

**Mount Olive Planning Board  
Summary Minutes  
July 13, 2023**

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

**ATTENDANCE:**

Planning Board Members:

**Present:**

Mr. Schaechter, Mr. Scapicchio, Mr. Forlenza, Ms. Mott, Mr. Mania, Mr. Nelsen, Ms. Shanaphy, Mr. Weiss

**Excused:**

Ms. Natafalusy, Mr. Galop, Mr. Batsch,

Board Professionals:

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

**MINUTES**

Minutes of February 17, 2022 – approved.

Minutes of March 10, 2022 – approved.

Minutes of March 17, 2022 – approved.

Minutes of June 8, 2022 – approved.

**RESOLUTION**

PB 23-03 MFC Mountain Ridge Estates, 8 Chamberlain Lane, Block 4100, Lot 71 – approved.

PB 34-04 MFC Mountain Ridge Estates, 14 Chamberlain Lane, Block 4100, Lot 73 – approved.

**APPLICATIONS FOR PUBLIC HEARING**

PB 23-02 Fairmount Property Management

Preliminary & Final Major Site Plan w/d variance

80 Flanders-Netcong Road

Block 4400, Lot 87

Application will not be heard and is carried to September 21, 2023 with no further notice. An extension request will be sent extending the deadline for action.

PB 23-06 Volpe, Dominick

Variance

20 Third Street

Block 3108, Lot 1

Appearing for the application: Dominick Volpe, Applicant.

**Testimony**

Dominick Volpe was sworn in. Mr. Volpe explained that the current house was built on the foundation of a previous house that had burned down. A variance was granted by the Board when the house was built. The lot has two front yards and is a nonconforming lot. Currently 35 feet is required in the front yard setback. He is proposing approximately 13 feet on one side and 9 feet on the other side where the garage would be added. He would like to add a one car garage on the side of the house because there is no safe place to park on the street. He added that the sight line would be clear with the addition.

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Mr. Volpe testified that the hardship currently is that his family has to park their cars on the street. It would make the street safer to not have to park in the street. The neighboring homes all have garages. He believed there would be no negative impact to the neighborhood if he were to add a garage to his home. The old driveway will also need to be replaced.

The Board voted 8 in favor with 0 opposed approving the variance application.

With no further business the Board adjourned at 7:20 pm.