

**Mount Olive Planning Board  
Summary Minutes  
August 11, 2022**

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Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

**ATTENDANCE:**

Planning Board Members:

**Present:**

Mr. Schaechter, Ms. Mott, Ms. Natafalusy, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy

**Excused:**

Mr. Scapicchio, Mr. Forlenza, Mr. Mania, Mr. Weiss

Board Professionals in attendance were:

Chuck McGroarty, P.P./AICP, James Bryce, Esq., Mike Vreeland, P.E., Mary Strain, Board Secretary

**APPLICATIONS**

PB 22-09 SD Ventures 2021, LLC

56-58 Old Ledgewood Road, Block 4200, Lots 16.01 & 16.02

Preliminary & Final Site Plan w/ d variance

Appearing for the Applicant: Alysse Hubbard, Esq.; Dennis Jenkins of SD Ventures 2021, LLC; Alexander Dougherty, P.P. of McDonough Associates; Thomas Graham, P.E. of Dykstra Walker

Ms. Hubbard introduced herself as attorney for the applicant. She gave an overview of the application. The plan is for an oversized irregular shaped lot located in the highlands planning area that is constrained by freshwater wetlands. The applicant is proposing to construct a 4,950 one story warehouse/office building. The applicant is applying for a d variance for a use not permitted in the R-3 Zone. The applicant is also seeking preliminary and final site plan approval along with some bulk variances related to buffers, signage, lighting, parking, and loading in the front yard.

**Testimony**

Dennis Jenkins of SD Ventures 2021, LLC was sworn in. Mr. Jenkins testified that he and his wife are the owners of SD Ventures 2021. He purchased the property in February 2022 with plans to develop the property by building an office/warehouse building. The plans are for an office and warehouse that will be used for excess materials from the various insulation jobs that are all performed off site. No hazardous materials will be onsite, and no outdoor storage will be required. Also, no manufacturing is proposed. Loading in the front was questioned. Mr. Jenkins indicated that he did not need the loading in the front, a garage door would suffice.

Ms. Natafalusy opened the meeting to the public for questions for Mr. Jenkins. David Mooney of 54 Old Ledgewood Road came forward and asked about night deliveries and hours of operation. No night deliveries are proposed. Chris Mooney of 54 Old Ledgewood Road asked about garbage disposal. There will be minimal garbage generated by the use. The meeting was closed to the public.

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Thomas Graham, P.E. of Dykstra Walker Design Group was sworn to provide engineering testimony for the application. Mr. Graham described the property and location to the Board. Eighty-five percent of the property is wetlands. They have applied to the NJDEP for a Letter of Interpretation. The transition area will be 50 feet. The plan submitted to the Board will need to be revised to show an expansion of the wetlands areas along with the Letter of Interpretation from the NJDEP. Mr. Graham presented Exhibit A-1, a site layout exhibit he had prepared for the application dated 8/11/22, consisting of 1 sheet, which showed the transition areas. Mr. Graham explained that any development will be limited to the front part of the lot which is where this development is proposed. There are 15 parking spaces, 2 loading spaces proposed, and a freestanding sign at the proposed driveway entrance. The site will be served by a proposed well and septic system. Landscaping is proposed to provide screening for the adjacent residential property. Mr. Graham further testified that the development meets all setback requirements for the zone. There are a couple of exceptions required for loading and parking. The buffer is 21.6 feet where 25 feet are required. Two lights are proposed to illuminate the parking and loading areas. The runoff from the roof and paved areas will be directed into an underground detention basin which will then be discharged into the wetlands area. Applications have been submitted to the Morris County Soil Conservation District and the Mount Olive Health Department for the septic system. Certifications will be provided to the Board when they are received. Mr. Graham also testified that there will be a number of mature trees removed in the front of the site along the roadway due to sight triangle issues, but they will try to preserve as many trees as possible.

Ms. Natafalusy opened the meeting to the public for questions for Mr. Graham. David Mooney of 54 Old Ledgewood Road asked about fencing, wetlands and access to the back of the property. He also asked if there would be any retaining walls proposed. Mr. Graham indicated there would be no back access, fencing, or retaining walls on the property. John Mooney of 54 Old Ledgewood Road asked about runoff water from the site. Mr. Graham explained the drainage proposed for the site to Mr. Mooney. The meeting was closed to the public.

Alexander Dougherty, P.P., AICP of McDonough Associates was sworn to provide planning testimony for the application. Mr. Dougherty presented exhibit A-2, a compilation of four aerial slides and photos. He discussed each of the photos and discussed the site and the surrounding areas for the Board. Surrounding zone designations were discussed. Mr. Dougherty further testified that the site was approximately five acres in size. Essentially the applicant would like to develop the front portion of the site. There are wetlands constraints. The plan is to construct a small office and warehouse. The building is 4,956 square feet. Approximately 3,000 square feet will be office space and 1,890 square feet will be warehouse. There are two loading docks proposed with landscaping and lighting. As discussed earlier that evening, the loading docks may not be needed so the plan may need to be revised. There will be about six employees with normal office hours. The warehouse will be needed so there is no outside storage to take away from the neighborhood. The d1 variance is to allow for relief of the use, which is not permitted in the zone. The applicant is looking for relief from buffering, loading, setbacks, parking in the front yard, and the mounted sign. The industrial use is compatible with industrial uses in the area, and it would be an efficient use of the land. The project is a small scale, low intensity project, and it will not impact the wetlands or the surrounding uses.

The use of the site in a residential zone was discussed and questioned. Mr. Dougherty indicated that this site was designed to give off a low intensity feel to fit into the residential surroundings. He believed the site was particularly suited for the use without impairment to the Township Master Plan.

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Ms. Hubbard indicated that the input from that Board that evening had generated a lot of changes to the plans. The plans will be revised in accordance with the comments of the Board. The application will be carried to the October 20, 2022 meeting with no further notice.

With no further business the Board adjourned at 9:01 pm.