

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING

Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, October 23, 2023, 7:30pm

1. **CALL TO ORDER.** Robert Carter called the meeting to order and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”
2. **PLEDGE OF ALLEGIANCE.** All persons present, stood for the pledge of allegiance.
3. **ROLL CALL:** Mayor Tovinsky, Kim Beebe, Michael Schiavo, Steve Eggert, Robert Carter, Anthony Stagliano, Douglas Morgan, present. Commissioner Gies, Thomas Maxwell, Michael Marrone, Jason Kerns, Rocco Vespe, John Saban, absent.
4. **Calendar of Old Business**

- **Resolution – Valdivia – Fence – 42 White Avenue, Mt. Ephraim**

Michael Schiavo made a motion to approve the resolution, Anthony Stagliano seconded the motion.

Roll Call – Mayor Tovinsky, Kim Beebe, Michael Schiavo, Robert Carter, Anthony Stagliano, Douglas Morgan, all voting yes.

5. **CALENDAR OF NEW BUSINESS**

- **Joe Nardi made a public announcement that the Bancroft application, located at 10 E Buckingham Avenue, this meeting has been adjourned at the request of the applicant, there was concern they would not have enough to vote on the application, so if anyone is here for that application there will be no further notice provided, they published in accordance with the law and provided service to the residents within 200ft, so this meeting will be heard at the November 13th meeting, at 7:30pm.**

Application for minor sub-division – Calhoun – 618 Bell Road

Joe Nardi – swears all applicants who will be presenting testimony.

- Brian Calhoun – 618 Bell Road
- Susan Stefan – 147 Rudderow Avenue

Joe Nardi – so Mr. Calhoun is it my understanding that you and your wife are applying for a sub-division, you have applied and submitted a couple of surveys, and you want to sub-divide your lot to portions of the rear in the east and west side or is it north and south.

Mr. Calhoun – it's all in the back of the property.

Joe Nardi – ok so its at the back of the property, but its on either side so you can sell to the adjoining properties, that is the intent.

Mr. Calhoun – yes that is correct, but it's the two last lots that are against our property.

Joe Nardi – there are your neighbors.

Mr. Calhoun – yes.

Joe Nardi – so on either side at the rear of your property, am I right.

Mr. Calhoun – it's not on either side, they are the last two properties on Rudderow Avenue.

Joe Nardi – ok, I see, they are behind you. So, the purpose is to sub-divide those lots and then convey them to your neighbors.

Mr. Calhoun – correct.

Joe Nardi – well if you can just explain to the board what you have proposed and let me ask you another question, have you received a copy of the engineer's letter of October 16th?

Mr. Calhoun – yes.

Joe Nardi – do you have any questions about anything in this letter.

Mr. Calhoun – no.

Joe Nardi – you will be able to comply with the requirements.

Mr. Calhoun – yes.

Joe Nardi – ok, so why don't you just present to the board what you are requested, everyone should have copies of the surveys.

Mr. Calhoun – the application and what we are requesting is pretty cut and dry, so essentially our property is approximately 400 feet deep, so the last two properties

which are against our property on Rudderow Avenue, so the one subdivision will be giving them 90feet.

Joe Nardi – ok so are you looking at the surveys that were submitted, just so we make sure everyone is looking at the same thing. This survey shows 3 narrow lots.

Mr. Calhoun – yes, that is our property.

Joe Nardi – ok so this one survey that we are looking at now is your property, and that is dated February 10, 2008, is that correct.

Mr. Calhoun – yes, that is correct.

Joe Nardi – ok so if you can just explain, I know these are not the correct blocks and lots, since they have all been changed.

Mr. Calhoun – so if we go off the old survey, lot 9 is Sue's property, that is the lot that will be taking the 40x50ft piece of land of the end of our property, and then lot 2C and lot 2CA that will be the piece we are subdividing being the 40x90 ft piece that will be taken off of our property, so essentially 140 ft of our property will be being subdivided.

Douglas Morgan – I have the same property, so basically, they are just purchasing these two rear pieces to make their lots bigger.

Joe Nardi – so you are taking off 140 ft from your property, so then the depth of your property will be 260 feet.

Mr. Calhoun – yes.

Scott Smith – Engineer – I just want to add something, for clarification you are saying that lot 9 is one of the properties that will receive land and then you went into 2C and 2CA which is on your old survey, your current or newer survey showing what is being conveyed they actually have the correct information on them, so for one of those parcels that is receiving land from you, for example I am looking at 147 Rudderow Ave., you have a survey performed by Macnamara Associates for that property that is two of the existing lots that are going to be receiving land and that is lots 2.04, and 9 that is receiving land and then you jump down to lot 2C on your old survey, its very confusing and that was one of the reasons why we asked for a more current survey, but in any event the first piece of land that is being conveyed will be going to lot 2.04, and 9, which is owned by according to the survey Bruce and Susan Stefan, the other conveyance that you are making the 90ft conveyance is actually consisting of three lots, those three lots are 2.05, 2.03, and 2.07, and I don't want to confuse anyone by giving the cross reference numbers, but for the record those are the correct lots to use, and that piece of land is going to Ashley Stefan.

Joe Nardi – do we need an updated survey?

Scott Smith – I would say yes so that the Borough has an updated survey of their records and to eliminate anything in the future if that is needed.

Joe Nardi – so then Mr. Calhoun, I believe Mr. Smith has already marked up the old survey from 2008 and has included the correct lots, we will make copies of this record to give to the members, what also will be necessary is that everyone will need to submit updated deeds, reflecting the fact that the new lots are going to be merged into one lot, because otherwise they would be considered under sized lots and their whole purpose was to combine these lots, so everyone will have to submit new surveys and then that will need to be submitted for signatures. Do any members of the board have any questions, no members of the public, seeing and hearing neither, does anyone want to make a motion.

Anthony Stagliano made a motion to approve the sub-division application as requested, Steve Eggert seconded the motion.

Roll Call: Mayor Tovinsky, Kim Beebe, Michael Schiavo, Robert Carter, Anthony Stagliano, Douglas Morgan, all voting yes.

Joe Nardi – remember that all new deeds will need to be circulated to the secretary.

6. **Professionals Comments – N/A**
7. **Board Comments – N/A**
8. **Public Comment**
9. **MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**