

TOWNSHIP OF LOPATCONG
PLANNING BOARD MEETING MINUTES
7:00 pm

July 27, 2022

Chairman VanVliet called the meeting to order. A prayer was offered followed by the Oath of Allegiance.

Chairman VanVliet stated “Adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Ledger and The Express-Times and by posting a copy on the bulletin Board in the Municipal Building”.

Present – Members Coyle, DiLeo, Palitto, Sazanov, Weeks, Mayor Mengucci, Vice-Chairman Samson, Chairman VanVliet. Also present were Attorney Bryce and Engineer Wisniewski.

Chairman VanVliet – Preliminary Major Site Plan Application with Bulk Variance Relief – 188 Strykers Road – Block 99, Lots 3.01 & 6 – continuation of hearing will not be continued this evening. Objectors to the application’s expert witness has COVID. The notice will be extended to the August meeting as requested by Attorney Peck.

Attorney Peck – That would be correct and we also give our consent to the Board to extend time through the end of August.

Chairman VanVliet – Okay, with that explanation, I’ll entertain a motion to extend the hearing to the end of August.

Mayor Mengucci – I’ll make that motion.

Member Palitto – Second.

Chairman VanVliet – Beth, roll call please.

AYES: Members Coyle, DiLeo, Palitto, Sazanov, Weeks, Mayor Mengucci, Vice-Chairman Samson, Chairman VanVliet.

NAYS: None

Attorney Bryce – In accordance with that, if anybody is here for the NFI Real Estate, LLC matter, that matter is now being carried to August 24th same time in this room. No further notice will be provided.

Minutes – June 22, 2022 – partial – minutes carried to the next meeting.

Jessamine Minor Subdivision – Block 65, Lot 5.01– Minor Subdivision – Resolution – Attorney Bryce noted that Engineer Wisniewski mentioned that there was a reference to a dry well and that should be omitted. Motion to approve with the amendment regarding the dry well by Mayor Mengucci, seconded by Member Weeks. Roll call vote:

AYES: Members Coyle, DiLeo, Palitto, Sazanov, Weeks, Mayor Mengucci, Vice-Chairman Samson, Chairman VanVliet.

NAYS: None

Jessamine Minor Subdivision – Block 65, Lot 3 – Resolution. Motion to approve by Mayor Mengucci, seconded by Member Sazanov. Roll call vote:

AYES: Members Coyle, DiLeo, Palitto, Sazanov, Weeks, Mayor Mengucci, Vice-Chairman Samson, Chairman VanVliet.

NAYS: None

Phillipsburg School District – Attorney Peck was present to represent Phillipsburg School District Board of Education to review plans for tennis courts as concept plan under the MLUL Section 31 which states school districts are not bound by zoning regulations. Attorney Bryce swore in Ross Komura who testified as landscape architect who prepared the plans. He was determined to be an expert by Chairman VanVliet. Attorney Peck noted for the record that David Sullivan who will build them was present and Staci Horne the Business Administrator as well if there was a need for them to answer any questions. Block 2, Lot 44 located at One Stateliner Blvd. in Lopatcong which is the home of Phillipsburg High School shall have constructed on it 5 tennis courts. A portion of the existing parking lot will have one ADA compliant parking space and will have an additional 13 spots added on the northern row of parking for the users. Due to the increase in impervious area, they are required to improve the green infrastructure that achieves both design and performance standards for stormwater runoff quality, ground water recharge and erosion control as outline in the Stormwater Management Report with the inclusion of an above ground bio-retention basin, a series of advanced piping and structures. There are French drains along the southeast and southwest edges of the tennis courts on both levels. As far as the landscape plan goes, the basin planting design was produced using the DEP’s best management practices manual for landscaping. As for soil erosion control will be contained in a report and certified by Upper Delaware Soil Conservation District.

Engineer Wisniewski took a look at the plans and since this is a concept courtesy presentation before the Planning Board, some recommendations on the grading he suggested be considered. Maybe provide a swale on the northside. Stormwater management standards are met as well. A suggestion on changing the plantings in the basins was provided.

Chairman VanVliet – Open the floor to public comment.

Robyn George – Raleigh Court – Chairwoman to the Shade Tree Commission. She inquired as to the removal of the seven trees and that there was no mention of planting new trees.

Mayor Mengucci – Said he thought the Board would be planting more trees around there.

Chairman VanVliet – Closed the public portion as there were no more questions.

Attorney Bryce – Noted that a vote should be taken that this is not inconsistent with the Master Plan.

Chairman VanVliet – Asked for a motion to find the interpretation is not inconsistent with the Master Plan.

Member Weeks – I'll make that motion.

Member DiLeo – I'll second.

Chairman VanVliet – Roll call vote, Beth.

AYES: Members Coyle, DiLeo, Palitto, Sazanov, Weeks, Vice-Chairman Samson, Chairman VanVliet.

NAYS: None

ABSTAIN: Mayor Mengucci

Motion to adjourn the meeting by Mayor Mengucci, seconded by Member Coyle. All in favor.

Respectfully submitted,

Margaret B. Dilts
Planning Board Secretary

