

TOWNSHIP OF LOPATCONG
Planning Board Meeting

February 27, 2019

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 Coyle, Devos, Weeks, Mayor Mengucci, Chairman VanVliet. Also present was Attorney Bryce, Engineer Sterbenz and Planner Ritter.

Old Business:

Minutes – Motion by Mayor Mengucci, seconded by Member Devos to approve the minutes as presented. All in favor. No objections.

New Business:

Precast Manufacturing Co. – Block 100, Lot 6.02 – Completeness – This application is to construct a 720 square foot addition to the existing office/manufacturing building and add an additional ten off-street parking stalls on-site. Motion to find the application incomplete as noted in Engineer Wisniewski’s Report dated February 21, 2019 by Member Devos, seconded by Member Weeks. Roll call vote:

AYES: Members Coyle, Devos, Weeks, Mayor Mengucci, Chairman VanVliet.

NAYS: None

Samson Enterprises, LLC – Block 95, Lot 11.03 – Completeness – This application is to construct a 7,200 square foot Morton Building consisting of a 4,800 square foot of office space. Motion to find application incomplete as noted in Engineer Wisniewski’s Report dated February 22, 2019 by Mayor Mengucci, seconded by Member Coyle. Roll call vote:

AYES: Members Coyle, Devos, Weeks, Mayor Mengucci, Chairman VanVliet.

NAYS: None

Member Mandatory Training – Chairman VanVliet announced a class at Voorhees High School on March 9th. Secretary Dilts commented that Zach Liptak is the only member at this point that would need training. He would have 18 months to become trained.

Highlands Mapping – Planner Ritter referred back to the last meeting wherein a discussion was held on Groundwater Recharge and that the Highlands was looking for the Township to produce a map identifying the Township’s Prime Groundwater Recharge Areas so they would be able to use as part of their review process. The task the Township was assigned was to see how the Township wanted to modify the Prime Groundwater Recharge map that the Highlands had developed to better reflect the Center Designation and also to reflect those lots that have a fairly high chance to be developed as well as removing from the Prime Groundwater Recharge lots that have developed. After discussion at the last meeting it was determined that areas in the Preservation Area of the Township would be left as the Highlands mapped it. This area is not supposed to have a great deal of development and it also is an area that has a fairly good number of streams and some of the steepest slopes in the Township. On the opposite end of town, next to the high school, there are bans of steep slopes that are mostly public ground and the designation was left on these areas also. Areas that changed were areas that they had on top of major public facilities like the park, the park grounds that go with the Highlands and the Center designated areas and clean up those properties that might be available for future development that were not part of a major stream system. There was a substantial area within the Industrial Area originally mapped as Prime Groundwater Recharge. One of the regulations they were seeking to impose is that the maximum disturbance in these areas would be 15% of the lot area which would preclude almost any kind of development on these lots except possibly single family homes on large lots. Planner Ritter went through and cleanup the map up but where he did not remove anything was where the areas parallel the stream corridors. The designation was left on those areas primarily because they fall within the 300 foot buffer; the riparian buffer. The Highlands made changes before they submitted the map back for review. Based on the changes made on the map the area has been reduced by 146 acres; not a substantial change in the map. This does not include the industrial properties that were taken out of the Prime Groundwater Recharge Area. The intent would be to resubmit to the Highlands and let them rerun their computer programs to make sure the map is still in compliance with their criteria for groundwater recharge and if approved this map would be adopted and included in the Township’s Master Plan and become one of the guiding documents when someone comes in for development for consistency determination.

Chairman VanVliet asked for a motion to authorize George to submit to the Highlands.

Member Devos – Motion.

Mayor Mengucci – Second.

Chairman VanVliet – All in favor.

Public Comment:

Matt Johnson – Belvidere Road – Discussed his concerns over the sidewalk grant covering Belvidere Road.

Chairman VanVliet asked for a motion to adjourn. Motion by Member Devos, seconded by Mayor Mengucci. All in favor.

Respectfully submitted,

Margaret B. Dilts
Planning Board Secretary