

**Mount Olive Planning Board
Summary Minutes
September 15, 2022**

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

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio, Mr. Schaechter, Ms. Mott, Mr. Nelsen, Mr. Galop, Mr. Batsch, Mr. Weiss

Excused:

Mr. Forlenza, Ms. Natafalusy, Mr. Mania, Ms. Shanaphy

Board Professionals:

Present:

Chuck McGroarty, P.P./AICP, James Bryce, Esq., Mary Strain, Board Secretary

Excused:

Mike Vreeland, P.E.

APPLICATIONS

PB 22-21 AVR Enterprises, LLC

152-156 Route 46, Block 3207, Lot 7

Site Plan w/ d Variance

Application carried to October 13, 2022 meeting with no further notice.

PB 18-18 Schier, Howard

6 Red Maple Lane, Block 4600, Lot 6.12

Settlement Agreement

Application not heard. Applicant will re-notice.

PB 22-08 Wintergreen Associates, LLC

389 Route 46, Block 7700, Lot 4

Variance – d1

Appearing for the applicant: Steven Haft, Esq.; Erin Kardon, P.P., AICP; Jeffrey Denholtz, Applicant

Mr. Haft introduced himself as the attorney representing the applicant. The property for this application, owned by Mr. Denholtz, has a building that has been utilized as a real estate office and mortgage broker's office for many years. There is also a separate residential dwelling on the property. Over the years things have changed and this application is to convert part of the building to a residential use.

Testimony

The applicant, Jeffrey Denholtz, was sworn. Mr. Denholtz testified that Wintergreen Associates, LLC is the owner of the property, and he is a managing partner of Wintergreen Associates. He has owned the building since 1998. The building has been used for a real estate firm and a mortgage company for twenty plus years. As a result of the covid pandemic, things have changed, and the mortgage company representatives now work remotely from home. He was given notice that they would not

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need to rent the office anymore, so at this time the upstairs office is vacant. The real estate office on the first floor is still being utilized, but the real estate agents rarely come into the office since they are working remotely as well. A portion of the real estate office will still be utilized. The floor plans he submitted to the board show what he is proposing. Mr. Haft presented Exhibit A-1 entitled *First Floor Plan*, consisting of 2 sheets. Mr. Denholtz explained his plan for the residential space to be created on the first floor. His office would encompass one third of the first floor. Mr. Denholtz then explained the plan for the second floor to the Board Members. Mr. Denholtz further testified that this will be a rental property. Presently, there is a very low supply of residential rental properties in Mount Olive. He discussed the current supply and demand of residential rentals in Mount Olive Township. He also listed other mixed use properties in the Township. He explained that there is no demand for commercial rental space because everyone is working remotely. Lastly, Mr. Denholtz indicated that there is adequate sewer for the residential use.

Erin Kardon, P.P., AICP, testified as Planner for the application. Mr. Kardon indicated that the site is surrounded by single family homes. The property is not in a high intensity commercial zone. Traffic patterns will not be as intense on the property with the residential use. The use will provide more residential rental properties within the municipality, which expands upon the diversity of housing for the Township. The use will not have an impact on the commercial zone. The site will be used in the best of its capacity as a residential rental.

The plans for the outside of the building were questioned. Mr. Denholtz responded that there would be no changes to the grounds or the building, which included no changes to the lighting, signage and landscaping. Everything will remain intact.

No public came forward. The Board voted 6 in favor with 1 opposed approving the application.

With no further business the Board adjourned at 8:30 pm.