

**Mount Olive Planning Board  
Summary Minutes  
February 9, 2023**

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

**ATTENDANCE**

Planning Board Members:

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

Board Professionals:

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

**COMMITTEE REPORTS**

Street Naming Committee to meet soon to discuss street names for Continental Crossing.

**MINUTES**

Minutes of January 19, 2023 - approved.

**RESOLUTION**

PB 22-28 Mount Olive Solar Farm, 149 Gold Mine Road, Block 4100, Lot 10 - approved

**APPLICATIONS FOR PUBLIC HEARING**

PB 22-16 NJRD Invest LLC

325 & 327 Route 46, Block 7702, Lots 21 & 22

Combined Preliminary & Final Site Plan w/d variance, bulk variances, exemptions

Mr. Mania and Mr. Forlenza did not participate in this application due to d-1 variance

Appearing for the applicant: Michael Selvaggi, Esq., Michael Roth, P.E. of Roth Engineering, Aaron Kardon, P.P., Scott Johnston (applicant)

Mr. Selvaggi provided overview of application noting the change from initial plan to convert empty building for women's lingerie and accessories to a print shop. Scott Johnston, owner of the property testified the print shop would involve retail sales and print and design work on shirts, banners, flyers, caps, etc. The store will have a display area and retail sales space as well as work area. Hours anticipated to be 8 am – 10 pm seven days per week with 2-to-3 employees. Deliveries to be provided by FedEx and UPS without need for larger trucks. Mr. Johnston testified he intends to utilize an abandoned one-story concrete building in rear of property for storage of site maintenance equipment and print shop materials. The second level floor will contain office, bathroom and some printing facilities. Mr. Johnston had no objection to conservation easement for rear of property per Mr. McGroarty's report in connection with the Highlands Exemption No. 4.

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Michael Roth, P.E. testified to existing conditions with Exhibit A2: *Existing Conditions Aerial Map*, colorized version, dated 12/8/2022 (Exhibit A1 was produced at the initial hearing of December 15, 2022) describing relationship of lots 21 and 22 with shared driveway and described various preexisting, nonconforming conditions regarding setbacks, etc. With Exhibit A-3 a colorized version of the site plan dated 12/8/2022 Mr. Roth described the proposed site improvements including parking lot. An exemption was requested to allow 13 parking spaces rather than 32 per Ordinance standards. The witness confirmed a Highlands Exemption No. 4 has been granted by the Township for the proposed increased impervious coverage.

Mr. Roth affirmed he will comply with items set forth in Mr. Vreeland's report. The last witness was Aaron Kardon, P.P. who testified to the d-1 variance made necessary by the shared driveway.

Several members of the public asked questions of Mr. Johnston regarding hours, site lighting and types of products to be sold. The Board's discussion included several conditions regarding signage, no left turn from property, conservation easement, driveway easement and limits on accessory building. The Board then voted 7 in favor, none opposed to approve the site plan and variances.

PB 23-01 Quinlan Development Group, LLC  
89 Route 46, Block 4100, Lot 85  
Amended Final Site Plan

Appearing for the applicant: Dan Kline, Esq., Matthew Welch, P.E. of Langan Engineering

Mr. Welch, the engineer for the approved site plan, provided testimony to describe the proposed changes. First, the previously approved underground water tank would be changed to an above ground tank at a height of approximately 30 ft. and will be entirely enclosed with an extended façade on all sides. Secondly, two parking spaces in the front row of 13 spaces would be eliminated to accommodate certain improvements to the existing wellhead already in place. Mr. Welch introduced Exhibit A1 a colorized version of the revised site plan dated February 9, 2023 and Exhibit A2, a building elevation rendering by Ware Malcom with view of northeast corner of the building from Rt. 46 showing the proposed enclosure.

The Board had no objection to either proposal and imposed a condition that the tank not exceed the height of the façade enclosure. No public came forward. The Board voted 9 in favor with none opposed to approve the revised site plan.

PB 22-14 Garden State Groundskeeping, Inc.  
484 Route 46, Block 8301, Lot 11  
Combining Pre & Final Site Plan w/variance

Appearing for the applicant: Michael Selvaggi, Esq., James Glasson, P.E., Aaron Kardon, P.P., Gene Gianuzzi, applicant

Mr. Gianuzzi, operations manager for Garden State Groundskeeping provided testimony as to the company's operations and proposed use for the site where all functions will be consolidated. The

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business includes landscaping, landscape design, and snowplowing with 26 employees. Business hours are 7 am – 5 pm weekdays with occasional Saturdays. Snowplowing hours subject to change. No pesticides, fertilizers or gasoline fueling tanks will be kept on site.

Mr. Glasson presented Exhibit A1, colorized one sheet version revised as of January 1, 2023 showing existing site conditions and Exhibit A2 colorized version (Sheet 3 of 11) revised January 27, 2023 for proposed improvements. The witness explained the limits imposed by Highlands Exemption No. 4, previously granted for 11<sup>th</sup> Hour Rescue and applicable to this proposal. Mr. Glasson described proposed office use in former dwelling (Building A) and storage and fence fabrication for barn (Building B), both existing structures to remain. Exhibit A3 (Vehicle w/Trailer Turning Radius Detail dated February 7, 2023) was introduced to discuss the one-way pattern. Exhibit A4, a photo of easterly side of property was introduced to discuss landscaping and buffering.

Aaron Kardon addressed the existing, nonconforming conditions with regard to insufficient lot area, building setbacks, etc. as c-1 variances. Mr. Selvaggi requested a waiver from the requirement to submit an environmental impact statement which the Board granted.

No public came forward. The Board voted nine in favor with none opposed to approve the site plan and variances.

With no further business the Board adjourned at 9:55 pm.