

**PLANNING BOARD
MINUTES OF JULY 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, Mrs. Gabay, Mr. Gall, Dr. Parker, Mr. Gibbs, Mr. Kollar, and Ch. Zacsek

Members Absent: Mr. Maldonado, Mr. Curcio, and Mr. Henderson

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

MINUTES APPROVED:

Mr. Gall made a motion to approve the meeting minutes of June 20, 2018. Mrs. Quinn seconded the motion and the roll was as follows:

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

RESOLUTIONS MEMORIALIZED:

Mrs. Quinn made a motion to memorialize the resolution for Daniel K. Devine # 2376 granting minor subdivision approval relating to Block 4001 Lots 4 & 5 as decided on June 20, 2018. Mr. Gall seconded the motion and the roll was as follows:

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

Mrs. Quinn made a motion to memorialize the resolution for CC Holdings LLC # 660 granting Amended Preliminary & Final Site plan for North Village at Sparta relating to Block 16001 Lots 91.01, 91.02, 91.03 and 91.04 as decided on June 20, 2018. Mr. Gall seconded the motion and the roll was as follows:

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

Mrs. Quinn made a motion to memorialize the resolution for NVT Holdings LLC # 2374 granting Final Major Subdivision approval of North Village Commons relating to Block 16008 Lots 5 & 6 as decided on June 20, 2018. Mr. Gall seconded the motion and the roll was as follows:

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

Mr. Brady left the meeting at this time and Mr. Collins joined the hearing.

PUBLIC HEARING:

LAKE MOHAWK COUNTRY CLUB # 2371

Chairman Zacsek announced that the application will be carried to August 1, 2018 and the date of action has been extended to September 17, 2018.

**J. P. MORGAN CHASE BANK # 661
27 SPARTA AVENUE**

Mr. Collins confirmed the legal notice for the application.

Jennifer Porter of the firm Chiesa Shahinian & Giantomasi P.C. represented the Applicant for a Site Plan Amendment for site improvements to comply with ADA compliance. They are seeking a variance for a pre-existing condition of 61% impervious coverage and a waiver from the parking space standard for 9x18 spaces.

Matthew DeWitt, P.E. of the firm Core States Group in Warren, NJ was sworn in to testify. He reviewed his professional qualifications for the Board stating that he graduated from NJIT in 2008 with a BA in Civil Engineering and has testified before numerous Boards.

The Board accepted his professional qualifications.

Mr. DeWitt reviewed the site plan for the proposal to widen the ADA parking stall to 11 feet which will remain in the same location. The access aisle will go from 2 to 5 feet and the spaces restriped. The sidewalk will be replaced up to the doorway since it is currently non-compliant with the slope requirement and will be widened from 4 to 5 feet in one section and then remain at 4 feet to the door. A protective surface will be added to the ramp. They will lose one parking space from the 18 existing due to the re-striping but 17 will remain and 16 spaces are required.

Ch. Zacsek asked if they received the reports from the Board professionals?

Mr. DeWitt replied yes and stated they have no objections to the comments in the reports. The pavement thickness will be changed to comply and they will revise the plan.

Dr. Parker asked if the signs will be replaced and if there are any changes to the drainage?

Mr. DeWitt stated they will replace the existing ADA signs and the coverage is not increasing.

Mr. Knutelsky explained that there is no additional coverage and the changes are minor with no affects to the drainage. He referred to Mr. Simmons report which confirms the coverage is pre-existing. He asked what type of paint will be used for the striping?

Mr. DeWitt stated it will be white thermoplastic paint and blue for the ADA spaces.

Ch. Zacsek requested the dumpster area be maintained regularly.

Ms. Porter will advise the bank staff of the condition.

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

Mr. Kollar made a motion to approve the Amended Site Plan with the continuance of pre-existing impervious coverage of 61% and the parking size waiver subject to the reports of Mr. Simmons and Mr. Powell. The approval is effective tonight. Dr. Parker seconded the motion and the roll was as follows:

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

**PIONEER PACKAGING LLC # 662
2 PARK LAKE ROAD**

William Askin of the firm Askin & Hooker, represented the Applicant for Amended Site Plan for a minor alteration for a storage area in the rear of the building. It will be used to store pallets outside on a concrete slab and will be fenced in. The Board approved a site plan for the building in 2015 and outdoor storage was not permitted under the prior resolution.

Jason Dunn P.P. of Dykstra Associates in Newton, was sworn in to testify. The Board has previously accepted his professional qualifications. Mr. Dunn reviewed the site plan for the 2,700 square foot outdoor storage area at the south side of the building. It is located at the end of the water easement line and will be surrounded on three sides by a 6 foot high board on board fence which was changed since the plans had indicated a chain link fence previously. He explained that the vegetated berm on White Lake Road also provides screening and the area will not be visible from Park Lake Road. There are no gates and no access to the outside with one existing light outside. They will not access the water utility easement and all pallets will be removed through the building.

Ch. Zacsek asked for a description of the pallets and if there is a light over the door? He also asked if any trees will be added to the berm and if there is any interference with the overhead power lines.

Mr. Dunn explained that the wooden pallets will be stacked up no higher than 6 feet and there is a large overhead light. They could add a spruce tree at the end of the berm for additional screening. They will also get approval from the Power Utility.

Mr. Kollar asked where the rear door is located?

Mr. Askin submitted a photo of the door marked as Exhibit A-1.

The Board asked several additional questions and a recommendation was made for a small gate in the fence for emergency exit.

Mr. Dunn agreed they could add a small “man gate” about 3 feet side on the side of the fence.

Mrs. Gabay asked if there will be any increase to the number of employees?

Mr. Askin replied no.

Mr. Knutelsky requested the concrete slab detail and fence details be added to the revised plan with the dimensions clarified.

Ch. Zacsek referred to Mr. Powell’s report regarding the depth of the cover over the water main.

Mr. Dunn stated they will provide the details and coordinate with the Water Utility.

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

Dr. Parker made a motion to approve the Amended Site Plan according to the plans and testimony provided subject to the revised plans indicating the depth of the concrete and the fence details, they will obtain consent of the Electric company, 2 “man gates” are permitted on the sides for emergency exit only, the area is for pallet storage only, an evergreen tree will be added to the berm and they will coordinate with the Water Utility.

Mr. Kollar seconded the motion and the roll was as follows:

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

OTHER BUSINESS:

Ch. Zacsek stated that the two Sub-committees have been formed and the Quality of Life Issues Committee will consist of Mrs. Quinn, Mr. Maldonado and Mrs. Gabay. They will look at issues affecting the residents and identify goals to improve the quality of life. The Economic Growth Committee will consist of Mr. Kollar, Mr. Prol and Ch. Zacsek. The committees will look at options and choices related to transportation, housing as well as permitted uses in the TCC zone based on the Rutgers Study and the Smart Growth guide from the American Planning Association.

Mrs. Quinn stated they will be getting feedback from the community for their goals.

With no further business the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator

**PLANNING BOARD
SUB-COMMITTEE
JULY 18, 2018**

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

1. Beciga – 9 Main Street – new tenant/replace sign

Elissa Marcus, the new tenant described the new boutique store for teens and adults that will include clothing and accessories. The parking is shared and located in the rear of the building.

Dr. Parker asked about the sign replacement?

Ms. Marcus described the sign replacement as indicated in the sketch provided. The size will remain the same and she will also put vinyl letters on the side window with an arrow for the parking.

Mrs. Quinn made a motion to waive site plan for the new tenant and sign replacement according to the plans and testimony provided. Vinyl lettering will be added to the side window for the name and an arrow for parking. Mr. Gall seconded the motion and all voted in favor.

2. Perona Farms – 70 Perona Road – install generator

Mark Avondoglia described the plan to install an 80kw permanent standby generator at the barn. A photo and sketch were submitted with the location which is where the prior propane tank was located. It is not visible from the road and is behind the building.

Dr. Parker asked what the fuel will be and if the existing bollards will stay?

Mr. Avondoglia stated it will be hooked up to natural gas and the bollards will remain.

Mrs. Quinn made a motion to waive site plan for the generator installation according to the plans and testimony provided. It will be fueled by natural gas and the bollards will remain. Mr. Gall seconded the motion and all voted in favor.