

SUSSEX COUNTY PLANNING BOARD

MINUTES

April 4, 2011

The meeting was called to order by Chairman Francis at 4:00 p.m. The meeting is held in compliance with the Open Public Meetings Act, NJSA 10:4-2 of 1975, as amended. Present were:

MEMBERS PRESENT:

Michael Francis, Chairman
Gail Phoebus, Vice Chairperson
Andy Borisuk
Michael Cecchini
Joseph Maikisch
Walter Cramp, County Engineer
Rich Vohden, Freeholder Member

MEMBERS EXCUSED:

Kirk Perry

STAFF PRESENT:

Eric Snyder, Planning Director
John Risko, Assistant County Engineer
Bill Koppenaal, Chief Engineer
Alice Brees, Principal Planner
Neal Leitner, Senior Planner
Antoinette Wasiewicz, Recording Secretary

ALSO PRESENT:

Corey Stoner, Harold Pellow & Associates, Inc.
Bill Lange, Harold Pellow & Associates, Inc.

MINUTES

A motion was made by Joseph Maikisch to approve the minutes of March 7, 2011 as presented. The motion was seconded by Gail Phoebus. All were in favor, with an abstention from Michael Cecchini.

SITE PLAN/SUBDIVISION REVIEW COMMITTEE REPORTS

None available.

APPEALS AND WAIVER REQUESTS

A. D.O.G.S. OF VERNON SITE PLAN, FILE # 64(PSP)09, RT. 517, VERNON:

Corey Stoner and Bill Lange were sworn by Eric Snyder. Mr. Stoner said he and Bill Lange represent D.O.G.S. of Vernon for a proposed dog park on County Route 517 in Vernon Township. He displayed a map which was the first plan sheet that was submitted to the Board. He said the project was started about three or four years ago by Lou Kniep who, at that time, was the Vernon Engineer.

The plan was prepared by Bob Jordon and shows the location of the project which is on a 46-acre parcel. At the time the parcel was subdivided, there was a proposal to put an access point at a bend in the road which would have provided adequate site distance from both directions. However, wetland rules and riparian buffers are quite different today. According to the old subdivision, the location of the driveway is along a wetland buffer and is also inside a 150' stream riparian buffer. In order to utilize that access point, vegetation would have to be cleared inside the riparian buffer zone.

The current proposal is to construct an access point which would be close to Dorfred Terrace. This is the only access available from a public roadway. The access point is 80' to the east of Dorfred Terrace. They plan to construct the access point which will lead to a gravel parking area. The dog park itself is quite a distance off the roadway. They will need three, possibly four waivers. The three waivers are for site distance, site triangle easement and the distance to an adjacent roadway. This is considered a minor access and requires 150' separation from another street access. They only have 80' available, however at 80' they can still keep the tree buffer.

Site distance is 587' toward the northwest; required site distance is 546'. However, from the southwest there is only 462' of site distance. If the driveway were shifted further to the east, the site distance would have been much less. At the site where they do not meet intersection site distance, they do still meet stopping site distance. Andy Borisuk asked if it was possible to have the entrance directly adjacent to Dorfred Terrace; widen it and have a common entrance. Mr. Stoner felt it would create some confusion as to which driveway to enter.

The other waiver being requested is for site triangle easement. A 60' x 300' triangle is required for a non-residential driveway access. They are requesting a waiver for a small triangular piece which is across the street on the other side of Dorfred Terrace.

Mr. Stoner said they are proposing the entrance off of County Route 517 and he believes they meet County standards for design of the entrance. They are planning a paved apron coming off of Rt. 517. They do not have curbs along the entrance but it can be added if required. Once off Rt. 517, there is a gravel access road. Since it is a dog park, they are trying to keep impervious coverage down. They are proposing to construct two infiltration structures to meet water quality recharge requirements. The soils at the site are known to have a very good permeability rate.

Mr. Lange said the property is owned by the Vernon Board of Education. They approached the Board of Education to ask them about leasing the property for the dog park and they were very agreeable to that idea. However, due to some legal issues they could not lease it to the group directly. They had to lease it to the town, which had to lease it to the group. The lease specifies that the land has to be used as a dog park. All approvals have been received from Vernon Township. Eric Snyder said a waiver from the cross sections on the County road is also needed.

There were no public comments on this application.

MOTION:

A motion was made by Gail Phoebus to grant the requested waivers conditioned on receiving plans that are consistent with the testimony and that approval is received from Engineering. The motion was seconded by Michael Cecchini. A roll call vote was taken. Results were as follows: Michael Francis-Yes; Gail Phoebus-Yes; Andy Borisuk-Yes; Michael Cecchini-Yes; Walter Cramp-No; Rich Vohden-Yes. Motion carried.

B. DRAFT RESOLUTION FOR WOODPORT 80, LLC, SITE PLAN FILE # 49(PSP)10, ROUTE 605, SPARTA:

A motion was made by Andy Borisuk to approve the Draft Resolution for Woodport 80, LLC. The motion was seconded by Joseph Maikisch and carried unanimously.

DIRECTOR'S REPORT

Eric Snyder reported that the Complete Streets Forum was held last week. It was well attended with about 105 people in attendance. It will serve as the basis at some point in the future to explore some of the topics more in greater detail. It's the first step towards forming the County approach to complete streets.

The County applied for funding from the North Jersey Transportation Planning Authority to do complete streets studies which will result in a recommendation with regard to complete streets. Eric is hopeful that the County will receive the funding and may know more in late May or early June.

UNFINISHED BUSINESS

None

NEW BUSINESS

Eric Snyder said the New Jersey Planning Officials Board Member Course is being held this Saturday at the County College from 9:00 a.m. to 1:30 p.m

OPEN TO PUBLIC

None

ADJOURNMENT

All business having been completed, a motion to adjourn the meeting was made by Joseph Maikisch. The motion was seconded by Gail Phoebus and carried unanimously. The meeting adjourned at 4:38 p.m.