

**Mount Olive Planning Board
Summary Minutes
June 9, 2022**

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

Excused:

Ms. Mott

Board Professionals:

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

COMMITTEE REPORTS

Economic Development Committee – The Economic Development Committee now has a Twitter and an Instagram account.

Board of Education – The Board of Education will be coming before the Planning Board for a courtesy review sometime during the summer.

RESOLUTIONS

PB 21-22 Paragon Senior Living, LLC, 425 Route 206, Block 8400, Lot 9 - approved

PB 22-10 Henry-Silver, Caralyn, 40 Indian Spring Road, Block 2100, Lot 41 - approved

APPLICATIONS

PB 19-01(2) 364 Route 46, LLC

364 Route 46, Block 8200, Lots 5 & 6

No one for the applicant was present. Application will be heard later in the evening.

PB 19-12 Kalashian, Kraig

15 East Forest Road, Block 4118, Lot 44

Variance – single family dwelling

Appearing for the applicant: Jack Spinella, Esq., and Kraig Kalashian, AICP, Applicant

Mr. Spinella gave a background overview of the application. This application has been in play for about six years. The foundation was installed on the property. A Stormwater Management Report was submitted. At that point it was determined that the foundation was constructed over the front yard setback, so Mr. Kalashian filed for a variance. He would now like to go forward with the project.

Mr. Kalashian testified that he was granted a building permit based on building design that was conforming. During the construction process it was determined that the foundation was sitting in the front yard setback at which time he was advised he needed a variance. At a previous meeting before the Board, it was determined that the front deck was going to be a little further into the front yard setback. The current request is for relief of 10 feet, from a 40-foot front yard setback to a 30-foot front yard setback. He noted that East Forest Road is a sloped road. The lot across from his property is protected green space. The road that leads to the lot is currently an unimproved road and it is his

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goal to improve the road if granted permission to finish the house. The house that he is constructing, with the exception of the variance they are seeking, is conforming and he hopes to be granted permission to continue with construction of the house. Mr. Kalashian testified that he had read Mr. Vreeland's report and there were no issues with complying to the report.

Mr. Kalashian testified that the request for the variance involved the purchase of two lots. The first lot was a nonconforming lot so he purchased the second lot and combined both lots to meet the size criteria for a buildable lot, but because of the shape of the lot, the area where the house can be built is actually very small. He is trying to build a house that will be the best use of the property. They have met all of the side yard and rear yard setback requirements. In order to meet the minimum square footage requirements and have a plan that makes sense for a single-family home, he has to push slightly into the front yard, which would be the least impactful side of the house since it does not face another home across the street. There would be no other place to get relief from the setbacks other than the front yard.

Mr. Weiss opened the meeting to the public. Seeing no one from the public, the meeting was closed to the public. The Board voted 7 in favor with 4 opposed to approving the variance for the single-family dwelling.

PB 19-01(2) 364 Route 46, LLC

364 Route 46, Block 8200, Lots 5 & 6

Appearing for the applicant: Jonathan Frodella, Esq. of Laddy, Clark and Ryan, LLP.

The Resolution for an extension has expired, and Mr. Frodella was present that evening to ask for another extension. Mr. Frodella explained that his client, the applicant, is the new owner of the Subaru Dealership and he is requesting an extension because he needs more time since taking over the business to finish working on the site.

The Board had concerns about the site having a new owner/applicant regarding conditions that were set forth in the approving Resolution for the variances granted and would the conditions that were previously agreed to under oath going to be adhered to. Mr. McGroarty summarized the application, and variances that were granted. He also explained the circumstances if the work requiring the variances was not completed.

The Board voted 5 in favor with 2 opposed to approving the extension.

PB 22-08 Wintergreen Associates, LLC

389 Route 46, Block 7700, Lot 4

Variance d1

Will not be heard – notice defective.

With no further business the Board adjourned at 7:42 pm.