

**PLANNING BOARD  
MINUTES OF JUNE 6, 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, Dr. Parker, Mr. Gibbs, Mr. Gall, Mr. Henderson, Mr. Kollar, Mr. Curcio and Ch. Zacsek

Members Absent: Mr. Maldonado

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

**MINUTES APPROVED:**

Mrs. Quinn made a motion to approve the meeting minutes of May 2, 2018. Mr. Prol seconded the motion and the roll was as follows:

Mr. Prol	Yes	Mrs. Quinn	Yes
Mr. Gabay	Yes	Mr. Gall	Yes
Dr. Parker	Yes	Mr. Gibbs	Yes
Ch. Zacsek	Yes		

**RESOLUTIONS MEMORIALIZED:**

Mr. Brady reviewed the resolution for CC Holdings LLC / NVT Holdings LLC # 2374 and explained the conditions imposed in the resolution.

The Board had questions regarding the COAH units and Mr. Manhardt explained that the obligation has been determined in the Developers Agreement with the Township Council and there are no additional obligations.

Mr. Henderson made a motion to memorialize the resolution for CC Holdings LLC/NVT Holdings LLC # 2374 for Preliminary Major Subdivision for “North Village Commons” relating to Block 16008 Lots 5 & 6 decided on April 18, 2018. Mr. Prol seconded the motion and the roll was as follows:

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

Mr. Brady left the hearing and Mr. Collins joined the Board.

**PUBLIC HEARING:**

**LAKE MOHAWK COUNTRY CLUB # 2371  
WOODBINE TERRACE**

Ch. Zacsek announced that this application has been adjourned to July 18, 2018 and the date of action has been extended to August 15, 2018.

**MASTER PLAN AMENDMENT  
PLANNED COMMERCIAL ECONOMIC DEVELOPMENT ZONE**

Ch. Zacsek explained that the Master Plan hearing has been noticed and the Board has been working on this for about a year. They reviewed the existing zoning and found that the zone should be updated to be consistent with the Development on the other side of Route 15 taking in the considerations of the wetlands and impacts to the aquifer. The Board has also heard comments from the public and incorporated them into the draft.

Mr. Manhardt reviewed the background of the subject area along the southbound side of Route 15 from Wilson Drive to Houses Corner Road. He explained that the idea is to foster a more Planned Uniform Development. They looked at the traffic flows and the existing left turns across Route 15. The amendment will encourage any new traffic patterns to utilize the traffic lights at Wilson Drive and North Village Boulevard. The goals encourage compatible land uses such as retail and restaurants to support the larger employers in Commerce Park. To avoid strip malls they set architectural standards to ensure the design and encourage new uses with internal circulation. Since the vacant property has environmental constraints with wetlands and the entire area is over the aquifer there are wellhead protection areas and they recommend a private wastewater treatment system.

The Circulation goals are to use the traffic lights rather than the left hand turns, although existing curb cuts and left hand turns are grandfathered, any new uses will require internal circulation similar to the North Village Development. The permitted uses were amended to compliment the light industrial uses, and pre-existing warehouses are grandfathered however new warehouse and storage buildings must maintain 300 feet off of Route 15. The Prohibited Uses include; hair and nail salons, gas stations, soil removal and truck terminals. The Land Use Element has also been updated for the new zone and a Re-examination Report is provided.

The Board asked several questions regarding signs and wastewater.

Mr. Collins explained that most of those issues will be addressed at Site plan approvals.

Mrs. Quinn asked for clarification of the internal road to Wilson Drive.

Mr. Manhardt explained that any re-development of the properties will require access to one or both of the traffic lights.

The hearing was opened to the public for comments.  
Dan Harrigan of Newton the owner of 50 Wilson Drive came forward and was sworn in. He asked several questions regarding the proposed new road on the map and explained

that it will take a half acre of his property as well as cover his septic system which will cost him thousands of dollars. He recommended the old road for the railroad that goes under the bridge be used instead of a new road.

Mr. Collins explained the proposed road is shown conceptually on the map and can be a driveway or road that runs along the property lines and around the septic. The proposed connection could utilize the driveway of the medical office to get to Wilson Drive with the cooperation of the individual land owners.

Eric Wilson of 201 Houses Corner Road came forward as the representative for his family who owns the large undeveloped area. He explained that he is encouraged by the plan and has several comments regarding the language in the Master Plan Amendment and the Ordinance. He referred an inconsistency on page 3 of the amendment for retail uses and the restriction of 2-4 tenants in the ordinance.

The Board discussed this and agreed to delete the words, “2-4 units” on page 2 and delete “multi tenant buildings” from the Prohibited uses on page 9.

Mr. Wilson asked about the impervious coverage incentive on page 5 for a “public right of way” and asked if the road must be a dedicated street? He also asked if left hand turns will be eliminated for a change of tenant?

The Board discussed this and Mr. Manhardt recommended it be a public “access way” since it benefits the public.

Mr. Collins amended the sentence to read, “public right of way or public access easement”. He explained that if the “use “changes or the property is re-developed, the left hand turn must be abandoned but not for tenant changes.

Bob Lesko of 520 Lafayette Road came forward and expressed some concerns with the common driveway he has with the restaurant property. His lot is 4 acres and the proposed internal road would cut his lot in half. He also has a new septic system in that location that would be impacted. He asked who will maintain the new road if it crosses over five different properties?

Mr. Collins explained that there would be some issues that can be worked out at site plan and variances can be requested and the septic locations can be addressed with the road going around them. A common driveway would have a maintenance agreement between the property owners.

The Board discussed the proposed revisions to the Amendment based on the comments and Mr. Collins outlined the changes which include removing the “2-4 tenants” language on page 3 of the amendment and for the ordinance and the change to add “public access easement” after “right of way” to page 4. “Underground parking” will also be removed from page 8 and 2 typos to be corrected on page 7 to add an “h” and to change “depth”to“deep”. These changes were accepted by the Board.

Dr. Parker made a motion to approve the PCED Master Plan Amendment and Referral of the Ordinance to the Township Council with the revisions made tonight. Mr. Kollar seconded the motion and the roll was as follows:

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

Dr. Parker made a motion to approve the Re-examination Report as presented. Mr. Kollar seconded the motion and all voted in favor.

### **GOALS 2018- SUB-COMMITTEE APPOINTMENTS**

Chairman Zacsek stated that the Visioning goals identified by the Board are Economic Growth in the Town Center and looking at any zoning changes that could be made based on technology, lifestyles and quality of life. He would recommend that two Sub-committees be formed to Study and recommend changes and to work with the Planner. The Visioning would focus on quality of life issues that can be addressed through zoning. He asked the members to identify their preference of committee and email him or the Board Secretary.

Mrs. Quinn explained that the Visioning Committee from last year looked at bike and hiking trails and pedestrian friendly access and would like to continue working on those issues. She offered to Chair the Committee and work with Mrs. Gabay, Mr. Kollar and Mr. Maldonado.

Ch. Zacsek suggested the Economic Growth Sub-committee consider the Rutgers Study, Smart Growth practices and look at the housing opportunities to see if there needs to be changes made to benefit the residents. He will Chair this Committee and requested members email him if they would like to participate before the next meeting. Each committee will consist of a maximum of 4 members.

### **OTHER BUSINESS:**

Mrs. Quinn stated that she will clarify the COAH obligations from the resolution for the Board at the next meeting.

With no further business, the meeting was adjourned at 9:50 PM.

Respectfully submitted,

Maureen R. Donnelly  
Land Use Administrator

**PLANNING BOARD  
SUB-COMMITTEE  
June 6, 2018**

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

**1. SB Bank – 33 Main Street – replace signs**

Maria Munecz of CAD Signs described the sign replacement project for Sussex Bank to change their name and logo to SB One. The signs are made of acrylic and are white with a blue logo.

Dr. Parker asked if the signs are the same size and if there are lights on the façade sign?

Ms. Munecz replied the façade and freestanding signs are the same size and there is not lighting on the façade sign.

Mr. Prol made a motion to waive site plan for the sign replacements for the new name as proposed with the sizes remaining the same and the colors of white and blue according to the sketches and testimony submitted. Mr. Gall seconded the motion and all voted in favor.

**2. Acting A Part – 409 Woodport Road – portable sign and sign replacements**

Thomasina O’Boyle, the Business Manager explained the application for a portable sign which will be the approved “A” frame design at the location indicated on the map provided. They would also like to update the existing freestanding sign and façade signs as shown in the sketches provided. The sizes will remain the same.

Dr. Parker stated the sign must be taken in each night and also must be designed and held down to not prevent it from entering the road.

Mrs. Quinn asked if there are two signs on the building?

Ms. O’Boyle explained that the second one is painted on the glass window.

Mrs. Quinn made a motion to waive site plan for the replacement façade and freestanding signs according to the sketches provided and for the portable sign as proposed that will meet all the ordinance requirements. Mr. Gall seconded the motion and all voted in favor.