

**PLANNING BOARD
MINUTES OF JUNE 20, 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. Maldonado, Mrs. Quinn, Mr. Gall, Mr. Kollar, Mr. Curcio and Ch. Zacsek

Members Absent: Mr. Prol, Mrs. Gabay, Dr. Parker, Mr. Gibbs and Mr. Henderson

Others Present: David Simmons, P.E.
David Manhardt, P.P.
David Brady, Esq.

MINUTES APPROVED:

Mr. Gall made a motion to approve the meeting minutes of June 6, 2018. Mr. Kollar seconded the motion and the roll was as follows:

Mrs. Quinn	Yes	Mr. Gall	Yes
Mr. Curcio	Yes	Mr. Kollar	Yes
Ch. Zacsek	Yes		

PUBLIC HEARING:

DANIEL DEVINE # 2376

714-712 WEST SHORE TRAIL

Daniel Devine and Douglas Dykstra P.L.A., P.P. of Dykstra Associates were sworn in to testify.

Mr. Dykstra reviewed a colorized version of the Lot line Adjustment plot plan which was revised on 6/20/18 as per Mr. Simmons report and marked as Exhibit A-1. He explained they are seeking an even exchange lot line adjustment to transfer 500 square feet of lot area for lots 4 & 5 on West Shore Trail. The yellow section is depicted as the lot area to be transferred from lot 4 to lot 5 and the orange area will be transferred from lot 5 to lot 4. There is one variance as a result of the adjustment which is a variance for not meeting the 8,000 square foot standard within 100 feet of the road since the area is 7,500 square feet. He explained that since Mr. Devine and the owners of Lot 5 have had a long standing verbal agreement for him to use the lake area on lot 5 for his boat storage, they want to make it permanent since the owners are selling their lot. The exchange will not affect any building setbacks.

Ch. Zacsek asked if the total square footage remains the same and the only pre-existing variance is for the impervious coverage? He also asked if there are any other changes proposed to the driveway.

Mr. Dykstra replied that's correct, the pre-existing impervious coverage is grandfathered and the coverage is due to the common driveway being located on lot 4 which creates a burden for that lot. He further explained that the land swap also provides an opportunity for lot 5 to get their own driveway in the future, however the reason for the shared driveway is due to the slope and the ledge rock in that area.

Ch. Zaczek asked if the owners of lot 5 can park in front of their house?

Mr. Dykstra referred to the plan and indicated the area for parking cars.

Mr. Devine explained that he has dock equipment along the water and he can't store it on his property due to a retaining wall. He believes the two lots were combined at one time and then the prior owners split them with the common driveway.

Mr. Simmons referred to his 6/14/18 report and stated that he recommends that both lots record an Easement for the waterlines. They should also contact the water Utility to locate their water lines since the service line to lot 5 runs across lot 4. In addition there is a 4" drainage pipe that should also be included in an easement.

The hearing was opened to the public for comments. No comments were heard.

Mr. Gall made a motion to approve the Lot line adjustment and variance according to the plans and testimony provided subject to County Planning Board approval and the recording of two easements for the waterlines and drainage pipe. Mr. Curcio seconded the motion and the roll was as follows:

Mr. Maldonado	Yes	Mrs. Quinn	Yes
Mr. Gall	Yes	Mr. Curcio	Yes
Mr. Kollar	Yes	Ch. Zaczek	Yes

CC HOLDINGS LLC # 660
ROUTE 15/LAFAYETTE ROAD

Debra Nicholson represented the Applicant for an Amended Preliminary and Final Site plan application for the Commercial Retail portion of the project including Shop-Rite.

The following witnesses were sworn in to testify;

Owen Dykstra, P.E. and Representative for the Developer who has been previously qualified and accepted by the Board,

Michael Scro licensed Architect from Allendale, NJ who designed the proposed Restaurant building. He reviewed his qualifications stating that he has a Bachelor's degree from Penn State and a Master Degree from Rowan University.

James Scott PP General Counsel to Ronetco, Shop-Rite and

Wayne Vanderhoff licensed Architect, who graduated from NJIT and has previously testified before this Board.

Ms. Nicholson explained the changes to the project since the Preliminary was approved and the evolution for the specific tenants. A colorized site development plan dated June, 2018 was marked as Exhibit A-1.

Mr. Dykstra reviewed the plan and all the previously approved sections stating, there are only 3 pad sites left to develop. A colorized blow up map of the retail section dated April, 2018 was marked as Exhibit A-2. He explained that the Preliminary approval granted in 2015 was for the Supermarket and Liquor store as well as retail buildings C & D. They are proposing minor modifications to the Shop-Rite including a covered walkway off the back for the pick-up driveway area, the removal of the curb stops at the handicap parking spaces and the addition of bollards, a sidewalk was widened and they added heated pavement at the doorways.

Mr. Curcio asked if the handicap parking spaces are large enough?

Mr. Dykstra explained that the parking stalls are 9 x 20 feet with a depressed curb for safer access, which is the industry standard. The plan will also modify the mixed use Buildings C & D to eliminate the second floor apartments to accommodate the prospective retail tenants. Building "D" has been modified into two buildings with a break in the space and park in the middle for a "green area". Building "F" is the proposed Starbucks building with a drive thru and to answer the question in Mr. Simmons' report, it can stack 10 cars which is the standard.

Mrs. Quinn asked for a review of the traffic and if the number of handicap spaces is sufficient?

Mr. Dykstra described the new traffic light at North Village Boulevard and the second entrance from Prosper Place and White Lake Road. There are 20 handicap spaces required and 27 are proposed with 8 spaces van accessible. He explained that the elimination of the 18 apartments on the second floor changed the requirements for parking and COAH and they are all met. All the buildings will have uniform sides except for Buildings D & E and to address the comment in Mr. Manhardt's report, if one of them is not built for any reason they will add landscaping. In addition, Buildings D & E have been reduced by eight feet for better spacing. The streetscape improvements along the street will encourage a promenade walk able area and there will be outdoor seating at Starbucks and at the proposed restaurant with trees located along the front of the stores and pedestrian connections throughout the site.

Mr. Maldonado asked if there is a curb between the parking lot and Building E?

Mr. Dykstra described the curb, tree area and sidewalks separating the parking from the buildings. The decorative lighting with LED fixtures, bike racks, benches, shade trees and sidewalk connections will run throughout the development and will be connected to the residential areas.

Mrs. Quinn recommended the plan be reviewed by the Police Department for the pedestrian connections and also expressed concerns with the traffic entering onto Market Street from North Village Boulevard.

Mr. Manhardt recommended “hatching” the crosswalks for better identification.

Mr. Dykstra suggested signage for the crosswalks as well.

Mr. Kollar asked about large truck deliveries for the Supermarket and the number of loading docks?

Mr. Dykstra explained that most deliveries will enter from White Lake Road to Prosper Place and all the intersections are designed for truck traffic.

David Romano, CFO and Co-President of RoNetco Supermarkets was sworn in to testify. He explained that they received several types of truck deliveries. The tractor trailers come in the evenings with Groceries and the Produce and Fish are delivered early in the mornings. Smaller trucks deliver the milk and dairy products around 1:00 AM and the breads and fresh baked goods are delivered around 6:00 AM. All deliveries including the Liquor Store are received in the rear of the store on the loading docks and are security monitored. No truck deliveries are permitted in the front of the store. The loading docks are designed for locking trailers which can be quicker and quieter when unloading.

Mrs. Quinn asked what the hours of operation will be?

Mr. Romano stated the hours are Monday to Saturday from 8AM to 10PM and Sundays from 8:00 AM to 7:00 PM.

Mr. Dykstra continued reviewing Mr. Simmons report and described the signs for the new buildings which will be halo lit band signs with black lettering except for the Starbucks logo. They will relocate the light at the restaurant parking lot as recommended by Mr. Simmons and they meet the fire hydrant distance mentioned in the Fire Prevention report. In regards to the phasing of the buildings, the Sewer Plant and Shop-Rite are currently under construction and buildings C,D,E,&F will be built in succession. They anticipate Fall completion for the Sewer Plant.

The Architect, Mr. Vanderhoff reviewed the architectural plans and a colored rendering for Building F was marked as Exhibit A-3 with the shingle, wall and materials colors. He described the building for the Starbucks and Verizon store which will have a stone base and shingle roof with awnings at the entrance and windows. The HVAC units will be on the roof and will be screened. A band sign and logo are indicated. An elevation of Building D was marked as Exhibit A-4 and will have the same stone materials, roof lines, and awnings. Building C is a smaller building with the same materials and the elevation was marked as Exhibit A-5. An elevation of Building E was marked as Exhibit A-6 and will also have the same materials.

Mrs. Quinn asked about deliveries for those buildings?

Mr. Dykstra explained that smaller box trucks will be used for these buildings with front or rear loading areas.

Mr. Manhardt asked about the large stucco areas on the buildings.

Mr. Vanderhoff described the finishing with control joints, and brick piers to break it up and that will continue down the alleyway.

Mr. Scro, the Architect for the Restaurant reviewed a Visual Presentation for the building which was marked as Exhibit A-7. He described the concept as similar to the Mohawk House that uses the locally sourced farming community. The basis of the architectural design is for a modern factory look with brick parapet walls and black aluminum windows. It will have an old repurposed factory/warehouse look with black shutters and varied ceilings and parapets. The building is one story with an outdoor patio and has a smoke stack design incorporated.

Mr. Curcio asked if the patio will face Route 15?

Mr. Scro indicated the location of the patio which will have one side along Route 15 but will be professionally landscaped and might include a pergola or awning. The basement will be used for storage, mechanicals and refrigeration. He reviewed the floor plan with a large bar area, seating for 225 seats and two small private rooms.

Ch. Zaczek asked about the parking for the restaurant.

Mr. Dykstra referred to the plan and indicated the parking area adjacent to the building and the overflow shared parking areas. He further stated that the pergola or awning could go before the Sub-committee for final details.

At this time, the hearing was opened to the public.

Eric Keller P.E. of Bowman Consulting was sworn in to testify. He asked several questions regarding the square footage of Buildings C & D and if the revisions to the buildings affect the sewer approval?

Mr. Dykstra reviewed the revisions to the buildings which eliminated the apartments on the second floor and slightly increased the first floor square footage. The changes do not affect the sewer design.

Mr. Keller asked if the changes to the layout affect the DOT permit? He asked several other questions regarding the parking and building layout design.

Mr. Dykstra replied none of the changes affect the permit since all the square footage was in the calculation. He reviewed the parking calculations and building layouts.

The public portion was closed and Ch. Zacsek asked if the Developers Agreement covers the amendments to the plan?

Ms. Nicholson confirmed that the Original and Amended Developers Agreements contemplated all of the uses and it covers all the Municipal owned or bonded improvements, the COAH obligations and any dedications are included. The site plan specific items are subject to the conditions of approvals.

Mr. Brady confirmed that he has reviewed the Agreement and it does anticipate future changes. He further stated that any recommendations from the Police Dept. and the restriction of no leasing of the parking lot for outdoor activities can be in the resolution.

Mr. Simmons confirmed that all the comments in his report were addressed.

Mr. Manhardt confirmed that all his items were also addressed.

Mr. Curio made a motion to approve the Amended Preliminary and Final Site Plan # 660 according to the plans and testimony provided. The plans will be sent to the Police Dept for comments on the pedestrian crossings and the crosswalks will be cross hatched. Mrs. Quinn seconded the motion and the roll was as follows:

Mr. Maldonado	Yes	Mrs. Quinn	Yes
Mr. Gall	Yes	Mr. Curcio	Yes
Mr. Kollar	Yes	Ch. Zacsek	Yes

The Board took a 10 minutes recess and reconvened at 10:05 PM.

**CC HOLDINGS LLC # 2374
NORTH VILLAGE COMMONS**

Debra Nicholson represented the Applicant for the Final Major Subdivision of North Village Commons which received Preliminary approval in April, 2018. The approval was for the merger of two lots and the design for nine Townhome buildings which will be for sale units. The only issue to be resolved was the façade finishes and whether the colors would be monotone or varied colors. They have provided a written response to all the reports and the Developers Agreement does not require any changes for this development. The HOA will own all the improvements except for the Utilities as outlined in Mr. Powell’s report.

Owen Dykstra P.E. was sworn in to testify. He referred to a colorized elevation of the units which was marked as Exhibit A-1. He explained that the varied color is the preference of the builder, Ryan Homes since it is better for marketing the units.

Mrs. Quinn asked several questions regarding the colors, design of the roof peaks and garage doors.

Mr. Dykstra explained that each building will have 2 to 4 units and it will vary throughout the development. The design has integrated peaks and stone facades with an integrated palate. The garage doors are all white.

The Board discussed the colors and Mr. Manhardt explained that the color variation helps break up the “massing” by making the individual units look different for each home.

Mr. Curcio stated that the design needs to sell and some leeway with colors should be given.

This was agreed and Ch. Zacsek asked if a separate Developers Agreement is required for the Townhomes?

Ms. Nicholson explained that the HOA will own the roads and all Utilities except for the Water Utility structure as outlined in Mr. Spaldi’s report. Mr. Powell’s report also states it can be a condition of the resolution.

Mr. Brady confirmed that a condition of the resolution is sufficient.

The hearing was opened to the public. No comments were heard.

Mr. Curcio made a motion to approve the Final Major Subdivision for North Village Commons # 2374 according to the plans and testimony provided and subject to the varied color sample as indicated on Exhibit A-1. Mr. Kollar seconded the motion and the roll was as follows:

Mr. Maldonado	Yes	Mrs. Quinn	Yes
Mr. Gall	Yes	Mr. Curcio	Yes
Mr. Kollar	Yes	Ch. Zacsek	Yes

With no further business, the meeting was adjourned at 10:55 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator