

Minutes
Mt. Ephraim Land Use Board
Monday, March 29, 2021, 7:30pm
Public Meeting Being Held by Zoom Video and / or Teleconference only

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, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Michael Popelak, present. Charles Alexander, Anthony Stagliano, Gary Prinski, Carmine Rampolla, Nick Smaritto, absent.

New Business – Hearing on sub-division Gush (approval already happened, did not file deed in time)

Joe Nardi – explains that the applicant was here before the board in 2018 for approvals on a sub-division which were granted, at the time of approval we advised him what responsibilities were in terms of presentations before the board and that still holds true today, you have the burden of showing and proving to the satisfaction of the board why your application for the sub-division should be approved. I think what you did present in the application bares it out this time as well that you and your neighbor have reached an agreement you both have two irregular shaped lots and essentially you want to make them less irregular to each other.

Douglas Gush – yes that is correct.

Swearing in of applicant.

Joe Nardi – confirms that notices were advertised, and letters were sent to the residents. He states to Mr. Gush it is up to you to provide the information to the board again regarding the application.

Douglas Gush – we originally purchased the property, and the back portion extended to New Jersey Avenue was owned by the seller and as part of the transaction I purchased that back end of the property which is originally part of his plot. The purpose of this is to separate that plot from his plot and consolidate with my property.

Joe Nardi – so when you say the seller, you are referring to your neighbor?

Douglas Gush – that is correct.

Joe Nardi – ok, so this is in a sense to complete a transaction that originally happened but was originally broken up into several lots.

Douglas Gush – yes that is correct.

Joe Nardi – so you are under an agreement of sale with the neighbor?

Douglas Gush – I already purchased the property. The variance is a consolidation of the two lots.

Joe Nardi – is it lot 16 that you are purchasing?

Douglas Gush – lot 16 plus a portion of what was lot 9 as well, the plot 9 extended back behind our property, with it including lot 16.

Joe Nardi – this is not a transfer of land to him; you are not switching land you are just purchasing it and moving the lot line.

Douglas Gush – that is correct.

Joe Nardi – Mr. Gush, I think you understand that issues that came up last time, one was the timing issue and the deeds being written properly.

Douglas Gush – that is correct.

Joe Nardi – all that is straightened out now?

Douglas Gush – I believe so, I believe everything was corrected, just a delay in finalizing the deed language.

Joe Nardi – I would just suggest if the board does approve your application again you may want to get those deeds completed as quickly as possible and submitted so they can be reviewed.

Douglas Gush – yes, I believe they have already been submitted.

Joe Nardi – any member of the board has any questions or comments, hearing none do we have any questions or comments from the public, with no comments I would like to close it and see if we can have a motion.

Commissioner Gies made a motion to approve the application, the motion was seconded by Thomas Maxwell.

Roll Call – Mayor Tovinsky, Commissioner Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Michael Popelak, all voting yes. Kim Beebe was present, but she was having issues with the computer.

Motion to adjourn.
All voting in favor.

