

**PLANNING BOARD  
MINUTES OF SEPT. 5, 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: David Simmons, P.E.  
Thomas Collins, Esq.

**MINUTES APPROVED:**

Dr. Parker made a motion to approve the meeting minutes of July 18, 2018. 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

**RESOLUTIONS MEMORIALIZED:**

Dr. Parker made a motion to memorialize the resolution granting Amended Preliminary and Final Site Plan for J.P. Morgan Chase Bank # 661 relating to Block 5019 Lot 17 decided on July 18, 2018. 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

Dr. Parker made a motion to memorialize the resolution granting Amended Preliminary and Final Site Plan for Mark Clark # 662 relating to Block 16001 Lot 7 decided on July 18, 2018. 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

**PUBLIC HEARING:**

**LAKE MOHAWK COUNTRY CLUB # 2371  
WEST SHORE TRAIL/WOODBINE TERRACE**

Megan Ward of Kelly & Ward, represented the Applicant for a Minor Subdivision application for the property known as 186 West Shore Trail with the lower portion of the

lot known as Toboggan Park with the beach and dock access. The original plan was to create a building lot but the Membership has approved this amended plan that will create two undersized lots that will be restricted from building. The existing bridle path across West Shore Trail will continue across the lots and they will reserve the rights for future improvements such as drainage if needed.

Thomas Lemanowicz P.E., P.P. of C.P. Engineers, was sworn in to testify. He has been previously qualified by the Board. He referred to sheet C001 of the plan set dated 5/31/18, which was marked as Exhibit A-1 and described the proposed subdivision that will not result in any changes to the property but will require C2 variances for lot area. The 2 ¼ acre property slopes down to the lake and is very steep with a watercourse over it. The plan will create two lots that do not meet the 14,000 sq. ft. lot area and will be restricted from development. The private driveway is not on either proposed lot and will remain on the beach lot. The area marked in yellow on the plan indicates the driveway to the beach and park which shall remain with no changes. He reviewed the criteria for a C2 variance which does not require a hardship but must meet the criteria under the Municipal Land Use Law goals. The amended plan is better than the prior one and will not have any physical changes to the lot, promote the general welfare by providing a recreational area, provides air, light and open space with no changes to the density and it provides a desirable visual environment, private open space and the proper use of the land by controlling the runoff to the lake.

Ch. Zacsek asked if the “Club” lots will be sold and who will maintain them? He also asked if there will be cars parking on the new lots?

Ms. Ward explained the Membership lots are on paper only and not building lots. They will be for sale and deed restricted from any disturbance so no maintenance is needed. There is a parking area for the beach on the remainder lot where cars can park.

Mrs. Gabay asked about the stream on the lot?

Mr. Lemanowicz explained there is an inlet on the bend for drainage and a ditch that goes down to the beach. They may need to make future improvements and will reserve the right for any easements.

Ch. Zacsek asked what easements are in place?

Mr. Lemanowicz explained there is the bridle path easement, the existing drainage on Lot A and the waterline has been located in the field and will be granted an easement.

The Board took a five minute recess and reconvened at 8:12 PM.

Ch. Zacsek asked that they address the ordinance definitions for “lot” and for “minor subdivision” since they cannot meet the code definitions as stated. He also asked how this is different from other subdivision applications?

Ms. Ward explained that Lake Mohawk Country Club believes that this plan is better for the lake and any funds from the sale of the lots will be used for lake quality management to protect the community. This will benefit the entire 2,500 acre Lake community and not an individual.

Mr. Lemanowicz explained that this is a unique application for a non-profit organization.

The Board discussed this and Mr. Collins stated that the case law says the each application rests on its own merits and meeting the purposes of zoning. He also asked if the easement has been granted for the access to lot 20?

Mr. Lemanowicz described the paved surface from West Shore Trail to Rocky Terrace that crosses the Toboggan Park lot to Woodbine. The driveway is entirely on the beach lot and not the proposed lots.

Ms. Ward stated that it is reserved in the deed to lot 20 to cross over however the top of the driveway is also on Lot 21. She discussed this with the owners of Lot 21 and they will not participate in an easement.

Mr. Collins recommended the easement be shown on the survey.

Ms. Ward agreed.

Mr. Gall asked that the building envelopes be removed from the plan?

Ms. Ward replied they will remove them from the plan and deed restrict the lots from any disturbance.

Mr. Simmons confirmed that all the items in his report have been addressed except the notes under 4a and 5,a for the lot width at building setback line and road frontage.

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

Mr. Kollar made a motion to approve the Minor Subdivision and lot area variances for Lake Mohawk Country Club # 2371 subject to Mr. Simmons and Mr. Spaldi's report and the deed restrictions from building and from further subdivision. The building envelopes will be removed from the plans and only drainage improvements are permitted on Lots A & B. The Board recognizes this particular case for a non-profit entity based on lake quality protections. Mrs. Quinn 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 9:15 PM.

Respectfully submitted,

Maureen R. Donnelly  
Land Use Administrator

**PLANNING BOARD  
SUB-COMMITTEE  
SEPT. 5, 2018**

Members Present – Mrs. Quinn, Mr. Gall and Vice Ch. Parker

**1. Beciga – 9 Main Street – portable sign**

Elissa Marcus, the new tenant explained the application for a portable sign. It will be the “A” frame chalkboard style and will meet the size regulations. It will be placed in the courtyard area.

Dr. Parker reminded her it cannot block the sidewalk and the sign must be taken in at night.

Ms. Marcus agreed.

Mrs. Quinn made a motion to waive site plan for the portable advertising sign according to the testimony provided and the plans submitted. Mr. Gall seconded the motion and all voted in favor.

**2. Blockchain Applied Technologies – 1A Main Street, Suite 7 – new tenant/sign**

Alex Berardi, the landlord described the new tenant for a medical administrative office for a pharmaceutical company. There will be 3 -4 employees and the name will be added to the existing freestanding sign as indicated in the sketch.

Mrs. Quinn asked if there will be pharmaceuticals on site ?

Mr. Berardi replied no, they are a wholesale distributor and this is a satellite office.

Mrs. Quinn made a motion to waive site plan for the new tenant and sign replacement as proposed according to the testimony and sketch submitted. Mr. Gall seconded the motion and all voted in favor.

**3. Evan Peterson Eagle Scout Project – Station Park**

Evan Peterson of 5 Natasha Court described the Eagle Scout Project to replace the field signs at Station Park. The old one has been there since 2002 and is in poor condition. He worked with a Graphic Designer to modernize the style and the new sign will also include the new basketball court and will depict the location of all the fields.

Dr. Parker asked what the materials will be?

Mr. Peterson displayed the vinyl overlay material that will include decals that are changeable. The funds for the sign will be raised from a “Go Fund Me” site.

Mrs. Quinn asked if there is a sketch of the proposed sign with colors?

Mr. Peterson stated he will provide the final design details for review.

Mrs. Quinn complimented Mr. Peterson on the project, stating it is long overdue.

**4. SAT/ACT PREP – 92 Main Street – portable sign**

The Sub-committee discussed the application for the portable advertising sign discussed at the prior hearing by the new tenant, Christy Fenners. The proposed “A” frame chalkboard meets the design standards in the ordinance.

Mrs. Quinn made a motion to waive site plan for the portable sign that will be taken in each night and will not block the sidewalk. Mr. Gall seconded the motion and all voted in favor.