

SUSSEX COUNTY PLANNING BOARD

MEETING REPORT

November 5, 2012

The meeting was called to order by Chairwoman Phoebus at 4:05 p.m. The meeting is held in compliance with the Open Public Meetings Act, NJSA 10:4-2 of 1975, as amended. Present were:

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| MEMBERS PRESENT: | Michael Cecchini Dr. John Ford Rich Vohden, Freeholder Member John Risko, Engineering Alternate |
| STAFF PRESENT: | Neal Leitner, Senior Planner Antoinette Wasiewicz, Recording Secretary |
| ALSO PRESENT: | William Hinkes, Esq. for Woodport 80, LLC Mark Gimigliano, P.E. for Woodport 80, LLC |

Since there were only four voting members present, this does not constitute a meeting. Some issues were discussion, but no action was taken.

APPEALS AND WAIVER REQUESTS

A. WOODPORT 80, LLC, SITE PLAN 49(PSP)10, ROUTE 605, SPARTA TOWNSHIP:

William Hinkes, Attorney for Woodport 80, LLC said he was here today to ask for an Amendment to a waiver that the Planning Board previously granted in connection with a Preliminary Site Plan Approval. He asked Mark Gimigliano, Engineer for the project to explain the modification that they are seeking.

Mark Gimigliano said he is a Professional Engineer, licensed in the State of New Jersey. He has been working as a Civil Engineer for about 15 years and has testified before numerous municipal Planning Boards throughout Morris, Sussex, Bergen and Passaic Counties. His license is valid. He assisted in the preparation of the plans that

were before the Planning Board for the Preliminary Site Plan and also for what will be considered today. Mr. Gimigliano was sworn by Michael Cecchini.

Mr. Gimigliano said the project is the Sparta Diner which is located at Professional Quadrangle and Stanhope Road in Sparta Township. The property has access from Professional Quadrangle. There is no access from Stanhope Road, the County roadway. The approval that was granted provided for an addition to the building, improvements to the building and expansion of the parking lot. As part of that approval, the applicant granted the County a Sight Triangle Easement at the intersection of Stanhope Road and Professional Quadrangle.

The County requirements for this roadway alignment are 90' along Professional Quadrangle and 300' along Stanhope Road. Due to the location of the property, the configuration of the roadway and the presence of the neighboring property, the maximum sight triangle that could be granted was 43' along Professional Quadrangle and 218' along Stanhope Road. This portion of the property along Stanhope Road was dedicated to the County and the remaining area within the sight triangle was dedicated to the County as a sight triangle easement as well.

The plans show a red line which is the sight triangle area that was granted under the application. When everything was finalized, they went out to the site and surveyed the sight triangle easement. There was not a clear line of sight along the back leg of the sight triangle. The reason for that was because the dwelling is much higher than the roadway and there is a steep slope in the area. The applicant graded that area to the maximum extent possible but there is still not a clear line of sight. At 45' back, the clear line of sight is provided at 200' so they propose to amend the easement from 43' x 218' to 43' x 200'. This does not change the actual sight distance which is measured from 5' behind the stop sign. The grading in this area was done in accordance with the approved plans, so the sight distance will not be impacted by the amended easement.

Richard Vohden asked if this situation is still better than the original condition. Mr. Gimigliano said it is much better. Originally there was about 90' of sight distance. This was a wooded area and the applicant did a lot of work to clear the trees and to flatten it out. The sight distance has been improved considerably, from 90' to about 190'.

Michael Cecchini commended the applicant for coming in to notify the Planning Board about 18' of sight distance. John Risko explained that staff does not have the authority to change what has been approved by the Board.

John Ford asked if there were grasses to replace the trees. Mr. Gimigliano said it is all grass now. There are no landscaping bushes or trees.

Michael Cecchini confirmed that the grass will be maintained to point where the 200' of sight distance will remain. Mr. Gimigliano said that was correct. John Ford asked if anything else will be planted. Mr. Gimigliano said nothing else will be planted, just normal grass that will be maintained as lawn area.

Mr. Hinkes said they recorded a sight triangle easement based on the original legal description. If the Board approves this waiver, they will do an amended sight triangle easement that will have the legal description that Mr. Gimigliano just described, which is the As-Built.

Michael Cecchini confirmed that granting this waiver adjustment will allow the applicant to get Final Approval. Mr. Hinkes said there are a couple of minor adjustments to the plan that need to be made but this is the only significant change. He added that Sparta Township has granted the applicant a Certificate of Occupancy. This waiver was the last issue.

DIRECTOR'S REPORT

Neal Leitner reported that Eric Snyder is working on the Small Cities Grant which will help a family in Vernon Township. The Resolution will be on the next Freeholder Meeting Agenda.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

OPEN TO PUBLIC

None

ADJOURNMENT

All business having been completed, a motion to adjourn the meeting was made by John Ford. The motion was seconded by John Risko and carried unanimously. The meeting adjourned at 4:15 p.m.