged although both lots have a common driveway access. Mr. Selvaggi also explained that there are two separate sewer connections, one for each lot, which are billed separately.

The meeting was opened to the public, and no public came forward. The Board voted 9 in favor with none opposed to approve the preexisting nonconforming application.

With no further business the Board adjourned at 7:45 pm.