

Chairman John Gangemi called the regular meeting of the Mine Hill Township Planning Board to order at 7:30 pm and led those present in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS NOTICE

Mr. Gangemi announced that adequate notice for this meeting had been given as required by law.

ROLL CALL: Members Present – Mr. Alpaugh; Mr. Frank; Mr. Gangemi; Mr. Gorman;
Mr. Hrynio; Mr. Sauchelli
Members Absent – Mr. Gallerano; Mr. Morris; Mr. Willis
Alternates Present –
Also Present – Ms. Greco-Buta, Board Attorney; Mr. Sterbenz, Engineer; Ms.
Macchia, Municipal Clerk
Public Present – 7

APPROVAL OF MINUTES

A motion was made by Mr. Frank and seconded by Mr. Gorman to approve the minutes of February 4, 2013 as presented.

Ayes: Mr. Frank; Mr. Gorman; Mr. Sauchelli; Mr. Gangemi
Nays: none
Absent: Mr. Gallerano; Mr. Willis; Mr. Morris
Abstentions: Mr. Alpaugh; Mr. Hrynio

CORRESPONDENCE

None.

CONSIDERATION & APPROVAL OF VOUCHERS

A motion was made by Mr. Gangemi and seconded by Mr. Alpaugh to approve the vouchers as presented contingent upon sufficient funds available in escrow. Seeing no further discussion, the roll was called and the vouchers were approved by the following vote:

Ayes: Mr. Alpaugh; Mr. Frank; Mr. Gorman; Mr. Hrynio; Mr. Sauchelli; Mr. Gangemi
Nays: none
Absent: Mr. Gallerano; Mr. Willis; Mr. Morris
Abstentions: none

RESOLUTIONS & MOTIONS

None.

PUBLIC HEARING ON APPLICATIONS PREVIOUSLY DEEMED COMPLETE

Application 003-12 Salvatore Milelli (Deemed Complete 12/18/12 – Time Expires 04/17/13)

This agenda item began at 7:35 pm.

Mr. Sterbenz reported that he and Mr. Haggerty met with the professionals for this applicant last week. It was concluded at that meeting that there were matters to be resolved with the application and he recommended that the matter be carried to a future meeting pending the receipt of further information. Mr. Sterbenz detailed the unresolved matters for the Board.

Mr. Frank asked if the application should be dismissed without prejudice if the applicant fails to respond in advance of the next meeting. Ms. Greco-Buta recommended that course of action.

Ms. Greco-Buta noted for the record that the public hearing would be carried to the next meeting without further notice requirements.

This agenda item concluded at 7:45 pm.

COMPLETENESS REVIEWS

Application 002-12 J&E Auto, LLC

This agenda item began at 7:45 pm.

Mr. Alpaugh noted that he has had dealings with Mr. Martinelli in the past but he does not feel there is a conflict of interest at this time; however he is willing to recuse himself if the applicant feels there is a conflict. Mr. Martinelli responded that he has no conflict with Mr. Alpaugh.

Mr. DiAngelis referred to the latest plan submission dated 2/13/13. His client is seeking bifurcated approval: at this time they will be proceeding with a use variance rather than a full site plan review. Mr. Sterbenz responded that he is comfortable with the level of detail on the plan for the purposes of a use variance, but noted some administrative deficiencies.

Mr. Sterbenz recommended deeming the application incomplete at this time. Prior to the next meeting, Mr. DiAngelis will provide proof that taxes are current on the property in question, will respond to the request for additional escrow funds, will provide proof of ownership of the LLC, and will provide the deed of the property.

Discussion followed regarding scheduling of public hearings. It was concluded that, if the deficiencies were met, this application would be deemed complete at the April 1st meeting and the public hearing would be held at the May 6th meeting.

A motion was made by Mr. Gangemi to deem the application incomplete at this time, subject to the four deficiencies noted above. Mr. Frank seconded the motion. The roll was called and the motion carried by the following vote:

- Ayes: Mr. Alpaugh; Mr. Frank; Mr. Gorman; Mr. Hrynio; Mr. Sauchelli; Mr. Gangemi
- Nays: none
- Absent: Mr. Gallerano; Mr. Willis; Mr. Morris
- Abstentions: none

This agenda item concluded at 8:05 pm.

NEW & OLD BUSINESS

Discussion of Land Use Ordinance

Mr. Gangemi reported that the subcommittee was successful in completing a review of the ordinance. The next step would be a proof read, but this step is no longer necessary due to the upcoming recodification process.

John: committee meeting went well and got through everything. Next step would be a proof read: noted no longer needed due to upcoming recodification process. Ms. Greco-Buta noted that Mr. Haggerty is assembling the final draft for formal approval.

Discussion of Meeting Schedule

Amendments to the meeting schedule to alleviate time conflicts were discussed. A motion was made by Mr. Alpaugh and seconded by Mr. Frank to approve the following resolution to amend the meeting schedule. The roll was called and the motion carried by the following vote:

MINUTES OF THE MINE HILL PLANNING BOARD
REGULAR MEETING – March 4, 2013

3-2013-03-04

Ayes: Mr. Alpaugh; Mr. Frank; Mr. Gorman; Mr. Hrynio; Mr. Sauchelli; Mr. Gangemi
Nays: none
Absent: Mr. Gallerano; Mr. Willis; Mr. Morris
Abstentions: none

BE IT RESOLVED, by the Planning Board of the Township of Mine Hill, in the County of Morris, New Jersey that the meeting schedule established by Resolution 004-13 be amended as follows:

June 3, 2013 moved to June 19, 2013
October 7, 2013 moved to October 16, 2013
November 4, 2013 moved to November 20, 2013

BE IT FURTHER RESOLVED that certified copies of this resolution shall be e-mailed to the Daily Record, filed with the Clerk of Mine Hill Township and filed on the bulletin board in the main hallway of the Municipal Building.

OPEN TO THE PUBLIC

John Paschal, Thomastown Road

Mr. Paschal is interested in establishing a residence for himself within an existing barn on his farm property and asked how to proceed. The property is zoned for office/industrial, so a use variance would be required. Mr. Sauchelli asked if creating a residence would complicate potential future farmland preservation. Ms. Greco-Buta did not envision a complication. It was concluded that a simple use variance for the existing property and building could be applied for.

ADJOURNMENT

There being no further business, a motion was made by Mr. Gangemi and seconded by Mr. Alpaugh to adjourn the meeting at 8:29 PM. The motion was approved by a voice vote.

Respectfully Submitted,

Amanda G. Macchia, RMC
Mine Hill Municipal Clerk
Board Administrative Clerk

Approved on this _____ day of _____, 20____

Planning Board Chairman