

Board Chairman Steve Sauchelli called the regular meeting of the Mine Hill Township Planning Board to order at 7:02 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; Ms. Goldstein; Mr. Gonsalves;  
Mr. Heredia; Mr. Sauchelli  
Members Absent – Mr. Gorman; Mayor Morris; Mr. Willis  
Alternates Present - none  
Also Present – Mr. Wiener, Board Attorney; Ms. Istvan, Planning Board  
Administrator/Recording Clerk,  
Public Present – 0

### **APPROVAL OF MINUTES**

*Mr. Gallerano arrived at this time.*

#### September 21, 2015 Minutes –

*A motion was made by Mr. Frank and seconded by Mr. Gonsalves to approve the minutes of September 21, 2015 as written. The motion was approved by a voice vote.*

#### October 5, 2015 Minutes –

*Ms. Goldstein asked for clarification on page 2 under Old & New Business “Mr. Sauchelli remarked that he noticed the lot that Mr. Martinielli’s business was on is up for rent.....” it was determined that a comma will be inserted between the words “on” and “is”, so it will read, “Mr. Sauchelli remarked that he noticed the lot that Mr. Martiniell’s business was on, is up for rent...”.*

*A motion was made by Ms. Goldstein and seconded by Mr. Gonsalves to approve the minutes of October 5, 2015 as amended. The motion was approved by a voice vote.*

### **CORRESPONDENCE**

- a. Letter from Paul Sterbenz to Planning Board in regards to TWA Application  
Mr. Sauchelli explained that the letter was to let the Planning Board know that Maser Consulting was applying to the NJDEP to get approval for an extension of the sewer lines to enlarge the sewer service for 19 existing dwellings.  
Mr. Gallerano mentioned he did not think the Town had any allocation.  
Mr. Heredia explained that there were a couple of different court rulings recently that basically said that the old way, where towns could reserve gallonage for projects that might not ever be built, cannot be anymore, because you have towns that for 20 to 30 years reserved gallonage and they still have no plans on building. Recent court rulings stated that for towns that are ready to go with projects, they can get that gallonage. In addition Mayor Morris found a couple of documents in the Town’s possession having to do with providing sewers and gallonage to the Town which are still valid and enforceable, and will allow the Town to expand the sewer service.

**CONSIDERATION AND APPROVAL OF VOUCHER**

A motion was made by Mr. Heredia and seconded by Mr. Frank 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; Mr. Gallerano; Ms. Goldstein; Mr. Gonsalves; Mr. Heredia; Mr. Sauchelli  
Nays: none  
Absent: Mr. Gorman; Mayor Morris; Mr. Willis  
Abstentions: none

- a. Escrow
- b. Planning Board
  - i. \$200.00 to Larry I. Wiener for Attendance at 10/05/15 Planning Board Meeting (PO 18318)
  - ii. \$ 97.50 to Maser Consulting for Attendance at 9/21/15 Planning Board Meeting (PO 18335)

**RESOLUTIONS & MOTIONS**

None

**COMPLETENESS REVIEWS**

None

**PUBLIC HEARINGS ON APPLICATIONS PREVIOUSLY DEEMED COMPLETE**

- a. **On 11/2/2015 Applicant's attorney asked that the application be put "on hold" for 60 days as he considers his options as to further use of the home. Application 005-15 - Carmen Bruno – 20 William Street, Mine Hill, NJ 07803 – Block 806, Lot 9 – SF Zone Applicant seeks Certificate of Non-Conformity NJSA 40:55D-68**

Mr. Wiener explained that it is a 60 day adjournment. Mr. Wiener explained that he had Ms. Istvan request a formal letter requesting the extension of time. Mr. Wiener recommended the Board make a motion to carry the case until January 11, 2016 subject to the applicant granting the Board an extension of time for decision to February 29, 2016. Baring that then it would be a denial without prejudice.

A motion was made by Mr. Heredia and seconded by Mr. Frank to grant the applicant's request for a two month extension to our January 11, 2016 meeting, provided the applicant sends a letter confirming the time of decision is extended until February 29, 2016. Should that not occur, the motion would be to deny the case without prejudice. The roll was called and the motion was approved by the following vote:

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

**OLD & NEW BUSINESS**

The Board discussed their meeting dates for 2016 and it was determined that Mr. Wiener is not able to attend the July, September and October meetings, but he will send Ms. Alyse Hubbard who works for him if the Board decides to keep the dates listed.

MINUTES OF THE MINE HILL PLANNING BOARD  
REGULAR MEETING – November 2, 2015

3-2015-11-02

Mr. Heredia asked if there was any more information on Mr. Madsen pulling out besides the letter from his attorney that was emailed to the Board, to which the reply was there was not.

Mr. Sauchelli asked about the Milelli case to which Mr. Wiener mentioned there is a trial on January 21, 2016.

Mr. Sauchelli asked if there was any update on the possible appeal from the Town Council in regards to the Pine Tree Nails Case. Mr. Wiener said it is still being considered and he will update the Board once a decision is made.

**THE FLOOR WAS OPEN TO THE PUBLIC**

Seeing no members of the public present the floor was closed to the public.

**ADJOURNMENT**

There being no further business, a motion was made by Mr. Frank and seconded by Mr. Gonsalves to adjourn the meeting at 7:29 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