

**Mount Olive Planning Board
Summary Minutes
October 13, 2022**

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

ATTENDANCE:

Planning Board Members:

Present: Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss

Board Professionals in attendance were:

Chuck McGroarty, PP/AICP; Mike Vreeland, PE; Walter Lublanecki, PE; Jeffrey Keller, Ph. D.; James Bryce, Esq.; Mary Strain, Board Secretary

APPLICATIONS

PB 22-21 AVR Enterprises, LLC

152-156 Route 46, Block 3207, Lot 7

Site Plan w/d variance

Carried to October 20, 2022 meeting – no further notice required.

PB 22-12 JAS Group Enterprises, Inc.

Continental Drive, Block 105, Lot 1; Block 106, Lots 2 & 4

Preliminary & Final Major Subdivision and Preliminary & Final Site Plan

Appearing for the application: Larry Calli, Esq.; Douglas Szabo, P.E.; John Chudovan, Architect, NVR, representative of Ryan Homes

Mr. Calli thanked the Board and staff for all their help with submitting the application. He noted that the application is for a major site plan and major subdivision on the subject property. It is approximately 110 acres. The applicant proposes to develop the land for residential use. It will be single family homes and townhomes with market units and affordable units.

Testimony

Douglas Szabo, P.E. was present to testify as engineer for the application. Mr. Szabo presented Exhibits A-1 through A-10 to the Board Members.

- *A-1: Colorized versions of Aerial Exhibit of Existing Conditions prepared by James Sassano Associates, Inc. dated 10/13/22 consisting of 1 sheet.*
- *A-2: Colorized version of Aerial Exhibit with Proposed Project prepared by James Sassano Associates, Inc. dated 10/13/22 consisting of 1 sheet.*
- *A-3: Color rendering of Canal Tract prepared by James Sassano Associates, Inc. dated 10/13/22 consisting of 1 sheet.*
- *A-4: Color rendering of Canal Tract with Phasing prepared by James Sassano Associates, Inc. dated 10/13/22 consisting of 1 sheet.*
- *A-5: Color rendering of Detached Single Family Homes prepared by James Sassano Associates, Inc. dated 10/13/23 consisting of 1 sheet.*
- *A-6: Color rendering of Detached Single Family Homes with Phasing by James Sassano Associates, Inc. dated 10/13/22 consisting of 1 sheet.*

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- *A-7: Color rendering of attached Single Family Townhomes and attached Multi-family Townhomes within Ridge Tract prepared by James Sassano Associates, Inc. dated 10/13/23 consisting of 1 sheet.*
 - *A-8: Color rendering of attached Single Family Townhomes and attached Multi-family townhomes within Ridge Tract with Phasing prepared by James Sassano Associates, Inc. dated 10/13/23 consisting of 1 sheet.*
 - *A-8A: Proposed Unit and Lot Phasing Summary consisting of 1 sheet.*
 - *A-9: Color rendering of Active Recreation Area prepared by James Sassano Associates, Inc.*
 - *A-10: Photograph of Griffin Hall Townhome with an 18 ft. driveway and 2-car garage consisting of 1 sheet.*

Mr. Szabo explained there were two tracts, the Ridge Tract and the Canal Tract. He pointed out the Canal Tract and explained that a remaining portion of the Old Morris Canal exists in that tract. Both tracts have frontage on Continental Drive. The combined area of both tracts is about 110 acres. Both tracts are located in the Foreign Trade Zone Special District 4. Mr. Szabo testified that the project proposes 494 dwelling units, which equates to 4.5 units per acre. Twenty percent of the dwelling units will be for low and moderate income households, and 405 lots will be created through the subdivision. He discussed the various dwellings that will be constructed. The stormwater management complies with the Green Infrastructure Best Management Practices, which means the drainage will require more small scale basins throughout the entire development. He indicated the locations of retaining walls and identified the slope areas, recreation areas, and conservation easements. The width of the driveways for units shown on the plans will be 18 feet wide and that will require some relief from the ordinance, but it would also be a reduction in impervious coverage for the overall project. He mentioned EV chargers will be available. He also discussed the roadways, along with the widths and parking options. Lastly, he pointed out pump stations for the sanitary sewers that are being proposed. Mr. Szabo further testified that three phases of the development were proposed, and explained each phase to the Board. He described the style of the various homes proposed and discussed impervious coverages and setbacks for the homes.

Mr. Szabo discussed the proposed retaining walls that the applicant is seeking a variance. Some of the walls are proposed to be terraced. The variance would be to increase the terraced walls from four feet to six feet apart and for the height of the walls along Route 80 area.

Mr. Szabo explained there will be three roadway extensions with cul-de-sacs. He pointed out the roadways and walkways on the plans. He discussed various parking areas for the site. There will be parking lots and EV spaces in the stacked townhouse section.

Mr. Szabo also testified to the drainage and grading proposed for the site and discussed the plans in detail. The applicant is seeking a variance for critical and moderate slope disturbance.

Lastly Mr. Szabo described the various recreational areas, which included three tot-lots, jogging and bike paths, and an amphitheater.

The Board Members discussed their concerns including the easement of the high voltage wires, the width of the roads and cul-de-sacs, parking, noise from Route 80, and the limited sizes of the patios and decks, which could create a problem for future owners. Variances would be required for homeowners who wanted to expand their deck or patio in the future.

Mr. Weiss opened the meeting to the public for questions. Susan Mullholand, representing the Stanhope Cemetery, had questions concerning drainage. She also asked if there will be any buffers

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between the cemetery and the development. She asked about the roadway widening and how that would affect the cemetery property. Mr. Szabo indicated that there will be no drainage runoff, the runoff will be directed into basins. Evergreen trees will be planted as a buffer for the development and some of the trees that are in place now will remain. The roadway widening ends right where the cemetery property begins.

Joe McCasik, President of the Canal Society of New Jersey stated that the Society had concerns about the Morris Canal greenway. He also asked about buffering and maintenance of the canal due to the increased public use the development would create. Mr. Szabo answered that the open space will remain in its natural present state. Current conditions, along with maintenance responsibilities of the canal were discussed. There should be no negative impacts to the canal, and conditions will most likely improve in the future over the current conditions due to the new drainage proposed.

A walkway to the train station was questioned. Mr. Szabo responded that a walkway is not presently included in the proposal. That area of property is not owned by the applicant.

John Chudovan, NVR was sworn in to testify as architect for the application. Mr. Chudovan presented Exhibits A-11 through A-16 to the Board Members.

- *A-11: Photographs of Seneca, Hudson, Columbia, Ryan Homes (3) Single-Family model homes.*
- *A-12: Floor plans of the three Single Family Homes: Seneca, Hudson, Columbia.*
- *A-13: Color rendering of Griffin Hall consisting of 1 sheet.*
- *A-14: Color rendering of Johnson/Turner consisting of 1 sheet.*
- *A-15: Color rendering of Composer II consisting of 1 sheet.*
- *A-16: Color rendering of Griffin Hall, Johnson Turner, Composer II and the floor plan consisting of 1 sheet.*

Mr. Chudovan explained the various dimensions and features available for the proposed models shown on the plans. There would be single-family homes, townhomes and affordable units available. He talked about materials and colors. He also discussed the affordable units, which would be sold for ownership, not rental.

Parking and ADA spaces were briefly discussed.

No public came forward. The application was carried to November 17, 2022 special meeting.

With no further business the Board adjourned at 9:35 pm.