

**Mount Olive Planning Board
Summary Minutes
July 21, 2022**

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

ATTENDANCE:

Planning Board Members:

Present: Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Nelsen, Mr. Batsch, Mr. Weiss

Excused:

Mr. Galop, Ms. Shanaphy

Board Professionals in attendance were:

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

Excused:

Mike Vreeland, PE

MEETING MINUTES

Minutes of May 19, 2022 were approved.

RESOLUTIONS

PB 19-01(2) Subaru World of Hackettstown, 364 Route 46, Block 8200, Lots 5 & 6 – approved.

PB 19-12 Kalashian, Kraig, 15 East Forest Road, Block 4118, Lot 44 – approved.

PB 22-01 NJRD Invest, LLC 327 Route 46, Block 7702, Lot 22 – approved.

APPLICATIONS

PB 22-02 Wang, Leonardo

6 Stark Court, Block 4401, Lot 14

Variance - deck

Appearing for the applicant: John Babula, AICP; Erin Kardon, P.P.; Leonardo Wang, Applicant

Testimony

Erin Kardon, P.P. was sworn in as planner for the application. Mr. Kardon testified that Mr. Wang's property is in the R-1 Zone and the New Jersey Highlands Preservation area. It is used as a single-family residence with a deck, pool and tennis court. The applicant was proposing to install a 490 square foot deck that will be attached to the existing deck which will extend above the backyard. The applicant is seeking a variance to exceed the permitted lot coverage of 20 percent to maximum coverage of 23.4 percent. The property is an irregularly shaped lot, and the front yard setback is 80 feet where 60 feet is required. The need for the excessive coverage is due to the longer driveway and the slopes on the property so walkways were necessary to get to the pool and the tennis courts that are situated below.

Mr. Kardon further testified that the purpose of the deck is to bring it closer to the pool and provide greater utilization of the existing deck. The proposal also offers a better planning alternative to the zone by providing better connectivity on the site for amenities which were previously approved by the Township. The applicant proposes to offset the additional impervious coverage by installing a

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rain garden on the property or any other type of modification that the Board sees fit. The addition of the deck will be elevated allowing for some level of ground water retention which would be better than providing a patio below. The extended deck will provide for better utilization of the property and more outdoor space for the residents. The ground underneath the deck and the rain garden will provide for a reduction in runoff from the property. The variance could be granted with no substantial detriment to the public good.

Reducing the impervious coverage was discussed. The purpose of the rain garden and location was questioned.

Mr. Kardon requested an adjournment for the evening, so he could work with the applicant to reduce the impervious coverage and come back before the Board with revised plans.

The application will be carried to September 15, 2023 meeting with no further notice required.

PB 22-08 Wintergreen Associates, LLC
389 Route 46, Block 7700, Lot 4
Variance d1

Application will not be heard until re-notice.

With no further business the Board adjourned at 7:50 pm.