

**Mount Olive Planning Board
Summary Minutes
May 11, 2023**

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

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio, Mr. Schaechter, Ms. Natafalusy, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

Excused:

Mr. Forlenza, Ms. Mott, Mr. Mania, Mr. Nelsen

Board Professionals:

Chuck McGroarty, P.P., AICP

James Bryce, Esq.

Mike Vreeland, P.E., C.M.E.

Mary Strain, PB Secretary

COMMITTEE REPORTS

Board of Education – Mr. Schaechter to extend an invitation in June for the Board of Education to present the capital plan for improvements for the next school year.

Street Naming Committee – will confirm the name of the streets next week and present to the developers.

RESOLUTION

PB 22-30 TEIF 2000 Mount Olive, LLC, 2000, International Drive, Block 202, Lot 1 – approved.

Amending the Land Use Plan Element of the 2003 Master Plan – approved.

APPLICATIONS FOR PUBLIC HEARING

PB 22-33 Pearland RJR, LLC

Preliminary & Final Major Subdivision; Preliminary & Final Major Site Plan w/variance

20 International Drive

Block 4100, Lot 9.01

Application was not heard. Applicant to re-notice for the June 15, 2023 Public Meeting.

PB 22-13 Jerman, Jeffrey R.

Variance – Single Family Dwelling

42 Center Street

Block 3305, Lot 21

Appearing for the application: Jeffrey Jerman, Applicant; William Stevens, P.E., P.P.

Mr. Jerman provided review of the February 16, 2023 Public Meeting and presented exhibits A-5 Aerial display map colorized prepared by Professional Design Services, LLC dated May 9, 2023 consisting of 1 Sheet; A-6 Enlarged version of Tax Map showing Block 3305, Lot 21; A-7 Buffer map showing 200 foot radius map.

Mr. Stevens, P.E. P.P., was sworn in as a professional planner. Mr. Stevens identified the location of the property and surrounding area. Mr. Stevens testified that the development of the lot as a residential

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use would not be a detriment to the Master Plan or zoning scheme. Mr. Stevens did not believe that the variances being required for the application provide any type of substantial detriment as the surrounding homes have very similar conditions and the application will be in keeping with the character of the neighborhood. Mr. Stevens referenced the Applicant's attempt to obtain or sell the property with no success and indicated that the Applicant has no way to mitigate the undersized nature of the property which is a hardship.

Mr. Weiss opened the meeting for general comments at which time three members of the public came forward, all opposed to the application out of concern for the safety of the children during construction, blocking of school buses, the impact of the additional well, bamboo field, and construction will interrupt a block party.

A motion to deny the variance was made by Mr. Scapicchio, seconded by Ms. Natafalusy. The vote to deny was two in favor, five opposed. A motion was made to approve the variance was made by Mr. Schaechter, seconded by Mr. Batsch. The vote to approve was five in favor, two opposed. Therefore, the application was approved.

With no further business the Board adjourned at 8:26 pm.