

**PLANNING BOARD
MINUTES OF FEBRUARY 21, 2018**

The Planning Board Meeting of Sparta Township was held in the Sparta Township Municipal Building and was called to order by Chairman George Zacsek at 7:30 PM with announcement that adequate notice of this meeting has been given to the public and the press under provisions of the "Open Public Meeting Act", N.J.S.A. 10:4-1 et seq.

Members Present: Mr. Prol, Mrs. Quinn, Mrs. Gabay, Mr. Maldonado, Dr. Parker, Mr. Henderson, Mr. Curcio, Mr. Gibbs, Mr. Gall and Ch. Zacsek

Members Absent: Mr. Kollar

Others Present: Thomas Collins, Esq.
David Manhardt, P.P.

MINUTES APPROVED:

Dr. Parker made a motion to approve the meeting minutes of January 3, 2018. Mrs. Quinn seconded the motion and the roll was as follows:

Mr. Prol	Yes		
Mrs. Quinn	Yes	Mrs. Gabay	Yes
Mr. Curcio	Yes	Dr. Parker	Yes
Mr. Henderson	Yes	Ch. Zacsek	Yes

RESOLUTIONS MEMORIALIZED:

Dr. Parker made a motion to memorialize the resolution granting Preliminary & Final Site plan and variances for Phase I Demolition to Lottery Hill Holdings, LLC # 658 decided on January 3, 2018. Mr. Prol seconded the motion and the roll was as follows:

Mr. Prol	Yes	Mrs. Quinn	Yes
Mrs. Gabay	Yes	Mr. Curcio	Yes
Dr. Parker	Yes	Mr. Henderson	Yes
Ch. Zacsek	Yes		

Dr. Parker made a motion to memorialize the resolution to Dismiss Inactive Subdivision and Site plan applications as noted in the resolution and decided on Jan. 3, 2018. Mr. Henderson seconded the motion and the roll was as follows:

Mr. Prol	Yes	Mrs. Quinn	Yes
Mrs. Gabay	Yes	Mr. Curcio	Yes
Dr. Parker	Yes	Mr. Henderson	Yes
Ch. Zacsek	Yes		

Dr. Parker made a motion to memorialize the resolution commending Ernest Hofer for his contributions to the Board. Mr. Henderson seconded the motion and all voted in favor.

PUBLIC HEARING:

Ch. Zaczek welcomed the new members who were issued the Oath of Office by Mr. Collins including; Councilman Gibbs who rejoined the Board and Virgil Maldonado, a new member who was sworn in. He also nominated Ed Prol to join the Site plan waiver Sub-committee.

Ch. Zaczek asked for nominations for the office of Vice Chairman for 2018. Mr. Henderson made a motion to nominate George Parker for Vice Chairman. Mr. Prol seconded the motion and with no other nominations, the roll was as follows:

Mr. Prol	Yes	Mr. Maldonado	Yes
Mrs. Gabay	Yes	Mrs. Quinn	Yes
Mr. Gall	Yes	Dr. Parker	Yes
Mr. Henderson	Yes	Mr. Gibbs	Yes
Mr. Curcio	Yes	Ch. Zaczek	Yes

Ch. Zaczek referred to the November/December issue of the New Jersey Planner regarding an educational guide that explains the roles of the Planning and Zoning Board members. He asked Mr. Collins to review it for the benefit of the new members.

Mr. Collins reviewed the article and discussed the different roles of the two Boards and how each case should be decided on the record of the hearings and members with any conflicts of interest should recuse from the application.

PLANNING GOALS 2018

Ch. Zaczek reviewed the list of current zoning issues and goals for the year including; adoption of the PCED Master Plan Amendment, review of the sign regulations, consider introducing new technology changes to the hearing process, looking at the Open Space Plan, identifying Redevelopment areas, examine linking recreational areas and consider transportation networks for Township events.

Mr. Manhardt stated that the last Open Space Plan is from 1997 and in 2003 an Open Space and Recreation Facilities Plan was done. The plan identified lands for purchase with Open Space Funds. A Redevelopment plan has not been done and there are two sets or criteria to analyze for “Redevelopment” and for “Rehabilitation”. The Board’s function is to do the Study and the Council would authorize the Plan and Ordinances.

Mr. Collins explained that the properties that are considered “blighted” and can be redeveloped are considered under “Redevelopment” and the lesser involved process is for “Rehabilitation”.

Ch. Zaczek asked for feedback on the recreation links and bike paths as well as the Circulation Plan.

Mrs. Quinn stated that the Sub-committee looked at pedestrian connections last year and she would recommend that the Sub-committee continue to work on this.

Mr. Manhardt explained that the last Circulation Element focused on auto circulation and it is an older plan. There are new opportunities for pedestrian sidewalks and he also had done a trail connection plan several years ago that looked at connecting trails to the Germany Flats area.

Mrs. Quinn confirmed that the Township has received grants for Phase 3 of the Streetscape Project which will extend up Woodport Road.

Mr. Curcio referred to a County Planning Study that was done a few years ago that is based on an Economic Development Study done by Rutgers University. It explains the decrease in population for the County and the lack of employment opportunities.

Mr. Gibbs recommended focusing on ideas to keep the residents that are already here.

The Board discussed this further and some of the items to review include looking at more modern uses and improving the quality of life for residents.

Ch. Zacsek explained that objectives for the goals should be defined and the data organized. He recommended a joint meeting with the EDC may be helpful.

Mr. Manhardt will continue with mapping the Township owned properties and also any developable properties.

Mrs. Quinn will send a list of some discussion points for the EDC and Council.

Mr. Curcio will forward the Planning Study to the Board for review.

With no further business, the meeting was adjourned at 10:15 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator

**PLANNING BOARD
SUB-COMMITTEE
FEB. 21, 2018**

Members Present – Mr. Parker, Mrs. Quinn and Mr. Gall

1. Seoul Korean Bar-B-Que – 37 Woodport Road – New tenant/replace sign

Naomi Kim, the owner of the business, described the waiver for a Korean restaurant that will offer take-out and seating. There are 13 parking spaces on the side of the building and three shared spaces in front of Joy Cleaners.

Dr. Parker asked for a description of the signs.

Ms. Kim explained the name will be added to the freestanding sign as indicated in the sketch and they will replace the name on the building sign.

Dr. Parker explained the building sign cannot exceed 2 x 12 of 24 square feet.

Ms. Kim agreed.

Mrs. Quinn made a motion to waive site plan for the new restaurant tenant with the name added to the freestanding sign and one building sign replaced on the side of the building not to exceed 2 x 12 feet according to the plans and testimony provided. Mr. Gall seconded the motion and all voted in favor.

2. Mariela's Pizza – 8 Woodport Road – New tenant/replace sign

Donatilio Romero, the new tenant of the prior Pizza Place will re-open the business and change the name on the signs. A sketch of the sign replacement was reviewed for the two pre-existing building signs and the name on the freestanding sign.

Mrs. Quinn asked if there is a portable advertising sign?

Mr. Romero explained that there is one already there.

Mrs. Quinn made a motion to waive site plan for the new tenant and replacement of the two building signs as depicted on the sketch and according to the testimony provided. The portable sign will be transferred to the new tenant if desired. Mr. Gall seconded the motion and all voted in favor.