

**PLANNING BOARD  
MINUTES OF APRIL 18, 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, Mr. Henderson, Mr. Maldonado, Mr. Gibbs, Mr. Gall, Mr. Kollar and Ch. Zacsek

Members Absent: Mrs. Gabay, Dr. Parker and Mr. Curcio

Others Present: David Brady, Esq.  
David Manhardt, P.P.  
Thomas Knutelsky, P.E.

**MINUTES APPROVED:**

Mr. Prol made a motion to approve the meeting minutes of April 4, 2018. Mr. Gall seconded the motion and the roll was as follows:

Mr. Prol	Yes	Mrs. Quinn	Yes
Mr. Gall	Yes	Mr. Curcio	Yes
Mr. Henderson	Yes	Mr. Gibbs	Yes
Ch. Zacsek	Yes		

**PUBLIC HEARING:**

**NORTH VILLAGE COMMONS # 2374  
NORTH VILLAGE BOULEVARD**

Debra Nicholson, represented the Applicant, NVT Holdings LLC for the Preliminary Major Subdivision of a section in the North Village Development on Route 15. For the benefit of the new Board members, they will provide an overview of the project which started 13 years ago and is coming a reality. This application requests an amendment to the transect lines and the subdivision of the lot where the large apartment building was originally planned and is now going to be re-purposed for residential townhomes and duplex units.

Owen Dykstra, P.E. a Principle of NVT Holdings and also the Engineer for the Project, were sworn in to testify. He confirmed his professional qualifications for the Board and stated that he prepared the plans for the application.

Joseph Battaglia the Division Manager of Ryan Homes, for the northern section of the State was sworn in to testify. He explained that they are a National Builder and the contract purchaser for the single family home section and the Village Commons section of the project. They anticipate completing about 40 units per year in both the townhome and single family developments.

Mr. Dykstra gave an overview of the project and referred to a Site Development Plan of North Village dated April, 2018 and marked as Exhibit A-1. The plan shows the approved sections and the proposed Commons section. He explained that he purchased the property in 2005 and it was located in the ED Z one and PCD Zone. The zoning was amended to the PVC Zone and the transect zones added with the requirement of a wastewater treatment plant and connection to Township water. He reviewed a colored version of the transect plan which was marked as Exhibit A-2. The transects start with the intense uses along the highway such as the commercial uses and then the townhomes and lastly the single family homes. The Supermarket is in the special transect and the plan was approved in 2015 for the Shop-Rite and retail buildings. Later in 2015 the 92 single family homes were approved and in 2016 the Developers Agreement with the Township Council was recorded. North Village Boulevard, Prosper Place and Trafalgar Court will become Township roads and the rest will remain private. The 60 mixed income housing units were then approved instead of the large apartment building and the rental apartment units are duplex style to retain a more rural character. The transect plan was amended and the Chelsea Senior Living was approved for a 70 bed assisted living facility and the Developers Agreement was amended for the COAH obligations in Dec., 2017. The total residential units will be 220 with 15% for the COAH rental apartments and 20% for the other units, for a total of 42 affordable housing units. The breakdown is 25 units in the mixed income housing, 15 in the assisted living and 2 apartments.

Ms. Nicholson asked if the Developers Agreement addresses the timing for the affordable units?

Mr. Dykstra replied yes it addresses the timing to construct them as well as the design standards which will be the same with earth tone colors, lighting fixtures, benches and landscaping. The ordinance also requires green space including a plaza, Municipal Park, fields and playgrounds. To date, they have started the infrastructure for the roads sewer and water lines, and curbing on Prosper Place. They should start paving in the next few weeks and the Supermarket will start in June with a target date of June, 2019. The sewer treatment plant has started, the Chelsea will start next month and Ryan Homes is looking to have a model up for the Fall. They are working on leases for the rest of the commercial section of the project and have several Letters of Intent.

Mr. Gall asked what happened to the proposed hotel?

Mr. Dykstra explained that they did a study and it came back positive however none of the national chains are willing to build it since we don't have the demographics to support it. They need to fill it from Monday to Thursday and there is not enough business in the area. Mr. Dykstra referred to Exhibit A-2 and explained that lot 5 is outlined in red and the transect change is to allow duplex for sale units on lot 5, and by modifying the transect from T5 to T4. Lots 5 & 6 will be merged so all 58 units will be on individual lots. The unit change is minimal and will not affect the traffic. A colored elevation of the duplex units was marked as Exhibit A-3 and a colored Site Development Plan dated April, 2018 with a blow up of Lots 5 & 6 from A-1 was marked as Exhibit A-4.

Ch. Zacsek asked if the changes are included in the Developers Agreement?

Mr. Dykstra explained the density for the COAH calculation is in the Developers Agreement and the transect approval is left to the Planning Board. He then reviewed the layout plan which has 58 multi-family units on Lots 5 & 6 with 40 townhomes and 18 duplexes. Due to the percentage of duplexes allowed, which is 68% permitted and 78% proposed, a variance is required. He referred to A-3 and explained that this section will have two types of buildings, some three bedroom units will have garages, and the buildings will have stone features and neutral colors.

Mrs. Quinn asked if each building will be the same color?

Mr. Battaglia stated they can do different colors or one color siding with the same stone.

The Board discussed the colors and Mr. Manhardt stated that different materials and varying colors can be used to break up the “mass” of the building.

Mr. Dykstra submitted colored renderings of the buildings with the 4 unit building marked as Exhibit A-5, the “Roxbury” unit as A-6 and the “Rosecliff” unit as A-7. All the units will have basements and each building will have between 3 and 4 units. The units that face two streets will have the same architectural features from both sides.

Mr. Battaglia stated they can submit designs with the various colors to the Board for final approval.

Mr. Manhardt asked if the units will have decks and what the setbacks will be?

Mr. Dykstra stated they will have decks and there will be a landscape buffer along those units that front on along the road. Each unit will have their own driveway and a/c units. The total number of parking spaces required is 139 and 145 are provided. The Utilities will be underground and will have gas. The HOA will maintain the roads, lighting, landscaping and storm drainage and they will address the items in Mr. Simmons report.

The Board discussed the decks and Mr. Manhardt recommended patios on the units that have secondary street frontage.

Ms. Nicholson agreed there will be patios on the road frontage units and decks in the interior section.

Mrs. Quinn asked how many bedrooms will the units have?

Mr. Dykstra stated the Townhomes will have 3 bedrooms and the duplexes will have 2 and 3 bedrooms.

Mrs. Quinn asked if the impact projections to the Schools and Police have been provided due to the increase in the residential units?

Mr. Dykstra explained that the number of bedrooms has not changed drastically from the old plan which had 70 apartments with 3 bedrooms. They can provide an updated impact statement to the schools.

Mr. Manhardt asked if the traffic impacts have been updated?

Mr. Dykstra explained there the plan has 4 additional units and less commercial however, the assisted living is less traffic than a hotel so the change is a decrease or the same.

Mr. Kollar asked if there will be designated pedestrian crossings on North Village Blvd?

Mr. Dykstra replied yes there are crosswalks included on the plans.

Mr. Gibbs asked if the Police Department has reviewed this?

Mr. Dykstra replied yes they have reviewed and provided comments.

Ms. Nicholson stated that a memo from Mr. Dykstra dated April 17, 2018 was sent to address all the reports.

Mr. Knutelsky stated that Mr. Simmons is satisfied with all the responses to his comments in the report.

The hearing was opened to the public for comments.

Adrian Meerman of 12 Brook Drive came forward and was sworn in to testify. He expressed his concerns with the onsite wastewater treatment and asked if a Study was done of the aquifer and where it will discharge to? He also asked about the lighting and sidewalks in the development and the impacts on traffic.

Mr. Dykstra explained how the treatment plant will discharge to groundwater and is approved by the DEP for treatment works. The study was done and approved and permits issued. The lights in the municipal park will be on timers and controlled by the Township and the entire development will have sidewalks.

Ch. Zacek asked if the Developers Agreement will need to be updated for the COAH obligations?

Mr. Brady advised that the agreement was updated last December, however he will review it to see if any further revisions are needed.

Mr. Kollar made a motion to approve the Preliminary Major Subdivision and variance to allow a higher percentage of duplex units and adjust the Transect to T-4 subject to the compliance with all the reports, the final colors and architectural design to be approved by the Board, an Impact Statement will be provided to the schools and emergency services and the Developers Agreement updated if necessary. The units that front on a second street will have patios rather than decks and the Home Owners Association

documents will be reviewed by the Board Attorney. Mr. Henderson seconded he motion and the roll was as follows:

Mr. Prol	Yes	Mr. Maldonado	Yes
Mrs. Quinn	Yes	Mr. Gall	Yes
Mr. Gibbs	Yes	Mr. Henderson	Yes
Mr. Kollar	Yes	Ch. Zacsek	Yes

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

Respectfully submitted,

Maureen R. Donnelly  
Land Use Administrator

PLANNING BOARD  
SUB-COMMITTEE  
APRIL 18, 2018

Members Present- Mrs. Quinn, Mr. Gall and Mr. Prol

**1. Janine Cerra Attorney at Law – One Main Street, Suite 6 - new tenant/replace sign**

Janine Cerra, the new tenant explained that her law office will replace the prior office of Debra Nicholson. The name will be replaced on the bracket sign and the directory sign.

Mrs. Quinn asked what the colors of the sign will be?

Ms. Cerra stated the bracket sign will have black letters on a white background and the directory sign will match the existing colors of the other tenants. A photo was submitted for review.

Mr. Prol made a motion to waive site plan for the new tenant and replace the signs with the new name according to the plans and testimony provided. Mr. Gall seconded the motion and all voted in favor.

**2. Highlands Veterinary Hospital – 49 Woodport Road – modify roof overhang**

David and Carol Diehl, the owners of the business appeared for the waiver request to modify the Site plan approved by the Board for renovations to the rear of the building. Mr. Diehl reviewed the plan to replace a canvas awning over the rear door with a 6 x 8 foot roof overhang over the existing concrete ADA sidewalk. The roof will provide better protection from the weather for clients and pets. An elevation was provided indicating the overhang on the building. The materials will match the existing building and the overhang meets the required setbacks.

Mr. Prol asked if there is a slab underneath and what the status of the project is?

Mr. Diehl described the footings and landing and stated that the renovations are 95% done.

Mr. Prol made a motion to waive site plan for the change from an awning to a 6 x 8 foot roof overhang at the rear entrance of the building according to the plans and testimony provided. Mr. Gall seconded the motion and all voted in favor.

**3. Tracey S. Mendel D.C.- 46 Main Street – new tenant/ replace sign**

Tracey Mendel, the new tenant is relocating her business to 46 Main Street. The business name will be added to the directory sign as indicated in the photo.

Mrs. Quinn asked if the name will also be on the building?

Ms. Mendel explained that she would need to get permission from the landlord.

The Board discussed this and agreed that the façade sign could be approved pending the landlords' approval.

Mr. Prol made a motion to waive site plan for the new tenant as described with the name added to the directory sign in the same colors and the building sign as shown in the sketch if the Landlord gives permission. Mr. Gall seconded the motion and all voted in favor.