

**Mount Olive Planning Board  
Summary Minutes  
March 17, 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. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Batsch, Mr. Weiss (arrived 7:32 pm)

**Excused:**

Mr. Mania, Mr. Nelsen, Mr. Galop, Ms. Shanaphy

Board Professionals:

Chuck McGroarty, P.P./AICP; James Bryce, Esq.; Mike Vreeland, P.E.; Mary Strain, Board Secretary

**APPLICATIONS**

**PB 22-04 Jonsahow, LLC**

50 Main Road, Block 5400, Lot 7

Final Major Subdivision

Appearing for the applicant: Lawrence Cohen, Esq. and Shan Fanchiang, P.E. of Bertin Engineering

Mr. Cohen introduced himself and explained that the application was for final subdivision approval. There were some insignificant changes in the size of the lots as a result of the increase of the detention basin.

Shan Fanchiang, P.E. was sworn in to testify as engineer for the subdivision application. Exhibit A-1, the current grading and drainage plan prepared by Bertin Engineering, dated 12/8/21, was presented to the Board. Mr. Fanchiang also presented as Exhibit A-2, the grading and drainage plan prepared by Nicholas J. Wunner, Wunner Engineering Associates, dated 2/1/21, which had been submitted for the preliminary subdivision. Mr. Fanchiang testified regarding the changes to the current drainage plan from the preliminary plan. He noted the changes in the square footage for the new lot sizes compared to the preliminary lot sizes due to the drainage changes that were requested by the Board at the previous meeting. He explained the details of the new drainage plan in contrast to what was proposed in the preliminary plan.

Mr. Cohen explained all lots will still be conforming. He discussed the tree removal and replacement plan. Most of the trees to be removed are dead or dying. The Board had concerns that not enough trees would be replaced. It was decided that the replacement trees would be ash trees and elm trees.

Conservation easements and roadways on the plans were discussed and confirmed. It was noted that a sidewalk waiver was previously granted.

Ms. Natafalusy opened the meeting to the public for questions. No public came forward. The Board voted 6 in favor with none opposed to approve the final major subdivision.

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**PB 22-03 Estate of Stephen G. Hesse**

5 Anderson Place, Block 3309, Lot 9

Preexisting nonconforming use certification for a residential dwelling

Appearing for the applicant: William Rush, Esq., Dr. Deborah Kuzma, and Diana Hickey, Executrix for the Estate of Stephen G. Hesse

Mr. Rush explained the contention of the application is for approval for the property to be used as a two-family unit. The intent is to prove to the Board that this property has been used as two-family units since construction before the adoption of the zoning regulations, which was approximately 1928. The property contains two detached units. One is a small one story unit in the front, and towards the rear of the property is a house with a three car garage and an apartment above.

Ms. Diana Hickey was sworn in as the estate executrix. Ms. Hickey stated that her brother purchased the property in 1997 as a two family home and it has always operated as two family units. She would like to sell the property as two homes.

Mr. Rush presented three exhibits: A-1 Ariel photo from 1931 of 5 Anderson Place, Mount Olive Township, A-2 Ariel photo from 1956 of 5 Anderson Place, Mount Olive Township and, A-3 Ariel photo from 1957 of 5 Anderson Place, Mount Olive Township.

Ms. Hickey testified that the property still looks the same today as in each of the photos. She also noted that there were two separate utility accounts for each of the units.

Mr. Rush then presented Exhibit A-5, a Survey prepared by WM F Zimmerly & Associates dated 8/14/1977, which was the survey conveyed when Mr. Hickey purchased the property in 1997, and Exhibit A-6, property details from Tax Assessor's Website, which had a date of January 18, 2022. It was noted that the property card presented was from the statewide website.

Mr. Rush also presented exhibits as listed below.

A-7: Separate oil delivery receipts for both units

A-8: Certificate of Identification for oil tank removal and installation dated August 26, 2014

A-9: Property tax record card from Mount Olive Township

A-10: Land records - no date

A-11: Small Residential Income Property Appraisal Report dated 12/31/2007

Mr. Rush explained that the documents all show that the township has always recognized the property as two-family units with detached multiple buildings. Lastly Mr. Rush presented Exhibit A-12 which was a current aerial photo of how the property looks today. Mr. Rush asked about the tenant living in the building in the front. Ms. Hickey noted that the tenant pays rent and has separate utility bills.

The property taxes were discussed. It was questioned whether or not the property was taxed as one or two properties. The consensus was that it was assessed as two units, but taxed as one property.

Dr. Deborah Kuzma was sworn in to testify regarding the historical background of the property. Ms. Kuzma testified that she grew up on the property next door, which was 200 Route 46 also known as 1 Anderson Place. She explained to the Board that there were always two families living on the property as far back as she can remember to approximately 1955.

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The Board voted 7 in favor with none opposed to approve the preexisting nonconforming use certification for a residential dwelling.

**PB 21-22 Paragon Senior Living, LLC**

425 Route 46, Block 8400, Lot 9

Preliminary & final site plan w/d-1 & d-4 FAR variances

Application carried to May 12, 2022 meeting – no further notice required.

With no further business the Board adjourned at 8:10 pm.