

**PLANNING BOARD
MINUTES OF SEPT. 19, 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. Curcio and Mr. Henderson

Others Present: Thomas Knutelsky, P.E.
Thomas Collins, Esq.
Russell Stern, P.P.

MINUTES APPROVED:

Dr. Parker made a motion to approve the meeting minutes of September 5, 2018. Mr. Prol 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

PUBLIC HEARING:

**BLAST MASTER SANDBLASTING # 657
60 DEMAREST ROAD**

Bernd Hefele represented the Applicant for Preliminary and Final Site plan to develop a 2.5 acres site with a 25,000 square foot industrial building in the ED Zone. It is a permitted use in the zone and the Applicant is relocating his business from Rockaway.

Mr. Collins confirmed the legal notice for the application.

Eric Tulenko the Applicant, of Rockaway, NJ and Kenneth Dykstra, P.E. of Jefferson were sworn in to testify. Mr. Dykstra’s Professional qualifications have been accepted by the Board.

Mr. Tulenko described the sandblasting and painting metal processing business that prepares the surfaces for painting using different methods and abrasives that are all silicon free. The products include tubing for off shore rigs, steel vessels for chemical compounding and weld fabrications for walls and structural beams.

Mr. Kollar asked what percentage is for new manufacturing and for re-purposing?

Mr. Tulenko explained that 75% of the business is new finishing and 25% is older rusty materials. Some items include cable clamps and large pieces for bridge cables on the George Washington Bridge and beams, center dividers and curtain walls at the World Trade Center. For old rusty pieces, they use a new oven that prepares the metal for blasting at a temperature of 800 degrees. The prior coating turns to ash and is easy to dispose of since it is a controlled burn off procedure similar to incineration. The ash is stored in a 55 gallon drum and disposed of by a licensed company.

Dr. Parker asked if there is sandblast residue?

Mr. Tulenko explained the grit recycling auger system that is in a pit that screens and cleans the residue for reuse. The dust collector collects it in a 9 yard dumpster and it is tested routinely and taken away every 1 to 2 months. It is similar to crushed glass and there is no hazardous waste.

Mr. Gibbs asked if a manual could be provided detailing the waste disposal for the Board Engineer?

Mr. Tulenko agreed.

Mrs. Quinn asked how the large pieces are transported?

Mr. Tulenko described the flat bed truck with beams that are 25 foot maximum length. The beams enter the building, get blasted and primed and then painted.

Ch. Zaczek asked about the lot size in relation to the building and the limited parking.

Mr. Hefele explained the site was chosen specific to the operations since the materials pass through the building and there is room for outdoor storage. The height exceeds the ordinance but is only 4 feet and less than 10% so it remains a C variance. Since there are only 3 employees there is sufficient parking and they can create additional parking if needed. They feel the lot is suited to this use.

Mr. Tulenko explained he has outgrown the current facility and had to turn down larger contracts due to the small blast room that is currently 25 feet long and they plan to go to 60 feet which is why they need a narrow building for efficiency and staging areas. They also need larger cranes to hold the larger vessels for the food industry and extra height for the cranes.

Dr. Parker asked how many trucks are estimated to come to the site?

Mr. Tulenko stated that if two trucks come in on Monday, it could take 2 weeks to process the materials depending on the project. They don't need a lot of trucks on a daily basis. To address the noise levels, the system uses compressed air which is enclosed in the building and at their current location they are surrounded by residential properties. The sound is not as loud as a lawn mower or weed wicker.

Mr. Knutelsky referred to Mr. Simmons report and stated that the noise levels must meet the ordinance standard.

Ch. Zaczek asked about the air quality and the comments in the Environmental Commission's report. He suggested air measurements be done before the construction and after it is operational to compare the results. He suggested the noise levels could also be measured.

This was discussed and Mr. Hefele stated they would agree to a condition to test pre-construction and post construction however there is a concern of the surrounding industrial uses and their contaminants. This facility is constantly filtering the air through a dust collector.

Mr. Dykstra reviewed a colored version of the site plan layout marked as Exhibit A-1. He described the property which is a level lot with overgrown brush on 2.4 acres in the ED Zone. They met with Township Officials to review the design and circulation and the building was designed with overhead doors for trucks to drive through or around it. There is an outdoor storage area that will be fenced in with an 8 foot high chain link fence with slats and gates for security. The ordinance requires 59 parking spaces but since there are only 3 employees, they have provided 10 spaces and 1 ADA space. The height and impervious coverage variances are due to the building size and the storage area. The setbacks from Prices Lane and Demarest Road are the same as the other sites in Commerce Park since they were granted at subdivision. He reviewed the line of sight distance along Demarest Road which is over 300 feet and stated that the visibility is good. All the trucks will exit onto Prices Lane and not to Demarest Road due to the curve as recommended by the Township Engineer. The building will be fully sprinkled and all the stormwater will be contained and recharged in to the sand and gravel soil. An impervious coverage variance is requested but there is no increase in runoff after the development. There are also variances for parking setback of 31 feet, where 50 feet is required and the setback of parking to the building. A waiver for the 9 x 18 foot parking space is also requested and they have provided an overhang.

Mr. Knutelsky confirmed that the stormwater basin is adequate but an Operations and Maintenance Manual must be submitted to ensure proper maintenance.

The Board discussed the fence and Mr. Collins suggested a solid board on board fence.

Mr. Hefele confirmed the Applicant will revise the landscape plan to address Mr. Stern's report and will work with him on the final landscaping and fence.

Ch. Zaczek asked for a review of the signs and flagpole.

Mr. Dykstra described the 48 sq. foot monument sign with indirect lighting and the stainless steel façade sign with the company logo which is shown on the architectural plan. It is 10 x 28 or 80 square feet and backlit. The building will be galvanized steel grey with dark grey accents on the trim. A colored Rendering was marked as Exhibit A-2

and depicts the panels and additional windows that were added. The building was changed from concrete to steel due to the load of the cranes. The security lighting will be on at night and the hours of operation are 7:30 AM to 5:00 PM Monday to Friday. Building mounted lights will be added and they will also add landscaping on the revised plan to be reviewed by Mr. Stern.

Mr. Kollar asked what the height of the dust collector unit is?

Mr. Tulenko replied 16 feet.

Mr. Knutelsky reviewed Mr. Simmons report and referred to item 2b regarding the sight triangle easement to be dedicated to the Township and also under item c, an easement may also be needed on the adjacent property. On page 3 under Utilities the easement for the aerial power lines should be checked for any restrictions. He also asked where the HVAC units will be located?

Mr. Hefele stated they will contact the owner but cannot agree to the easement for them. He reviewed the Title for the old easement and they are not impinging on it.

Mr. Dykstra confirmed the easement is only 15 feet and they are not building in that area. The HVAC units will be on the ground within the fenced area.

Mr. Stern asked if there are any objections to the items in his report?

Mr. Hefele replied no.

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

Dr. Parker made a motion to approve the Preliminary & Final Site plan and related C variances and waivers subject to the professional reports, noise and air quality tests will be conducted before and after construction, the landscape plan will be revised and approved by the Board Planner, and the fence changed to solid vinyl, the sight easement will be granted at the intersection and they will request one from the adjacent property. There will be no hazardous materials discharged and the Stormwater Maintenance Manual will be provided. 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

The Board took a five minute recess at this time.

AARON WAY LLC # 664
5 AARON WAY

Janine Cerra represented the Applicant for Preliminary & Final Site plan to develop two lots in the ED zone. Due to the time constraints, they will proceed with Lot 20 also known as 5 Aaron Way tonight which will be occupied by one of the owners and a tenant.

Mr. Collins confirmed the legal notice for both applications #663 and #664.

Anthony Berardi, one of the Principles of Aaron Way LLC and Allen Campbell, P.E. P.P. were sworn in to testify.

Mr. Allen reviewed the original subdivision that was granted Preliminary approval in 2003 and Final approval in 2006. A copy of the Final Subdivision Plat dated 8/29/06 entitled, White Lake Technical Center was marked as Exhibit A-1. The Board recognized at that time the lots would be narrow in depth and approved deviations for 75 foot front yards, 35 foot side yards and 55 rear yards on one side of the street. They also approved a regional stormwater basin that will be dedicated to the Township and was recently re-designed to meet all the new codes and 2018 water quality regulations. It will provide for runoff from each lot up to 50% impervious coverage. This was done so the Township could control the maintenance of the basin due to its proximity to the well houses and the basin lot was highlighted on the plan. The approval also required a 5 foot berm with 6 foot evergreen trees planted to buffer along the Township park property line.

Ch. Zacsek asked what is the timing of the trees to be planted?

Mr. Berardi explained that he purchased the development recently and consulted with the Township Engineer regarding the improvements. The road work has started and the stormwater and water lines will be finished by November. The berm along the Township property line has been installed and they will plant the trees next.

Mr. Stern recommended the plantings be completed prior to any C.O.'s being issued.

Mr. Berardi agreed they will be substantially completed, but they are bonded.

Mr. Campbell submitted a colored landscape plan for 5 & 7 Aaron Way that address the concerns in the reports which was marked as Exhibit A-2. The plan is for 14 trees to be planted on each lot along the berm, to add shade trees and planting beds. They also provided a response memo to Mr. Simmons report that addresses his comments. He reviewed the driveway access and circulation and request a waiver for the parking in the front since it is a better design with the employee parking to be in the rear. The plan will have an interconnection to lot 19 for better circulation, however Lot 20 can stand alone and Lot 20 will be developed first. Sheet 2 of the revised plan set was marked as Exhibit A-3 and reviewed. The Utilities will be ground mounted behind the black chain link fence. They will provide a revised lighting plan to Mr. Simmons for review and the freestanding sign is now 13 square feet so the total signage is less than 100 square feet and a "Do Not Enter" sign is provided. A colored architectural rendering was marked as Exhibit A-4 and is dated 9/18/18. The revised Floor Plan was marked as Exhibit A-5 and

they have addressed the wall pack lights and door access locations. There are rear garage doors across the rear of the building and a mezzanine above.

Mrs. Quinn asked where the concrete trucks will be stored?

Ms. Allen explained that the pump trucks will be stored inside and outside but will be cleaned off-site and will be stored clean. The forms stay on the truck and are also cleaned before coming back to the site.

Mr. Stern asked about the outdoor storage area and asked if any trucks will be stored on the lawn?

Ms. Allen replied no, they will only be in the stored in the rear of the building on pavement.

Mr. Campbell reviewed the impervious coverage variance for 49.8% and stated that it is mitigated by the regional stormwater basin and the plantings on the Township open space. There are no detriments from the variance and the sediment will be collected before entering the road. The new road will connect to Park Lake Road and loop to White Lake Road. The design is well suited for the property.

Mr. Gall referred to the Environmental Commission report which asked that there be no washing of equipment or trucks on site.

Ms. Allen agreed and the Board asked several questions about the operations.

Joseph Maggio, of Wantage was sworn in to testify. He explained the hours of operation are from 6:00 AM to 6:00 PM and the office hours are 8:30 AM to 3:00 PM. The drivers can come back earlier if finished.

Ch. Zacek asked if he could describe the pumping and any maintenance operations? He also asked about fire protections and any hazardous materials.

Mr. Maggio explained that the truck has numerous “arms” that come out to pour the concrete and when it is finished the trucks are cleaned out before the concrete can harden. They are then brought back to the site and stored. The only maintenance done inside is for lights or tires, the trucks require certified mechanics due to the computerized systems and are warranted to be maintained by the dealer offsite. The oldest truck is a year old. The building is concrete so no fire protections are necessary except for a fire separation wall between the tenants and there is nothing explosive or hazardous.

Mrs. Allen confirmed that the future tenant will seek approval from Site Plan Waiver Sub-committee and the use can be reviewed at that time.

Mr. Stern recommended the fence adjacent to the Township park be chain link with slats.

Mr. Berardi explained that the slats can shade the trees and prevent growth since there is a southern exposure but will add the slats if required.

Mr. Stern advised the slats be added.

Mr. Knutelsky confirmed that Mr. Campbell's response memo addressed all the comments in Mr. Simmons report except for the mountable curbing? He also referred to comment 3,c on page 2 regarding the road completion prior to C.O.

Mr. Campbell will provide the construction details for the mountable curb along the access aisles since it is less destructive on tires and preferred for this site. He consulted with Eric Powell and the basin will be substantially completed. The road is bonded and it could take time before the Township takes it over.

Mr. Knutelsky recommended it be constructed and base course paved as approved by the Township Engineer.

Mrs. Quinn made a motion to approve the Preliminary and Final Site plan with C variances subject to the Professional reports, no cleaning of the trucks or equipment on site, no hazardous materials, the revised landscape plan will be approved by the Planner and the evergreen trees planted prior to C.O. The slats will be added to the chain link fence and the paint chips provided to the Planning Dept. The public improvements will be completed to the satisfaction of the Township Engineer prior to C.O. Mr. Gall 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

With no further business, the meeting was adjourned at 11:00 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator

**PLANNING BOARD
SUB-COMMITTEE
SEPT. 19, 2018**

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

1. Sparta Athletic Club – 115 Sparta Avenue – portable sign

Dick Malstrom the owner of the business explained the request for a portable advertising sign to help promote the various activities offered. The size will meet the ordinance requirements.

Dr. Parker asked about the location and if it will block sight distance?

Mr. Malstrom explained that he consulted with Eric Powell, Township Engineer to locate it and they will bring it in each night.

Mr. Prol made a motion to waive site plan for the portable advertising sign according to the plans and testimony provided and the condition that it be taken in each night. Mrs. Quinn seconded the motion and all voted in favor.

2. JK's Realty – 191 Woodport Road – replace A/C units

Matthew Corbi of Gold Medal Service Co. described the plan to replace 16 air conditioner units as shown on the plan submitted. They are all ground level and will be replaced in the same locations at the rear of the building. He indicated the locations in the photos provided. This will bring them up to new codes.

Mr. Prol asked if the sizes will remain the same?

Mr. Corbi replied yes, they will be changing the power to gas from propane once the new connections are made.

Mr. Prol made a motion to waive site plan for the A/C unit replacement according to the plans and testimony provided. Mr. Gall seconded the motion and all voted in favor.

3. Lake Mohawk Flower Shop – 55 Sparta Avenue – new tenant/replace sign

Cathy Chute, owner of the business, explained that she is relocating her shop from the Plaza to 55 Sparta Avenue which was a prior flower shop years ago.

Dr. Parker asked about the signs?

Ms. Chute reviewed the sketch for the sign replacement on the building and explained the name will be added to the existing freestanding sign.

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

4. Sussex Taxi & Limo – 66 Woodport Road – new tenant/sign

Oscar Cespeda, the owner of the business explained the relocation of his office from to 66 Woodport Road. The name of the business will be added to the sign on Stanhope Road. He is unsure if the sign on Woodport Road is available. A sketch of the sign was submitted and the colors are white and blue.

Dr. Parker asked about the parking.

Mr. Cespeda stated there are 15 parking spaces, but he only has 3 cars which are mostly on the road and not parked on site.

Mr. Prol asked what the square footage of the space is?

Mr. Cespeda stated it is a small office for one person to answer phones and dispatch the cars.

Mr. Prol made a motion to waive site plan for the tenant to relocate the business as described and the name to be added to the freestanding sign according to the sketch submitted. The sign can also be added to the Woodport Road sign if available and verified by the Planning Dept. Mrs. Quinn seconded the motion and all voted in favor.