

**Alexandria Township  
Land Use Board  
Meeting Minutes February 16, 2023**

**Chair Rochelle** announced that adequate notice of this meeting has been provided in accordance with section 3(d) of chapter 231 or the public laws of 1975, commonly known as the “Sunshine Law”. The meeting was called to order at 7:32pm.

**Members Present: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Committeeman Kiernan, Giannone, Kimsey, Savacool.**

**Members Absent: Committeeman Pfefferle, Hahola.**

**Professionals Present: Attorney Dragan.**

**Others Present: None**

**Flag Salute**

**Minutes Approval**

A motion to approve the reorganization minutes of the January 19, 2023 meeting of the Land Use Board was made by **Kimsey** and seconded by **Freedman**. **Vote: Ayes: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Committeeman Kiernan, Giannone, Kimsey, Savacool. No Nays. Motion Carried.**

A motion to approve the regular minutes of the January 19, 2023 meeting of the Land Use Board was made by **Papazian** and seconded by **Pauch**. **Vote: Ayes: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Committeeman Kiernan, Giannone, Kimsey, Savacool. Abstain: Tucker. No Nays. Motion Carried.**

**New and Pending Matters**

- **Mannino – Variance Application – Completeness Review**  
644 Route 513  
Block 21 Lot 4

Per the review letter by the Decker, dated February 10, 2023, with corrections needed for the AR District Requirements table in the letter, the board engineer found that all required documents have been submitted. Additional required variances were noted for the height of the pole barn and the impervious calculation. The applicant will need to notice for the additional requested variances. A motion to deem the application complete was made by **Pauch** and seconded by **Kimsey**. **Vote: Ayes: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Committeeman Kiernan, Giannone, Kimsey, Savacool. No Nays. Motion Carried.**

- 2023 Land Use Board Annual Resolution for Professional Services

A motion to approve the 2023 Land Use Board Annual Resolution for Professional Services was made by **Papazian** and seconded by **Pauch**. **Vote: Ayes: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Committeeman Kiernan, Giannone, Kimsey, Savacool. No Nays. Motion Carried.**

- Ordinance Review Discussion

The committee has asked the Land Use Board to review the possibility of a warehousing ordinance. A grant from the Highlands is available. The Board discussed the lack of passable roadways for truck traffic. **Attorney Dragan** mentioned the possibilities of last mile warehousing, which would not require tractor trailers to travel down the roadways. **Canavan** asked if the current ordinances have any limitation to the size of a building. The ordinance addresses lot coverage and impervious coverage which would impact the size of a building. **Chair Rochelle** advised the planner will review the ordinance for the Land Use Board.

**Correspondence** - None

#### **Approval of Bills**

A motion to approve the bills for the Land Use Board was made by **Canavan** and seconded by **Tucker**. **Vote: Ayes: Chair Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Committeeman Kiernan, Giannone, Kimsey, Savacool. No Nays. Motion Carried.**

#### **Comments from the Board/Public**

**Giannone** asked about the application for Bee Flower & Sun Honey. **Attorney Dragan** updated the Board regarding the status of the application.

Ms. Savacool left at 7:50pm.

**Chair Rochelle** discussed possible updates to the ordinance with regards to height of an accessory building and front yard setback. The prior setback of 75 feet seems more reasonable. The current setback of 200 feet creates a longer driveway and additional impervious coverage.

There were no members of the public present.

#### **Motion to Adjourn**

A motion to adjourn was made by **Pauch** and seconded by **Tucker** at 7:57 pm. **Vote: All Ayes: No Nays. Motion Carried.**

**Respectfully Submitted,**

**Leigh Gronau, Board Secretary**