

**Mount Olive Planning Board
Summary Minutes
February 17, 2022**

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

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio (arrived at 7:20 pm), Mr. Schaechter, Ms. Natafalusy, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

Excused:

Mr. Forlenza, Mr. Mania, Ms. Mott

Board Professionals:

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

APPLICATIONS FOR PUBLIC HEARING

PB 22-01 NJRD Invest, LLC

327 Route 46, Block 7702, Lot 22

Preexisting, nonconforming use certification for residential dwelling in C-1 zone

Application carried to April 21, 2022 meeting, with no further notice.

PB 21-25 T.Y. Ward Monument Company

202 Route 46, Block 3303, Lot 2

Site Plan w/d variance

Appearing for the applicant: Michael Halkias, Esq., Peter Steck, P.P., Diana Rullis, Applicant, Douglas Rullis (applicant's husband).

Mr. Halkias described the property which was the former Valley National Bank, and the nature of the business that the applicant will be operating on the property.

Diana and Douglas Rullis were sworn in for the record. Mrs. Rullis testified that this would be a monument business. She operated another monument business in Butler, New Jersey. She has been in the business for twenty years. There will be no manufacturing on the premises. They will only be displaying the monuments at this location. They will be using the drive-thru for some customers.

Peter Steck, P.P., was sworn in to provide planning testimony for the application. Mr. Steck introduced Exhibit A-1 entitled "Application of Diana Rullis, Block 3303, Lot 2, 202 Route 46, Mount Olive Township, proposed site plan revisions removing pavement and relocating gravestone marker display area", dated February 16, 2022. He explained this was a revision to a portion of the site plan with proposed amendments in response to comments in Mr. McGroarty's report dated February 16th. The plan was revised to lessen the amount of pavement on the property and relocate the monument display area. He explained the revisions to the site plan and the proposals for the operation of the business to the Board. He also presented some photos of the site and explained about the signage, the drive-thru use, pavement removal, landscaping, and monument display. He also talked about the

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various uses in the surrounding areas and the minimal impact the proposed use would have to the property and surrounding area.

The Planning Board discussed the display of the monuments on Route 46. Also discussed were the entrance and exit for the site. Traffic circulation and obstruction of the sight triangle were a concern. Mr. Halkias suggested that the matter could be carried so that the applicant's engineer can amend the site plan in accordance with what was discussed for traffic circulation and impact to the site triangle on Route 46.

Hours of operation were questioned. Mr. Rullis testified that normal hours of operation would be Monday to Friday, 10:30 am to 4:00 pm, preferably by appointment only. Saturday would be 10:00 am to 2:00 pm. The plans listed incorrect hours of operation and would be corrected by the applicant's engineer.

Mr. Weiss then opened the meeting to the public, no public came forward, the meeting was closed to the public. The Board voted 8 in favor, with none opposed, to carry the application to March 10, 2022 meeting, with no further notice required.

With no further business the Board adjourned at 8:25 pm.