

MINUTES OF THE MINE HILL PLANNING BOARD  
REGULAR MEETING – April 1, 2013

1-2013-04-01

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. Gallerano; Mr. Gangemi; Mr. Gorman; Mr. Sauchelli  
Members Absent – Mr. Morris; Mr. Willis  
Alternates Present –  
Also Present – Mr. Haggerty, Board Attorney; Mr. Sterbenz, Engineer; Ms. Macchia, Municipal Clerk  
Public Present – 5

**APPROVAL OF MINUTES**

A motion was made by Mr. Gangemi and seconded by Mr. Alpaugh to approve the minutes of March 4, 2013 as presented.

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

**COMPLETENESS REVIEWS**

**Application 002-12 J&E Auto, LLC**

This agenda item began at 7:32 pm.

Mr. Sterbenz noted that the four items for which the application was deemed incomplete at the last meeting have been addressed; he recommends deeming the matter complete. Brief discussion followed.

A motion was made by Mr. Frank and seconded by Mr. Gorman to deem the matter complete. The roll was called, and the motion was approved by the following vote:

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

This agenda item concluded at 7:36 pm.

**CORRESPONDENCE**

None.

**CONSIDERATION & APPROVAL OF VOUCHERS**

A motion was made by Mr. Frank and seconded by Mr. Gangemi 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. Frank; Mr. Gallerano; Mr. Gorman; Mr. Sauchelli; Mr. Gangemi  
Nays: none  
Absent: Mr. Willis; Mr. Morris  
Abstentions: Mr. Alpaugh

### **RESOLUTIONS & MOTIONS**

A motion was made by Mr. Gangemi and seconded by Mr. Frank to approve of the following three resolutions regarding the release of various escrows on completed projects. The roll was called, and the motion was approved by the following vote:

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

#### **Resolution 007-13 Escrow Release – De Laporte**

WHEREAS, the Township of Mine Hill is holding an escrow for Maria Andre De Laporte in the amount of \$250.00 relative to property located at 246 East Randolph Avenue; and

WHEREAS, this matter has been completed, and the Township/Planning Board Engineer, the Planning Board Attorney and the former Board of Adjustment Attorney have certified that there are no outstanding invoices relative to this escrow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MINE HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, that appropriate municipal officials be and are hereby authorized to release the said escrow in the amount of \$250.00 as due per N.J.S.A. 40:55D-53.1 to Maria Andre De Laporte.

#### **Resolution 008-13 Escrow Release – Wyatt**

WHEREAS, the Township of Mine Hill is holding an escrow for Derek Wyatt in the amount of \$41.52 relative to property located at 22 Central Avenue; and

WHEREAS, this matter has been completed, and the Township/Planning Board Engineer, the Planning Board Attorney and the former Board of Adjustment Attorney have certified that there are no outstanding invoices relative to this escrow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MINE HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, that appropriate municipal officials be and are hereby authorized to release the said escrow in the amount of \$41.52 as due per N.J.S.A. 40:55D-53.1 to Derek Wyatt.

#### **Resolution 009-13 Escrow Release – White Gate Homes**

WHEREAS, the Township of Mine Hill is holding an escrow for White Gate Homes in the amount of \$0.69 relative to property located at 22 Central Avenue; and

WHEREAS, this matter has been completed, and the Township/Planning Board Engineer, the Planning Board Attorney and the former Board of Adjustment Attorney have certified that there are no outstanding invoices relative to this escrow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MINE HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, that appropriate municipal officials

be and are hereby authorized to release the said escrow in the amount of \$0.69 as due per N.J.S.A. 40:55D-53.1 to White Gate Homes.

**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 7:48 pm.

Mr. Sydler introduced himself as the attorney for the applicant. He indicated that the process has been delayed due to a change in professionals. The applicant, engineer and planner are prepared to proceed at the May 4<sup>th</sup> meeting. He indicated that meetings with Mr. Haggerty and Mr. Sterbenz have been productive. Discussion followed regarding scheduling of the public hearing.

Mr. Haggerty asked that the attorney for the applicant provide in writing for an extension of time and that he re-notice for the May 4<sup>th</sup> meeting. Discussion regarding scheduling the public hearing continued.

A motion was made by Mr. Alpaugh and seconded by Mr. Frank to accept the applicant's request for extension. The roll was called, and the motion was approved by the following vote:

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

This agenda item concluded at 8:10 pm.

**OPEN TO THE PUBLIC**

The owners of 175 Route 46 expressed their concern that the right of way to their property be maintained during and after Mr. Milelli's project (Application 003-12). It was noted that the right of way is present on the latest site plan and that the applicant does intend to honor it. The Board requested that the applicant bring the survey to the public hearing.

**NEW & OLD BUSINESS**

**Discussion of Land Use Ordinance**

Following discussion of the outstanding items, it was concluded that the Land Use Ordinance would be referred to the Township Council for introduction. It was noted that the Planning Board will have another opportunity to review the document before adoption. A motion was made by Mr. Alpaugh, seconded by Mr. Frank and approved by a voice vote to refer the matter to the Council.

4-2013-04-01

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**ADJOURNMENT**

There being no further business, a motion was made by Mr. Gangemi and seconded by Mr. Alpaugh to adjourn the meeting at 8:45 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