

**Mount Olive Planning Board
Summary Minutes
January 19, 2023**

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

ATTENDANCE:

Planning Board

Mr. Weiss
Ms. Natafalusy
Mr. Mania
Mr. Scapicchio
Mr. Nelsen

Mr. Galop
Mr. Forlenza
Mr. Batsch
Ms. Shanaphy

Excused:
Mr. Schaechter
Ms. Mott

Board Professionals

James Bryce, Esq.
Chuck McGroarty, PP/AICP
Mike Vreeland P.E., P.P., C.M.E.

Jeff Keller, Ph.D.
Walter Lublanecki, P.E.
Mary Strain, PB Sec.

Bryce Good, P.E. (Board conflict
engineer for PB 22-28
application)

P.B. MEETING MINUTES

Minutes of January 12, 2023 – approved.

APPLICATION FOR PUBLIC HEARING

PB 22-28 Mount Olive Solar Farm

Amended Final Site Plan

Mark Bellin, Esq. and Edward Caballero, P.E. (Colliers Engineering) for applicant
Bryce Good, P.E. attending as conflict engineer for Planning Board

Application to amend approved site plan to permit gravel area in proximity to front entrance to remain in place pursuant to request from NJDEP to utilize area as staging location for on-going efforts related to ground contamination associated with the former landfill. Testimony by Mr. Caballero confirmed all outside agency approvals in place and solar array is now in operation. **Exhibit A-1:** aerial of solar farm with boundaries, wetlands areas and gravel area delineated. Mr. Bellin confirmed owner of the facility will be responsible for restoring area if/when DEP work is completed. Plans will be modified to note the area to be reseeded if/when gravel cover no longer needed.

Amended final site plan approved 8-0

PB 22-12 JAS Group Enterprise, Inc.

Block 105, Lot 1; Block 106, Lots 2 & 3

Preliminary & Final Major Subdivision & P/F Site Plan for 3-phase development; Final Major Subdivision and Final Site Plan for Phase I

- Hearing continued from January 12, 2023
- Larry Calli, Esq. and Doug Szabo P.E. for applicant (James Sassano Associates, Inc.) for applicant

Exhibits: A-20: overall plan showing drainage easements, A-21: typical market unit with rear patio/deck, A-22: Utility corridor building revision, A-23: Overall phasing plan, A-24: Adult fitness station detail

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Discussion between Mr. Weiss and Mr. Calli regarding recent NJDEP preapplication meeting concerning freshwater wetlands and the applicant's decision to exclude Dr. Keller's participation.

Testimony

Mr. Szabo presented a summary of plan revisions in response to comments from PB and professionals. The witness covered proposed layout of drainage easements in Canal site showing easements between each building. The Ridge site will have easements on 34 percent of single-family lots (50 of 146) along the side yards with some along rear of properties and the townhomes will generally have same behind buildings. Typical market rate single-family and townhouse unit layout presented showing maximum coverage with rear deck and/or patio. HOA documents will specify the maximum size of such features. Mr. Szabo described changes to certain townhouse building locations to allow wider utility easement. The overall phasing plan changed to put more units in Phase 1. Affordable unit construction phasing will comply with ordinance standards. An adult fitness station provided on Canal site with details provided. Each affordable unit will have one assigned parking space.

Public

1. Lisa Fenten acting as liaison for Board of Education: total unit count questions
2. Anthony Riccardi: stormwater questions

Mr. Calli, having no further witnesses, discussed possible conditions of approval. All streets within the development will be private and maintained by HOA. Mr. Szabo's memo of January 17 which outlined specific conditions pertaining to planning, engineering, traffic and environmental concerns per Board professionals to be incorporated into any approval. Mr. Bryce noted some conditions i.e off-tract improvements, tree contribution, etc. would have to be reflected in a Developers Agreement as it is not possible at present to determine actual amounts.

Chairman Weiss opened the meeting for general comments from the public:

1. Wayne Anthony, Netcong resident: re: improvements to Love Lane
2. Joe Indio, Clover Hill: objects to development
3. Valeria Marsh: concerns with traffic

Motion to approve preliminary major subdivision and preliminary site plan for all phases and final major subdivision and site plan for Phase I with variance for height of retaining wall and conditions as noted made by Mr. Mania, seconded by Mr. Batsch. Approval granted by vote of 8 in favor, none opposed.

PB 22-21 AVR Enterprises LLC

Block 3207, Lot 7 – 152-156 Rt. 46

Preliminary & Final site plan with d-1 variance

- Hearing continued from November 17, 2022
- Rigo Ponce, applicant
- Ronald Heymann, Esq., Frank Matarazzo, P.E.

The first witness, Mr. Matarazzo, presented **Exhibit A-22** Grading Plan, sheet 4, colorized version revised through January 9, 2023 to describe revisions to site plan from prior hearing. Landscape buffer

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of double row of trees along rear property boundary, reduced size fuel tanks (two 500 gallon tanks), number of parking spaces reduced to 36, location of two wooden spools for wire shown on plan. Seeks relief to have gravel surface v. paved, fence within front yard setback

Exhibit B-3: introduced by Mr. McGroarty – 16 color photos of site taken January 18, 2023.

Exhibit B-4: introduced by Mr. McGroarty – list of questions related to photos prepared by Mr. McGroarty

Mr. Heymann led Mr. Matarazzo through questions pertaining to site plan. When questioned how the proposed 25 ft. wide would be possible given the amount of fill and stone cover, the witness acknowledged that fill and gravel cover extend past rear property boundary onto adjacent lot owned by the Township. Mr. Vreeland advised the Board that compliance with stormwater regulations per his report will be required.

Public

1. Paul Capone, Elizabeth Lane: size of trees to be planted, concern regarding location of fuel tanks

Mr. Heymann called Mr. Ponce as next witness to go through photos and questions (Exhibits B-3; 4) pertaining to certain site conditions. Board expressed concerns about salvage vehicle on site, various car parts and oil tank dumped on ground. Light fixtures mounted on trees along rear of site will be removed.

The application will be continued at the meeting of February 16.

With no further business the Board adjourned at 10 pm