

Board Chairman Steve Sauchelli called the regular meeting of the Mine Hill Township Planning Board to order at 7:00 pm and led those present in the Pledge of Allegiance.

**OPEN PUBLIC MEETINGS NOTICE**

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

**ROLL CALL:** Members Present – Mr. Frank; Mr. Gallerano (arrived at 7:25 pm); Ms. Goldstein;  
Mr. Gonsalves; Mr. Gorman; Mr. Heredia;  
Mr. Morris (arrived at 7:20pm); Mr. Sauchelli; Mr. Willis;  
Members Absent – None  
Alternates Present - None  
Also Present – Mr. Wiener, Board Attorney; Mr. Sterbenz, Board Engineer;  
Ms. Istvan, Planning Board Administrator/Recording Clerk,  
Public Present – 18

**APPROVAL OF MINUTES**

April 6, 2015 Minutes –

*A motion was made by Mr. Heredia and seconded by Mr. Gorman to approve the minutes of April 6, 2015 as written. The motion was approved by a voice vote.*

**CORRESPONDENCE**

None

**CONSIDERATION AND APPROVAL OF VOUCHER**

A motion was made by Mr. Heredia and seconded by Ms. Goldstein to approve the vouchers as presented provided there are sufficient funds in the escrow accounts. Seeing no further discussion, the roll was called and the vouchers were approved by the following vote:

Ayes: Mr. Frank; Ms. Goldstein; Mr. Gonsalves; Mr. Gorman; Mr. Heredia; Mr. Willis; Mr. Sauchelli  
Nays: none  
Absent: Mr. Gallerano; Mr. Morris  
Abstentions: none

- a. Escrow
  - i. \$46.00 to Daily Record for Curry Public Notice of Approval 4/10/2015 – 711288 (PO 17662)
  - ii. \$225.00 to Larry I. Wiener for Meeting with Dollar General 4/20/2015 - 711295 (PO 17661)
  - iii. \$130.00 to Maser Consulting for Review of Kowal Site Plan 4/23/2015 - 711294 (PO 17665)
  - iv. \$130.00 to Maser Consulting for Review of Pine Tree Nails Review 4/23/2015 – 711292 (PO 17666)
- b. Planning Board
  - i. \$200.00 to Larry I. Wiener for Planning Board Meeting 4/6/2015 (PO 17663)
  - ii. \$65.00 to Maser Consulting for General Engineering (PO 17668)

**RESOLUTIONS & MOTIONS**

None

**COMPLETENESS REVIEWS**

- a. **Application 003-15 Piotr Kowal – 18 Janet Drive – Block 504 – Lot 9 – SF Zone**  
**Applicant seeks construction of 20x20 garage. “C” Variances required: side yard setback, distance to other structures.**  
**Date of Application: 3/10/2015 – Additional materials submitted 4/15/2015 - If deemed complete, Public Hearing to proceed.**

Mr. Sterbenz reminded the Board that the application was deemed incomplete at the last meeting and the applicant was asked to update the application to include the list of variances that were being sought and an aerial map to show the relationship between the garage and the property boundary to the North. Mr. Kowal supplied all that was requested in addition to revised plans that reflected the reduction in the height of the roof to 15 ft., so no height variance was needed. Mr. Sterbenz recommended to the Board that they deem the application complete.

A motion was made by Mr. Frank and seconded by Mr. Heredia that the application be deemed complete. The roll was called and the motion was approved by the following vote:

- Ayes: Mr. Frank; Ms. Goldstein; Mr. Gonsalves; Mr. Gorman; Mr. Heredia; Mr. Willis;  
Mr. Sauchelli
- Nays: none
- Absent: Mr. Gallerano; Mr. Morris
- Abstentions: none

**PUBLIC HEARINGS ON APPLICATIONS PREVIOUSLY DEEMED COMPLETE**

- a. **Application 003-15 Piotr Kowal – 18 Janet Drive – Block 504 – Lot 9 – SF Zone**  
**Applicant seeks construction of 20x20 garage. “C” Variances required: side yard setback, distance to other structures.**  
**Date of Application: 3/10/2015 – Additional materials submitted 4/15/2015 - Deemed Complete on 5/4/2015.**

The Planning Board Administrator verified that the applicant properly served notice and submitted the paperwork indicating such in due time.

Mr. Wiener swore in Mr. Kowal. Mr. Kowal verified that he is the applicant and resides at the subject property, 18 Janet Drive.

Mr. Kowal stated that he would like to build an accessory structure in order to store various items that are either currently in his small shed or in his yard as there is not enough room in his shed. He also would like to store his antique car in the structure during the winter. He will construct the structure on a cement slab and it will be located approximately 3 ft. from where the pavement of his current driveway ends. He will build a ramp from the driveway to the garage. The proposed location of the structure will also allow Mr. Kowal to avoid the septic system which is located in the rear of his property.

Mr. Heredia inquired as to whether there would be heat and what type of floor there would be. Mr. Kowal said he would not have heat, but would have electricity and it would be on a six inch cement slab and three foot foundation.

Mr. Frank asked Mr. Kowal if he planned to do any commercial work or run a home business out of the garage to which he answered no.

*Mr. Morris arrived at this time.*

**THE FLOOR WAS OPEN TO THE PUBLIC**

Seeing no additional members of the public wishing to be heard, the floor was closed to the public.

Mr. Willis asked Mr. Kowal when he planned to have the structure completed by and he responded before the winter.

A motion was made by Mr. Frank and seconded by Mr. Gonsalves to approve Application 003-15, Piotr Kowal, as it was presented with the variances requested, side yard setback, and distance to other structures. The roll was called, and the motion was approved by the following vote:

Ayes: Mr. Frank; Ms. Goldstein; Mr. Gonsalves; Mr. Gorman; Mr. Heredia;  
Mr. Willis; Mr. Sauchelli  
Nays: none  
Absent: Mr. Gallerano  
Abstentions: Mr. Morris

*Mr. Gallerano arrived at this time.*

- b. **Application 002-14 Pine Tree Nails & SPA – 271-273 Route 46 – Block 807, Lot 1 – C Zone Applicant seeks to use approximately 14’2” x 72’0” space within an existing strip mall to be renovated for a massage therapy and bodywork use. “D” Use Variance required. Date of Application: 9/5/2014 – Additional materials submitted 3/19/2015 – Deemed Complete 4/6/2015**

*It was noted that Mr. Morris and Mr. Willis recused themselves as they cannot hear this matter because it is a D variance.*

The Planning Board Administrator verified that the applicant properly served notice and submitted the paperwork indicating such in due time.

The attorney for the applicant, Ms. Misha Lee, informed the Board that her client, Ms. Hong Zi Li, who speaks Korean spoke very little English and that Ms. Lee would act as her interpreter. Mr. Wiener referred to the “Rules Governing The Courts of the State of New Jersey, Canon 3. Impartiality and Conflicts of Interest; A. Interpreters, transliterators, and translators should not, as a general rule, serve in any proceeding in which (1) they are related to or have a close social or business relationship with a party, counsel for a party, or witness, or are themselves potential witnesses.”

The applicant tried to obtain an impartial and acceptable interpreter for the evening, but it was agreed that it would be in everyone’s best interest to carry the hearing to the next meeting on June 1, 2015 to allow time for an acceptable interpreter to be obtained. Mr. Wiener stated that they should be certified by the courts.

*It was noted that Mr. Morris and Mr. Willis returned at this time.*

**OLD & NEW BUSINESS**

**Re-examination of the Master Plan Draft**

Mr. Sterbenz reviewed the draft of the Re-examination of the Master Plan Report with the Board and answered any questions that arose. The Board agreed with the findings and recommendations of the report.

MINUTES OF THE MINE HILL PLANNING BOARD  
REGULAR MEETING –May 4, 2015

At the conclusion of the discussion, a motion was made by Ms. Goldstein and seconded by Mr. Morris to accept the document with the amendments and changes discussed with Mr. Sterbenz. The roll was called and the motion was approved by the following vote:

Ayes: Mr. Frank; Mr. Gallerano; Ms. Goldstein; Mr. Gonsalves; Mr. Gorman; Mr. Heredia;  
Mr. Morris; Mr. Willis; Mr. Sauchelli  
Nays: none  
Absent: none  
Abstentions: none

**THE FLOOR WAS OPEN TO THE PUBLIC**

Seeing no public present, the floor was closed to the public.

**CLOSED SESSION**

None

**ADJOURNMENT**

There being no further business, a motion was made by Mr. Gorman and seconded by Mr. Morris to adjourn the meeting at 8:57 PM. The motion was approved by a voice vote.

Respectfully Submitted,

Marcia H. Istvan  
Planning Board Administrator / Recording Clerk

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Planning Board Chairman