

**Mount Olive Planning Board  
Summary Minutes  
April 20, 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, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Nelsen, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

**Excused:**

Mr. Mania, Mr. Galop

Board Professionals:

Chuck McGroarty, P.P., AICP

James Bryce, Esq.

Mike Vreeland, P.E., C.M.E.

Matthew Mullhall, P.G.

Mary Strain, PB Secretary

**COMMITTEE REPORTS**

Street Naming Committee to replace two names and then defer to the Police Department and Mr. McGroarty for their review of street names in Continental Crossing.

**MINUTES**

Minutes of March 16, 2023 – approved.

**RESOLUTION**

PB 22-32 Johnson Dodge Chrysler, Inc., 413 Route 46, Block 8400, Lot 1 – approved.

**PUBLIC HEARING**

Master Plan

Amendment of the Master Plan – Land Use Plan Element – 2003 Master Plan

Appearing at the Public Hearing - Chuck McGroarty, P.P., AICP, Matthew Mullhall, P.G.

Mr. McGroarty provided overview of amending the Land Use Plan Element of the 2003 Master Plan to establish a category of residential land use to be known as the R-8 Residential Zone District. The adopted Housing Element and Fair Shar Plan identifies a project known as “Cobblestone” for the provision of 10 affordable housing units that were estimated based upon preliminary site evaluation. The Cobblestone known as 23 and 20 Stonewald Court Drive, also known as Block 3203, Lots 28 and 21, was acquired by the Township using the Mount Olive Affordable Housing Trust Fund for the purposes of providing affordable housing. The area is 1.5 acres in size and the R-8 would allow for the creation of 10 single family lots with a density of 6.6 units per acre. Mr. McGroarty noted that the development of the property would be accomplished in partnership with Habit for Humanity and deeds restricted for sale to low- and moderate-income individuals and families.

Mr. Mullhall testified that he conducted a study and prepared a report evaluating the property concerning the ability of water supply for the 10 projected lots and the influence wells for servicing those lots would have on the surrounding water supply. Two wells were installed in 2016 to determine

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whether it was sufficient production for a public water supply. Mr. Mulhall noted that it is 180 feet to bedrock and just above that level is sand and gravel, with a layer of sultan clay above and a sand layer that is 82,120 feet deep. Mr. Mulhall noted that the composition of the soil is very conducive to water production and that he conducted a 72-hour pump test that drew approximately 45,000 gallons of water and experienced a drawdown of only 6 feet. Mr. Mulhall noted that there was no adverse impact offsite from the pump test and that the aquifer such that public water supply could be placed on site.

Several members of the public asked questions of Mr. Mullhall regarding their wells. Mr. Mulhall further testified that if any new well could be demonstrated to have a negative impact on a surrounding well, the regulations in the state require the new well owner to remediate the issue. The Board then voted 9 in favor, none opposed to amend the Land Use Plan Element of the 2003 Master Plan.

**APPLICATIONS FOR PUBLIC HEARING**

**PB 22-31 Pearland RJR, LLC**

10-50 International Drive, Block 4100, Lot 9.01

Preliminary & Final Site Plan

Appearing for the applicant: Michael Selvaggi, Esq., Daniel Sehnal, P.E. of Dynamic Engineering; Matthew Flynn, P.P.; Charles Dietz, R.A. of The Dietz Partnership

Exhibits: A-1 – Aerial map exhibit, A-2 – Site plan rendering, A-3 – Proposed elevation rendering

**Testimony**

Mr. Selvaggi provided an overview of the application. Daniel Sehnal, P.E., was sworn and testified that the subject property is part of the ITC Crossings Shopping Center, and the focus of the application is on a vacant portion of an improved parking lot. Mr. Sehnal demonstrated the proposed site plan rendering noting that the proposed building on the pad site is a single-story restaurant building designed to accommodate two tenant spaces. He reviewed the site plan noting the outdoor seating areas and a counterclockwise drive-thru as being designed for its main tenant, that being Chipotle. The second restaurant will not have any type of drive-thru associated with it. Mr. Sehnal noted that there are all required utilities present. It was noted that the property is in the planning area of the New Jersey Highlands.

The Applicant introduced Matthew Flynn, P.P., was sworn and testified that the Applicant does need a technical variance for a front yard setback. Mr. Flynn noted that within the C-LI Zone District a 100-foot front yard setback is generally applicable but is reduced to a 50-foot setback being permitted in large scale plan developments of at least 100 acres. Mr. Flynn noted his opinion that there is no substantial detriment to the public good or substantial impairment to the intent purpose of the zone plan and zoning ordinance associated with the variance.

The Applicant then introduced Charles Dietz, R.A., was sworn and testified to the materials that will be utilized for the construction of the building, including glass, brick, wood, and natural stone and described the overall aesthetic and color pallet of the structure. There will be an awning canopy and all four sides of the structure will have an architectural finish.

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Summary Minutes  
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No public came forward. The Board voted 9 in favor with none opposed to approving the site plan and variance.

With no further business the Board adjourned at 10:28 pm.