

SPARTA TOWNSHIP
PLANNING BOARD AND PLAN ENDORSEMENT ADVISORY
COMMITTEE (PEAC) - JOINT MEETING
MINUTES OF MARCH 16, 2022

The Planning Board Meeting of Sparta Township was held by Virtual teleconferencing system and was called to order by Chairman Parker at 6:00 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: Councilwoman Quinn, Mr. Sylvester, Dr. Parker, Mr. Skei, Mr. Gall, Mr. Kollar and Chairman Reina

Members Absent: Councilman Hertzberg, Mr. Toscano, Mr. Murphy and Mr. Healy

PEAC Members Present: Mayor Quinn, Mr. Nicholson and Mr. Sylvester

PEAC Members Absent: Mr. Curcio

Others Present: Thomas Collins, Esq. Board Attorney
 David Simmons, Board Engineer
 Stan Puszcz, Township Engineer
 Katherine Sarmad, Township Planner
 Cpl. Kurt Morris
 Diana Katzenstein, Board Secretary

State Plan Endorsement - Municipal Self Assessment Report (MSA)

Mr. Collins confirmed that he was still working on the visioning statement in conjunction with Ms. Sarmad, Township Planner and the Subcommittee and that this meeting was a continuation of the MSA report as well as the visioning public hearing and that it will be carried to the meeting scheduled on April 20, 2022. Then Mr. Collins asked if the Board was interested in moving to in-person meetings at the Municipal Building, and if so, Mr. Collins said a motion could be adopted to amend the reorganization resolution to change the reorganization calendar and type of meeting from remote to in-person at the Municipal Building which usually started at 7:30 p.m. Councilwoman Quinn made a motion as described by Mr. Collins and suggested to discuss the start time and noted the Council meetings started at 7:00 p.m. Chairman Reina asked the Board members for their opinion in this regard and the majority agreed with going back in-person and to start the meetings at 7:00 p.m. Councilwoman Quinn made a motion to update the resolution to reflect that the Planning Board meetings will be going back to in-person at Town Hall at 7:00 p.m. the first and third Wednesdays of each month; Mr. Gall seconded the motion and Mr. Collins noted the start date will be April 6, 2022. The roll call was as follows:

Councilwoman Quinn	Yes	Mr. Sylvester	Yes
Dr. Parker	No	Mr. Skei	Yes
Mr. Gall	Yes	Mr. Kollar	Yes
Chairman Reina	Yes		

Mr. Collins announced the MSA report and visioning public hearing will be carried to the meeting scheduled on April 20, 2022 at 7:00 p.m. without additional notice.

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

Chairman Reina asked Mr. Collins if the meeting should be opened to the public; Mr. Collins said it was up to the Board and noted it was not required since there were no hearings or any formal decisions that required public comment, Mr. Collins then noted the Board or the public could absolutely not talk about any pending applications because those must only be discussed solely in the public hearing.

Chairman Reina read a question from Anthony Gomes posted on the chat, who was asking where the next meeting will be held if too large of a crowd for Town Hall; Chairman Reina confirmed there were multiple venues to hold the Planning Board meetings if they had excess capacity and that at the present time the next meeting will take place at the Municipal Building, also that a decision will be made, if necessary. He also noted the future meetings will not be hybrid sessions. Chairman Reina then explained after the minutes are prepared they have to be reviewed and approved by the Board before they get posted on the website.

With no further business, Councilwoman Quinn made a motion to adjourn the meeting at 6:25 p.m.; Mr. Skei seconded the motion; all present in favor by unanimous voice.

Respectfully submitted,

Diana Katzenstein
Board Secretary

PLANNING BOARD SUB-COMMITTEE
SITE PLAN WAIVER MINUTES
April 1, 2022 to May 31, 2022

The following site plan waiver applications were reviewed remotely by the Planning Board Sub-Committee: Chairman Reina, Dr. Parker, Mrs. Quinn and Mr. Gall.

APRIL

1. CCCS MOVING & TRANSPORT LLC/Virendra Goolcharan – 206 Old Prospect Rd. – On 4/8/22 a Site Plan Waiver application was approved for new tenant to transport and store hotel inventory on an as-required basis with the following conditions:
 - a. Absolutely NO tractor trailer trucks at the warehouse OR on any of the other "Downing's" properties, driveways or parking lots. Neither the line of sight nor the current roadway/infrastructure are conducive to trucks of this size. With that said, box trucks would be the ONLY trucks that would be suitable for use at this location and should be allowed to operate therein.
 - b. Further, in accordance with existing Ordinances, no box trucks are allowed to be parked (overnight or beyond) to be used as additional on-site storage.
 - c. Parking on-site of rental trucks should only occur on an as-needed basis; not indefinitely.
 - d. Trailers cannot be stored on-site for additional storage (as per Ordinance).
 - e. Review of the existing site should be conducted by our Code Enforcement Officer to be sure that sight lines in and out of the site are clear from any debris.
 - f. According to Section 7-17 of the Municipal Code, vehicles over 4 tons are excluded from Old Prospect School Road.
2. MODERN FARMER – 6 North Village Blvd. – On 4/8/22 the basement build-out provided with the Site Plan Waiver application submitted on March 28, 2022 was approved; it was noted the cigar lounge is subject to approval from the State/County Health Department. Modern Farmer to provide those approvals to the Township when granted.
3. OUR LADY OF THE LAKE – 294 Sparta Ave. – On 4/6/22 a Site Plan Waiver application was approved to remove two HVAC units and install three new units with the condition to provide proper screening so that the units are not visible.
4. NORTH JERSEY HOMEBREW SUPPLY, LLC/Scott Begraft – 354 Lafayette Rd. – On 4/21/22 approval to repair the existing concrete steps (like for like) was granted to the applicant.
5. PIONEER PACKAGING INC. – 26 Wilson Dr. – On 4/27/22 a Site Plan Waiver application for new tenant was approved; the proposed use was to store raw materials for packaging production and finished goods.

The following two application were updated and approved by the Planning Board Sub-Committee on April 21, 2022:

6. LITTLE GENIUS PLANET LLC – 26 Gail Ct. Unit E (partially approved on 2/15/22 to install a front awning with logo ONLY. Condition: visible street number.) – **On 4/21/22** this application was updated and the revised location of the proposed shed was approved.
7. HUMBLE THREAD INC./TQP SERVICE – Up and Above Contractors – 160 Woodport Rd. – Previously approved on 3/10/22 to replace front flat roof - TPO 060 White – **On 4/21/22** this application was updated and the replacement of the entire roof was approved.

MAY

8. ST. MARY'S EPISCOPAL CHURCH – 85 Conestoga Trl. – On 5/10/22 approval to install rooftop solar was granted to the applicant.
9. CASTLE FIRE PROTECTION INC./Rob Nicholson – 133 Demarest Rd. Units E & F – On 5/18/22 a Site Plan Waiver application was approved for new tenant: fire sprinkler company that designs, fabricates and installs sprinkler systems.
10. BRICK HOUSE FARM BED & BREAKFAST – 125 Sparta Ave. – On 5/19/22 a Site Plan Waiver application to install a fire escape from third floor to ground was DENIED; the plan submitted was not allowable under current fire code regulations.
11. DERMATAGE SKIN CARE/UPPER LAKE PLAZA LP – 270 Sparta Ave. Suite 203 – On 5/23/22 a Site Plan Waiver application was approved for tenant and existing sign to be relocated from Suite 208 to 203.
12. SPARTA PROPERTY HOLDINGS LLC/Roselle Disposal – 506 Houses Corner Rd. – On 5/27/22 the application was withdrawn.
13. SPARTA PROPERTY HOLDINGS LLC/Bin There Dump That – 506 Houses Corner Rd. – On 5/27/22 the application was withdrawn.

The Planning Board Sub-Committee could not make a determination regarding the following application, based on the information submitted:

1. BELAIR SERVICES – 290 N. Church Rd. – **Referred to Zoning Board of Adjustment**