

**TOWNSHIP OF LOPATCONG
PLANNING BOARD ZOOM MEETING AGENDA
7:00 pm**

December 16, 2020

The December Planning Board meeting will be all virtual. Zoom meeting info is below.

Topic: Lopatcong Planning Board Meeting

Time: Dec 16, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87370485815?pwd=N2pYd0l6VFR6dFVUWGFKNIh2K3d1QT09>

Meeting ID: 873 7048 5815

Passcode: lopatpb

One tap mobile

+13126266799,,87370485815#,,,,,0#,,7544403# US (Chicago)

+19294362866,,87370485815#,,,,,0#,,7544403# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 873 7048 5815

Passcode: 7544403

Find your local number: <https://us02web.zoom.us/j/87370485815?pwd=N2pYd0l6VFR6dFVUWGFKNIh2K3d1QT09>

Chairman VanVliet called the Planning Board 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 Gazette and The Express-Times and by posting a copy on the

bulletin board in the Municipal Building.”

Present: Members Clymer, Pryor, Mayor Mengucci, Chairman VanVliet. Also present was Attorney Bryce and Engineer Wisniewski.

Old Business:

Minutes – Approve Minutes of November 23, 2020 meeting.

Minutes – November 23, 2020 – Member Pryor did receive them and proposed to table. Very important set of minutes and put together from notes. Prefer the discussion be more clear and more detail considering what’s down the road.

Beth you had a problem with the transcript

Yeah, I did because they were not under the liberty court records. Can’t control they ability to slow down the speed at which everyone is talking. Look at a more detailed copy next month. Consensus next month would be more.

Lori, did you record the last meeting and I’ll see if there’ a way if we can get that into the court recorder or it there is another software Beth can use.

Can we make the recording part of the minutes?

Lori – we’ll post it – doing the dictations you want to slow it down to get every word.

Due to the circumstances of the virtual meeting the recordings is as follows:

Chairman VanVliet - Jim, do you have any problem delaying the minutes to another meeting

Attorney Bryce - No problem at all Chairman

Motion by Mr. Pryor to table that discussion

Vice-Chairman Fischbach - Second

Chairman VanVliet – Beth, may we have a roll call?

AYES: Members Clymer Pryor, Mayor Mengucci, Vice-Chairman Fischbach, Chairman VanVliet

NAYS: None

Chairman VanVliet – okay next order of business is Precast Mfg. Block 100 Lot continuation of the hearing from November

Mr. Edleston are you on board her

Yes Mr. Chairman and our engineer as well made most of the technical changes the

I'll re-swear him in Mr. Chairman Sir can you raise your right hand Do you swear the testimony

Please state your name for the record

Robert Zedderbaum

All right since this was heard by the board last also a in his report, he also indicated the planner is satisficeremaining minor comments made the changes to the plans asked for and more importantly the maintenance plan we resubmitted a copy and the one we submitted to the Township. We think we're done and ready for r a vote leaves up to Adam to see if

Engineer Wisniewski – Thanks Bob. Am I muted? So, following the hearing last month there was some kind of users outstanding

More appropriate if Mr. Zedderbaum was in attendance I haven't issued a formal report since last meeting but sent Mr. Zedderbaum and Mr. Edleston copying Beth on the email but wen through the issue that came up in the hearing went over some issues and also the one kind of major thing that didn't appear on the last set of plans the existing septic disposal bed and tank and lateral kind of just didn't print up on the plans this recent submission Beth should have distributed to the Board those features were shown the current plans active septic bed is outside the limits of the building addition abandoned septic bed and operation prior septic system in years [pas I think Mr. Zedderbaum testified to that and worked on the design as well The other item we did mention that George was comfortable with the landscaping and the final item we were looking for a more current architectural plans lost in communication and what he architect is assuming what they are going to build out there. He and I spoke on the telephone and he is comfortable presented comfortable now that everything is cleaned up should be confident in advancing the project and hopefully

One question for Adam. Is it your recommendation that a liner be put?

We have a line

Yeah, I know that I want to hear Adam.

Sure of course as with other properties on Strykers' Road most notably the K&S Warehouse facility and Berry plastics as well as the asphalt plant have seen sinkholes not to create problems on the Precast site the will be line

Satisfied with the maintenance plan for the rain garden

Yes, the plan complies with the DEP gardens of this type and the planting selected are wet site tolerant sort of facility and it is really only gong to be maintained once in the fall will have some benefit to the site

That leads to one more question for me. How to enforce this maintenance plan. Let's say we come back in one year, two year

Sure, whenever these types of facilities the ordinance now has a provision and is recorded in the maintenance plan supposed to file a report with the Township engineer and clerk when maintained, cleaned out reaching out to the owners of those facilities. Paul and I have been doing that and making sure they get us our maintenance logs. In the first week of May we have to show we have police private facility owners

Getting help from Dep is somebody doesn't confirm

Be in violation of approval and the maintenance agreement has to get recorded at the county

Some strength to it.

Is it possible to et a person or position within the company who is responsible?

Front sheet of the maintenance agreement Greg Fischer

That will be recorded at the county

Okay George you have any comment

No, I think Adam covered it quite well. Architecture matched and the latest addition submitted I have no problems with where the plans are at today

Mr. Bryce do you have any comment

No comments Mr. Chairman

Okay the only question I had showed to propane above ground propane facility or are they going to be removed because of this project

Zedderbaum

Just want ted clarify any further questions

I'll entertain a motion

Bryce – chairman before you do that. Open it up to the public

Okay I'm sorry about that any public is on do you

Lor I no public

Hearing none and being informed that we have close the [public meeting and entertain a motion to preliminary and final site plan approval on this I believe Am I correct on this

And also, C-2 variances for expansion of a non-precondition

Fischbach – Motion

Clymer- Second

Role call

Yes please

Clymer, Pryor, mayor Mengucci, vice chairman chairman

NAYS: None

Okay thank you gentlemen congratulations and good luck with it

Thank you and you guys stay dry tonight and tomorrow

Thank you, next order of business is,

Ask if there hearing no comment

Chairman VanVliet- Asked for a motion to adjourn the meeting.

mayor Mengucci Fischbach