

Mt. Ephraim Land Use Board Meeting– October 26, 2020

The regular scheduled meeting of the Mt. Ephraim Land Use Board scheduled for October 26, 2020, in the Borough Hall, at 7:30 PM

The meeting was called to order. The meeting opened with the Pledge of Allegiance to the flag and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”

Roll Call – Mayor Tovinsky, Commissioner Gies, Steve Eggert, Thomas Maxwell, Michael Popelak, Gary Prinski, present. Ken Herman, Michael Schiavo, Charles Alexander, Robert Carter, Anthony Stagliano, Carmine Rampolla, Nick Smaritto, absent. Anthony Stagliano arrived late.

The first application on the agenda is for a sub-division Caswell/Bell (approval already happened, they did not perfect the sub-division in a timely fashion).

Joe Nardi swears in the applicant, Brian Bell – 314 Lake Front St.

Joe Nardi – you were already here before on the sub-division application, is that correct?

Brian Bell – that is correct.

Joe Nardi – can you just give a brief overview, I know all the members have received your application, just give a description on what you want to do, we just need you to place it on the record because your previous approval had expired. We do have new members they are certainly familiar with the community and the neighborhood but its important for you to describe what you and your neighbor are trying to accomplish with the sub-division. The first question I have is that the application itself has not changed at all from the first time you were heard and approved, is that correct?

Brian Bell – yes that is correct.

Joe Nardi – ok so if you could, it is not necessary for you to go through the entire application, but its good if you can review briefly for the members so they can get a feel for what you plan on doing.

Brian Bell – we are swapping properties; I am giving him some of my land and in return he is giving me some of his land.

Brian Bell then shows the members the survey on what little pieces of land they will be swapping.

Joe Nardi – what is the reason you are swapping the pieces of the property?

Brian Bell – so I can gain more property next to my driveway and he can get lake front property.

Joe Nardi – ok and it is going to change the configuration of the land from what I can see on the survey, so they then will not be so irregularly shaped anymore.

Brian Bell – yes it would make the properties more symmetrical and easier to read.

Joe Nardi – ok and I assume giving the change of the property lines it will be more consistent with the neighborhood.

Brian Bell – yes.

Joe Nardi – members of the board currently do any of you have questions or comments for the applicant? Since there are not questions, we opened it up to the public, having none we would like a motion.

Motion to approve a sub-division, Mayor Tovinsky, the motion was seconded by Commissioner Gies.

Roll Call – Mayor Tovinsky, Commissioner Gies, Steve Eggert, Thomas Maxwell, Anthony Stagliano, Michael Popelak, Gary Prinski, all voting yes.

Motion to adopt resolution on 6ft fence (Saavedra – 25 E Kings Hwy.), Commissioner Gies, the motion was seconded by Thomas Maxwell.

Roll Call – Mayor Tovinsky, Commissioner Gies, Thomas Maxwell, Michael Popelak, Gary Prinski, all voting yes.

Motion to adjourn.
All voting in favor.