

**BOROUGH OF ALPHA LAND USE BOARD -**

January 15th, 2020 Regular Meeting

Municipal Building 1001 East Blvd., Alpha, New Jersey

The regular meeting of the Borough of Alpha Land Use Board was called to order at 7:38 p.m., by Chairman Fey.

NOTICE

Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice of this meeting has been provided by mail to the Star Gazette and the Express-Times; a notice of this meeting and all other regular meeting of the Land Use Board of the Borough of Alpha, which notice sets forth the time, date and location of this meeting by posting said notice on the bulletin board outside the municipal clerk's office.

Roll Call:

Present: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Chairman Fey, Mr. Fritts, Mr. Gable, Mr. Moscotta, Mr. Pantuso and Ms. Dalrymple. Absent: Mr. Mihursky.

Old Business:

Standard Street Alpha Property LLC – Continued public hearing:

Attorney Lowcher stated that this is a continued public hearing of this application for preliminary and major site plan approval. The public hearing held on December 19, 2019 was carried without further notice being required. The applicant has submitted the revised plan and the additional documents. All applicants and witnesses were previously sworn in and remain under oath. Attorney Lowcher confirmed that Wayne Ingram was accepted as a civil engineer and a planner. Michael Selvaggi confirmed by replying “yes”.

Mr. Selvaggi stated that at the last meeting there were various representations made by the professional about changes and responses to Mr. Schreck’s comments. The plans were done and submitted on 1/3/20 and Mr. Schrek submitted his report in response to that. The visual was marked A-5 and is the aerial color rendering of the most recent changes.

Mr. Ingram described the changes which included moving building 1 further to the north by flipping that with the tractor trailer area. There is now full access behind the building for firefighting. They also reconfigured the intersections between the two buildings.

At this time Attorney Lowcher swore in Michael Schwar as the Alternate 2 Land Use Board Member.

Mr. Ingram continued:

Adjustments were made to address the visual impacts to the adjacent residents. They also made adjustments to screen the area to improve the visual landscape, which includes various sizes of landscaping within multiple rows. The hydrant locations were also highlighted on the plans. Parking was also reconfigured. Mr. Ingram further stated that there were discussions of installation of a berm. Instead of a berm they created a plateau. In all, the building has shifted back by 106 feet. This is a five-year buildout and the first thing to be installed would be a landscaping. In all this is a 30% setback than is required by ordinance. There was also continued discussion regarding traffic and the impact of that, specifically Seventh Ave.

Attorney Selvaggi stated that after this was submitted that Mr. Schrek issued a report and asked if he and the staff had a chance to review the report. Mr. Ingram stated that they had. Attorney Selvaggi further asked if based on the review do the applicants take issue with any of the items in the report. Mr. Ingram stated, no and they agree with everything in the report and intend to comply with everything that was requested.

Mr. Ingram stated that only asking for a preliminary at this point because they have a lot of balls up in the air and things to be worked out so having this preliminary allows them to move forward and have a better idea of where they are going as well as gives the board another chance to review the application for final approval.

Mr. Gable stated that after conversation with the fire chief they would like to recommend no more than 700 feet between fire hydrants. Mr. Ingram said he feels they could squeeze one more in there.

John Fritts that he listened to the recordings of both the November and December 2019 meetings and completed the certification stating such. He had questions regarding the storm water that is coming from the roof to the parking area of the tractor trailers into the catch basin and feeding into the south end of the building. Mr. Ingram was able to explain how the water would be handled in the proper way to avoid any future issues. Mr. Schrek stated that they are required

to provide an O & M manual and that this is no uncommon with these types of buildings. Mr. Schrek also stated that in his report that the applicant should enter into a developer's agreement with the town that would lock down what the necessary requirements and fair share contributions.

Mayor Dunwell stated that our engineer is currently working on a major landfill disruption permit and will be submitted by mid to late February. Once the engineering is done for this, we would have a better idea as to what the fair share contributions will be.

Mr. Cartabona had questions about the Standard St. access and the maintenance of it.

Attorney Lowcher read out loud Municipal Land Use Law 70. (C2) section. In this case it addresses the maximum lot coverage. Attorney Lowcher stated if we are satisfied with this, he would recommend granting a (C2) variance.

Motion by Mr. Cartabona to approve the (C2) variance for Standard Street, LLC. Motion seconded by Mr. Moscotta. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Chairman Fey, Mr. Fritts, Mr. Gable, Mr. Moscotta and Mr. Pantuso. Nays: None. Abstentions: Dalrymple.

Attorney Lowcher read of the conditions prior to approving preliminary. They are:

1. The completeness update and technical review dated 1/15/2020 prepared by the Land Use Board engineer marked as B2 as modified during testimony.
2. Several items referencing Mr. Schrek's report:
  - a. Technical Review see pages 13 – 23
  - b. General Comments see pages 23-25

The applicant agrees with the conditions as read.

Motion made by Mr. Cartabona to grant preliminary approval for Standard St., LLC, block 98, lot 1 subject to all the conditions that the attorney and engineer have mentioned. Motion seconded by Mr. Moscotta. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Chairman Fey, Mr. Fritts, Mr. Gable, Mr. Moscotta and Mr. Pantuso. Nays: None. Abstentions: Dalrymple.

Approval of Regular Minutes:

Motion made by Mr. Gable to approve the regular minutes of 12/18/19. Motion seconded by Mr. Pantuso. All were in favor.

Approval of Executive Session Minutes:

Motion made by Mr. Pantuso to approve and hold the executive session minutes of 12/18/19. Motion seconded by Mr. Dragotta. All were in favor.

Chairman Fey reminded everyone that the next meeting is February 19, 2020 at 7:00 P.M.

Adjourn:

There being no other business on the agenda, Mr. Gable moved to adjourn the meeting at 8:21 PM. Mr. Dragotta seconded the motion. The motion carried unanimously,

Respectfully submitted,

Donna L. Messina,

Land Use Board Secretary

Approved: 2/19/20