

**FRANKFORD TOWNSHIP LAND USE BOARD
NOVEMBER 23, 2020 – 7:00 P.M.
MINUTES OF THE REGULAR MEETING**

CALL TO ORDER

The meeting was called to order by Chairman, Mr. Romania, by announcing that notice appeared in the New Jersey Herald and the New Jersey Sunday Herald in accordance with the requirements of The Open Public Meetings Act.

Flag Salute

ATTENDANCE

Those Present were: Mr. Gstattenbauer (via telephone), Mrs. Albanese, Mrs. French, Mr. Dolan, and Mr. Romania. Also present were Mr. Collins, the board attorney, and Mr. Pellow, the Board Engineer.

Those absent: Mr. Civitin, Mrs. Bell (excused), Mr. Wingle (excused), Mr. Pierson (excused), Mr. Kobis (excused), Mr. Delima (excused), Mr. Macri.

MINUTES

The Minutes of the September 28, 2020 Land Use Board Regular Meeting were reviewed. A Motion was made by Mr. Dolan and seconded by Mrs. Albanese to approve the Regular Meeting Minutes of the Land Use Board for September 28, 2020. All were in favor. The Motion was carried.

BOARD BUSINESS

Subcommittee

- 1) **Green Ordinance Committee:** Nothing to Report
- 2) **COAH Committee:** Nothing to Report
- 3) **Open Space Committee for Updates to LUB:** Nothing to Report
- 4) **Master Plan Committee:** Nothing to Report

Correspondence:

The correspondence was reviewed. No formal action was taken.

PUBLIC

A Motion was made by Mrs. Albanese and seconded by Mr. Risdon to open this meeting to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Mr. Dolan and seconded by Mrs. Albanese to close this matter to the public. All were in favor. The Motion was carried.

ZONING OFFICER'S AGENDA

The Zoning Officer's report dated November, 2020 was reviewed. No formal action was taken.

RESOLUTIONS

Walter and Debbie Grote – LUB 20-10 – Block 170, Lots 5 & 6 – 65-67 Lakeview Point Avenue – “C” & “D” Variance:

The Resolution was reviewed. A Motion was made by Mrs. Albanese and seconded by Mrs. French to approve the Resolution for a “C” & “D” Variance for the applicant. Roll Call:

YES: 5 Gstattenbauer, Albanese, French, Dolan, Romania

NO: 0

ABSTAIN: 0

The Motion was carried.

Our Lady Queen of Peace – LUB 20-12 – Block 19, Lot 1 – 209 US Highway Route 206 – “D” Variance:

The Resolution was reviewed. A Motion was made by Mr. Dolan and seconded by Mr. Gstattenbauer to approve the Resolution for a “D” Variance for the applicant. Roll Call:

YES: 4 Gstattenbauer, French, Dolan, Romania

NO: 0

ABSTAIN: 0

The Motion was carried.

CARRIED APPLICATIONS

Lars and Kimberly Hawley – LUB 20-06 – Block 130, Lot 13 – 19 Upper North Shore Road – Interpretation and/or “D” Variance:

Appearing before the board was William Haggerty, Attorney for the applicant, requesting that this matter be carried to the December 9, 2020 Land Use Board meeting without further notice.

A Motion was made by Mrs. French and seconded by Mr. Gstattenbauer to carry this matter to the December 9, 2020 Land Use Board meeting without further notice. All were in favor. The Motion was carried.

Michael and Margaret Costello – LUB 20-11- Block 164, Lot 10 – 68 Myrtle Avenue – “C” & “D” Variances:

Appearing before the board was the applicant’s attorney, William Haggerty, requesting that the application be carried without further notice to the January 13, 2021 Land Use Board meeting.

A Motion was made by Mr. Gstattenbauer and seconded by Mrs. Albanese to carry this matter to the January 13, 2021 Land Use Board meeting without further notice. All were in favor. The Motion was carried.

**Frankford Township Land Use Board
November 23, 2020 Minutes
Page 3 of 3**

BOARD BUSINESS CONT.

Return of Escrow Monies:

A memo was received from the board secretary regarding the return of escrow money to the following applications: Thomas Nico's (Jumboland) – LUB 20-13 – Block 168, Lot 2 - \$506.75; Thomas Nico's (Jumboland) – LUB 19-10 – Block 168, Lot 2 - \$104.06; Thomas Nico's (Jumboland) – LUB 15-05 – Block 168, Lot 2 - \$86.50; and Thomas Nico's (Jumboland) – LUB 12-04 – Block 168, Lot 2 - \$242.50.

A Motion was made by Mr. Gstattenbauer and seconded by Mrs. French to return the escrow money to the above applicant. Roll Call:

YES: 6 Gstattenbauer, Albanese, Risdon, French, Dolan, Romania

NO: 0

ABSTAIN: 0

The Motion was carried.

Invoices:

A Motion was made by Mr. Risdon and seconded by Mrs. Albanese to approve the November, 2020 Invoices on the Bill list attached hereto and made a part hereof as Exhibit "A". Roll Call:

YES: 5 Gstattenbauer, Albanese, Risdon, French, Dolan, Romania,

NO: 0

ABSTAIN: 0

The Motion was carried

ADJOURN

A Motion was made by Mr. Risdon and seconded by Mr. Albanese, to adjourn the meeting. All were in favor. The Motion was carried.

Respectfully submitted,

SHARON M. YAROSZ
Land Use Administrator

EXHIBIT "A"

**FRANKFORD TOWNSHIP - LAND USE BOARD
BILLS TO BE PAID – October, 2020**

| VENDOR | INVOICE | GENERAL | ESCROW |
|----------------------------|---|------------------|-------------------|
| HAROLD PELLOW, PE | | | |
| | LUB 20-03 Crowell | | \$ 163.25 |
| | LUB 20-04 Wacker's Great Outdoor | | \$ 179.88 |
| | LUB 20-05 Baldwin | | \$ 81.63 |
| | LUB 20-10 Grote | | \$ 293.25 |
| | Land Use Board Business | \$ 260.00 | |
| THOMAS COLLINS, ESQ | | | |
| | LUB 20-02 Cammarato | | \$ 160.00 |
| | LUB 20-04 Wacker's Great Outdoor | | \$ 880.00 |
| | LUB 20-05 Hawley | | \$ 528.00 |
| | LUB 20-07 Bentson | | \$ 200.00 |
| | LUB 20-10 Grote | | \$ 120.00 |
| | LUB 20-12 Our Lady Queen of Peace | | \$ 80.00 |
| | Land Use Board Business | \$ 240.00 | |
| MISC. | New Jersey Herald: Resolutions | \$ 15.60 | |
| | NJPO – Ann Bell & Marcantonio Macri – Mandatory Training Class | \$ 170.00 | |
| TOTALS | | \$ 670.00 | \$2,686.01 |