

MEMORIALIZING RESOLUTION OF THE PLANNING BOARD OF  
THE TOWNSHIP OF SPARTA CONFIRMING THE CAPITAL  
IMPROVEMENT REVIEW OF THE SPARTA PLANNING BOARD  
OF THE CAPITAL IMPROVEMENT PLAN APPLICATION OF  
THE SUSSEX COUNTY TECHNICAL SCHOOL RELATING TO  
THE POOL BUILDING DEMOLITION

DECIDED: May 3, 2023

MEMORIALIZED: July 19, 2023

**WHEREAS**, the Sussex County Technical School requested that the Planning Board review a Capital Improvement Plan of the School for the demolition of the geodesic dome pool building in accordance with architectural plans prepared by Joshua D. Thompson, A.I.A., Parette Somjen Achitects, 439 Route 46 East, Rockaway, New Jersey 07866 and engineering plans prepared by Giovanni Manilio, Manterra Design, P.O. Box 275, Somerville, New Jersey 08876 (hereinafter “Capital Improvement Plans”); and

**WHEREAS**, the matter was discussed at a public meeting of the Board on May 3, 2023; and

**WHEREAS**, it has been determined that the Applicant has complied with all of the procedural requirements, rules and regulations of the Planning Board of the Township of Sparta and that all required provisions of procedural compliance have been filed with the Board; and

**WHEREAS**, the Planning Board of the Township of Sparta hereby makes the following findings of fact based upon the evidence submitted to the Board at the hearing:

1. The Sussex County Technical School presented testimony by Joshua D. Thompson, A.I.A., Thompson, a licensed architect with the firm of Parette

Somjen Architects who prepared the architecture plans for the demolition of the geodesic dome building with the indoor pool. His qualifications as a Licensed Architect were reviewed and accepted by the Board. Mr. Thompson explained that the School received grant funding from the State of New Jersey based on an application in 2017 for the demolition of the geodesic dome building and pool and the replacement of the same with an addition to the School. He explained that the budget restraints have affected the School's ability to proceed with the addition, but that their goal is to proceed with the demolition of the existing building and pool and preparation of the site for a future addition after they assess and determine the actual costs of the demolition and estimated cost of the new addition. He explained that any future application or phase for the new building would probably be pursued in 2024 or the year after. He stated they are not certain when they will be able to proceed with any new building. He said the School will come back to the Board for a Capital Improvement Plan for any future addition. He explained further that based on questions from the Board, the time of the new addition would be a more appropriate time to plan for and propose the installation of landscaping, sidewalks and trees. At that time, the School will know where the building will be located and what its size will be.

2. He confirmed that the demolition would be done in accordance with all Construction Code requirements, including asbestos containment and removal, and that the School would hire a Licensed Site Remediation Professional ("LSRP") or technical expert to assist them with any potential asbestos and underground piping underneath the pool. He also confirmed that the Applicant would use clean fill for the fill material and would comply with the Township's recently adopted regulatory ordinance for fill material. The Board reviewed the Capital Improvement Plan and suggested that the Applicant consider the location

of the vernal pool on the opposite side of Route 94 and make sure that any future use is consistent with the wellhead protection restrictions relating to the Township's well. The Board also recommended that the Applicant comply with the soil and fill permit requirements of Ordinance 22-13 relating to fill.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Sparta, County of Sussex, State of New Jersey that the Capital Improvement Plan of the Sussex County Technical School for the demolition of the pool building and related grading are hereby reviewed and the Board provides the following advisory comments:

1. The Applicant shall comply with the Capital Improvement Plans presented to the Board.
2. The Applicant shall comply with the soil and fill regulatory ordinance requirements of the Township in Ordinance 22-13.
3. The Applicant shall comply with Uniform Construction Code with respect to the demolition and any hazardous materials, including asbestos containing materials.

SPARTA TOWNSHIP PLANNING BOARD

\_\_\_\_\_  
Secretary

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Celeste Luciano, Chairwoman

I hereby certify that the within is a true copy of a Resolution passed by the Sparta Township Planning Board at a meeting held on July 19, 2023

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, Secretary

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Celeste Luciano, Chairwoman