

**SPARTA TOWNSHIP  
PLANNING BOARD  
MINUTES OF JANUARY 19, 2022**

The Planning Board Meeting of Sparta Township was held by Virtual teleconferencing system and was called to order by Chairman Parker at 6:03 p.m. with announcement that adequate notice of this meeting was given to the public and the press under provisions of the “Open Public Meeting Act”, N.J.S.A. 10:4-1 et seq.

Members Present: Mr. Sylvester, Councilman Hertzberg, Mr. Gall, Mr. Kollar, Councilwoman Quinn, Mr. Skei, Mr. Reina, Mr. Toscano and Dr. Parker

Members Absent: Mr. Murphy and Mr. Healy

Others Present: Thomas Collins, Esq. Board Attorney  
David Simmons, Board Engineer  
Stan Puszcz, Township Engineer  
Diana Katzenstein, Board Secretary

**DIAMOND CHIP REALTY, LLC # 689**

**33 Demarest Road**

**Block 12008 Lot 23**

**Preliminary Major Site Plan**

Chairman Parker announced the above application will be carried, without additional notice, to the meeting scheduled on March 2, 2022 by Zoom at 6:00 p.m.

**ANNUAL REORGANIZATION MEETING**

**1. Election of Chairman**

Mr. Collins opened up the floor for nominations; Mr. Skei made a motion to nominate and appoint Mr. Reina. Councilman Hertzberg seconded the motion; with no other nominations the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Mr. Reina	Abstained	Mr. Toscano	Yes
Dr. Parker	Yes		

Mr. Collins congratulated Mr. Reina and turned the nominations back to him.

**2. Election of Vice-Chairman**

Mr. Reina solicited nominations for the position of Vice-Chairman. Councilman Hertzberg made a motion to nominate Mr. Sylvester. Mr. Toscano seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Abstained	Mr. Toscano	Yes
Dr. Parker	Yes		

### **3. Appointment of Board Attorney & Firm**

Dr. Parker made a motion to nominate Mr. Collins and his firm for the position of Board attorney. Councilwoman Quinn seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

### **4. Appointment of Professional Planner**

Dr. Parker made a motion to nominate Katherine Sarmad and her firm for the position of Professional Planner. Chairman Reina seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

### **5. Appointment of Board Secretary**

Chairman Reina made a motion to appoint Diana Katzenstein for the position of Board secretary. Councilwoman Quinn seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

### **6. Appointment of Board Engineer & Firm**

Dr. Parker made a motion to nominate Mr. Simmons and his firm for the position of Board engineer. Mr. Gall seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

## 7. Appointment of Official Newspapers

Councilwoman Quinn made a motion to appoint the Sunday Herald and the New Jersey Herald as the official newspapers for the Sparta Planning Board. Dr. Parker seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

## 8. Schedule of Meetings

Councilwoman Quinn made a motion to approve the schedule of meetings, the first and third Wednesdays of each month. Chairman Reina seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

Mr. Sylvester asked regarding the appointment of conflict attorney; Mr. Collins noted currently there are not conflict cases before the Board and explained Mr. Brady could be appointed at any time, if necessary.

## 9. Review of Annual Report

Councilwoman Quinn made a motion to approve the summary of applications for 2021 prepared by the Board secretary. Chairman Reina seconded the motion and the roll call was as follows:

Mr. Sylvester	Yes	Councilman Hertzberg	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Councilwoman Quinn	Yes	Mr. Skei	Yes
Chairman Reina	Yes	Mr. Toscano	Yes
Dr. Parker	Yes		

Mr. Puszcz noted there were two projects on the summary of applications for 2021 listed as “Escrow only” and explained these approvals were provided by the Board in the past: 1) PC Sparta sale of the development – New Developers agreement had to be created 2) Alfsen was related to a project that required zoning approval and did not require Board approval.

## **OTHER BUSINESS**

Mr. Collins then mentioned some new State statutes that were adopted the past year amending the Municipal Land Use Law and stated that anytime a Municipal Land Use Board amends or updates its Master Plan the Planning Board should include in the amendment an analysis of the effect of climate change and global warming to incorporate

possible emergencies that could occur in the municipality and the use of emergency response services and techniques called a Vulnerability and Emergency Analysis. Mr. Collins then referred to another statute adopted last summer which mandates Electric Vehicles charging stations and parking spaces for new developments of certain size (multi-family, commercial and industrial) and allows them as accessory uses and structures including existing parking lots. Councilwoman Quinn confirmed with Mr. Collins that only zoning and construction permits were required to add Electric Vehicles charging stations provided they were within the setback requirements. Chairman Reina asked Mr. Collins if there were any percentage requirements for new developments; Mr. Collins answered yes and noted the State statute and Ordinance set forth the standards for EV charging stations, parking spaces and percentages as well as the number of years to implement them, applicable to new applications and new developments Statewide. Mr. Sylvester asked if there was available funding or some type of incentive; Councilwoman Quinn noted there were some grants obtained at the municipal level and also available for businesses; then she asked Mr. Collins if it would be possible to add the first new statute to the Master Plan as an appendix, to eliminate potential unnecessary work; Mr. Collins agreed and suggested coordinating with the Township Planner in order to fulfill the State and DEP requirements.

Chairman Reina opened the meeting to the public. There were no members of the public expressing interest in participating.

Councilwoman Quinn thanked Dr. Parker for his leadership of the Planning Board and hard work on behalf of the Council and members of the Board. Chairman Reina also thanked Dr. Parker for all of his contributions over many years as well as his guidance and support over the last couple of years. Councilwoman Quinn then asked Mr. Collins if the Board had to do any changes in regards to the Subcommittee; Mr. Collins stated Chairman Reina could select the members of the Subcommittee and that it did not have to be done at this meeting.

Chairman Reina congratulated Mr. Sylvester and thanked all of the members for their continued support. Mr. Sylvester expressed his respect and appreciation of everybody's confidence; he also supported the kind words to Dr. Parker and thanked him for all of his work. Dr. Parker also thanked the Board members and professionals and expressed he was looking forward to another year of working together.

With no further business, the meeting was adjourned at 6:40 PM. All present in favor by unanimous voice.

Respectfully submitted,

Diana Katzenstein  
Board Secretary