

TOWNSHIP OF LOPATCONG  
Planning Board Meeting  
7:00 pm

October 24, 2018

Chairman VanVliet called the Planning Board Meeting to order. The meeting was held in the Municipal Building located at 232 S. Third Street, Phillipsburg, New Jersey.

Prayer was offered followed by the Oath of Allegiance

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 Gazette and The Express-Times and by posting a copy on the bulletin board in the Municipal Building.”

Present: Members Olschewski, Pryor, Schneider, Weeks, Mayor Mengucci, Vice-Chairman Fischbach, Chairman VanVliet, Alternate Clymer. Also present were Attorney Bryce, Engineer Wisniewski and Planner Ritter.

**Old Business:**

**Minutes – August 22, 2018** – Chairman VanVliet approved the minutes as there were no corrections. All in favor . Members Olschewski and Schneider abstained.

**New Business:**

**Clymer Village (National Church Residences) – Block 115, Lot 1-** Minor Site Plan for four additional parking spaces.

Attorney Edleston was present to represent the applicant. Also present was Gene Webber as the Engineer.

Attorney Edleston – This is a fairly simple straight forward application. Minor Site Plan involving the addition of four parking spaces. Beverly Toribio and Eugene Webber can be sworn at the same time.

Attorney Bryce – Do you swear and affirm that the testimony you are going to give this Board is the truth, the whole truth and nothing but the truth.

Beverly Toribio – I will.

Eugene Webber – I do.

Attorney Bryce – Okay, very good. Just state your names for the record.

Beverly Toribio – Beverly Toribio. T-o-r-i-b-i-o.

Eugene Webber – Eugene Webber.

Attorney Edleston – Beverly, can you indicate what your affiliation is with the applicant?

Beverly Toribio – I'm the property manager at Clymer Village.

Attorney Edleston – And you are familiar with this application?

Beverly Toribio - That's correct. Yes, yes.

Attorney Edleston – All right. Can you tell us what this application involves and basically why four parking spaces additionally are needed?

Beverly Toribio – Right now some of our residents are parking in the visitor lot and the four parking spaces would give us 65 instead of the 61 and that would take care of the cars that we will anticipate having.

Attorney Edleston – Why not more parking spaces than four? Is there a reason?

Beverly Toribio – Well, if we went further back, it would probably be a safety issue for the residents walking that far into the front of the building.

Attorney Edleston – Now you've had the opportunity to review both reports from Mr. Ritter as well as Mr. Sterbenz in connection with this? They've made certain recommendations and perhaps you can give some brief testimony on that but you're willing to abide by those recommendations as far as the addition of some additional curbing, addition of some lighting as well?

Beverly Toribio – Yes, and the wall.

Attorney Edleston – And the extension of the retaining wall as well. Okay. All right. Gene you want to come up and we'll address the professional's reports. Want to take Paul's first, I guess.

Gene Webber – Yes, so we received both the engineer's report and the report from Mr. Ritter and I would like to indicate that we take no exception to any of the requests that have been made. I did, in reading it, I think there's maybe two items on there that require some testimony be put on the record here and I'm referring to Mr. Sterbenz report under his technical comments. Comment number 1.03 he requests the parking calculations we provided for the site demonstrating how the expansion will address the parking requirements in the land use ordinance. So, the response to that is, in reviewing the land use ordinance for type of use, the ordinance doesn't specifically address parking requirements for this type of use so there was no way of determining whether we comply or don't comply because there is a standard for it. The site, I can say this though, the site, there was an expansion approved by this Board in a previous

site plan in 2002 that Mace Consulting engineers did and at that time, the plan was approved for 61 parking spaces and that's what was constructed out there and again, even at that time, I don't believe there was a comparison to the ordinance requirements because there isn't any requirement so, we're adding four spaces for this application so that should suffice for that item. The other item I think that requires some testimony is, Item 3.04 in the engineer's report; testimony as the adequacy of storm water system on the site and the response to that is the addition is only four spaces. We're getting only about 1800 square feet of impervious area. There's actually a fairly large detention basin on the property already and in fact, it's about almost equivalent to the size of a football field really, so it's fairly substantial. Just doing some rough estimates, the amount of increase in flow by virtue of adding this impervious surface over the grass that it is right now, it would increase the flows in my estimation by about .2 CFS or something. It's even less than one CFS; very small. So, I would be fairly confident or very confident that this little extra flow is not going to affect the system on the site or the storm water management basin. It should be fine and I think that other than that, I don't think any other testimony is required unless you have any other questions.

Attorney Edleston – Jumped the gun a little bit here; it wasn't deemed complete first but basically if you look at Paul Sterbenz report, I think he does recommend to deem it complete so then the Board can then consider the application.

Chairman VanVliet – I think we should do that first. We'll deem it complete. Any questions on completeness? May I have a motion to deem the application complete?

Member Pryor – I'll make that motion.

Chairman VanVliet – Do I hear a second?

Vice-Chairman Fischbach – Second.

Chairman VanVliet – Roll call Beth, please.

AYES: Members Olschewski, Pryor, Schneider, Weeks, Mayor Mengucci, Vice-Chairman Fischbach, Chairman VanVliet, Alternate Clymer.

NAYS: None

Attorney Edleston – We take no exception to any of the comments.

Planner Ritter – Mine was housekeeping, just adding additional notes and bringing the summary tables for parking and that stuff up to date, that's all.

Member Pryor – I just had a quick question and I didn't read Maser's report so maybe this was addressed. The flow all seems to be down towards the building of the new gravel along the building, where does the runoff go?

Gene Webber – Where does the runoff go? The runoff goes towards

Member Pryor – You start off at 381 and then it's pretty steady towards building.

Gene Webber – It flows towards Baltimore Street and then there's an inlet in the parking area.

Member Pryor – It's directed towards the parking area after it comes down off the hill.

Gene Webber – Yes, yes towards, it gets

Member Pryor – Probably takes it out to Baltimore.

Gene Webber – To Baltimore, right in the parking lot, not on Baltimore Street but in the parking lot close to Baltimore Street and then it from there it goes to another inlet and further to the east in the parking lot and then further east after that discharging over in the detention basin which is over on the east side of the building. So, none of the runoff goes to the roads; it runs off the mound there.

Member Pryor – Yeah, I see it's not going to go to the road. My question is does it get trapped along the (inaudible) there.

Gene Webber – No, it drains towards the inlets; towards Baltimore Street.

Member Pryor – Yeah, I don't think you can really tell them from a little bit of topo on here. That's why I was asking.

Chairman VanVliet - Are we discussing curb or something like that, you're looking at.

Engineer Wisniewski – I think the applicant agreed to add the curb as requested, as required by the ordinance so we're happy with that and as far as the lighting I don't know if (inaudible).

Gene Webber – Well, I think that was a good plan. I think that side of the parking lot over there is probably not illuminated very well and now that we're expanding it, it could probably use some additional illumination. So yeah, we've agreed to add one new pole mounted light in that area to provide better illumination.

Engineer Wisniewski – You know that was one of the safety concerns really so.

Chairman VanVliet – Board members have any questions? I'll entertain a motion to approve the minor site plan approval.

Member Schneider- Motion. I'll make the motion.

Chairman VanVliet – Do we hear a second?

Mayor Mengucci – Second.

Chairman VanVliet – Roll call Beth, please.

AYES: Members Olschewski, Pryor, Schneider, Weeks, Mayor Mengucci, Vice-Chairman Fischbach, Chairman VanVliet, Clymer.

NAYS: None

Chairman VanVliet – Back to the Planning Board Rules and Regulations. Are there any more comments on that or additions or how we're doing? I think we're getting to the point where we need to come up with some form, print up those rules and regulations. Have the member's sign that they have received them and they acknowledged they read them. Can we proceed with that?

Member Pryor – Do you need a motion for that or

Chairman VanVliet – No I don't think so. It was voted on to do it but just taking it to where we're going to make it official. Okay if you could prepare something for that for us so we can take care of that. Open it up to the audience; is there any questions? John are you okay? Seeing no audience participation, I'll entertain a motion to adjourn.

Member Pryor – I'll make that motion.

Member Schneider – Sorry, I just have a quick question. I keep meaning to ask it, but we always go over time so I didn't want to ask. I've been asked by a couple of residents and I myself are kind of intrigued to find out what is going on with the asphalt plant; are they building, are they not building? It's been quite some time since you gave them kind of approval. So, have we heard anything? Do we know anything?

Chairman VanVliet – I'll defer to our engineer.

Engineer Wisniewski - The sites under construction currently.

Member Schneider – It's currently under construction.

Engineer Wisniewski – Correct.

Engineer Wisniewski – They’re currently working on grading, storm water improvements; site infrastructure type things; curbs.

Member Schneider – Okay. Motion to adjourn.

Vice-Chairman Fischbach – Second

Chairman VanVliet – All those in favor. Opposed.

Ayes in majority.

Respectfully submitted,

Margaret B. Dilts  
Land Use Secretary