

## **BOROUGH OF ALPHA LAND USE BOARD -**

January 20th, 2021 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 7:21 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.

Attorney Gruenberg administered Oaths of Office to the following:

Louis Cartabona – Class 3 Member

### Roll Call:

Present: Mr. Cartabona, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts, Mr. Schwar. Absent: Mr. Gable and Mr. Plimpton.

Chairman Fey asked our engineer, Stan Schrek to speak on Standard Street Alpha, Property, LLC under Old Business. Mr. Schrek asked to speak on 1603 Springtown, LLC first, under New Business.

### Old Business:

Standard Street Alpha Property LLC – Preliminary and Final

Attorney Selvaggi was present as well as the engineer for this project at this meeting. Mr. Selvaggi stated that Mr. Schreck issued a report and it stated there were five items still open. Christopher Nusser, the engineer for the project submitted a response to that report. Also, the owner of the property had changed and at that time and Mr. Selvaggi did not provide an owner's consent since the owner of the property had changed. Subsequently, that was provided. He feels all the information is now ready for Stan's review and they are looking to be deemed complete

so it can come up for review at the February meeting. Mr. Nusser reviewed his response to the items that were marked incomplete.

Item 3b – They provided the affidavit from the updated owner was completed today.

Item 3c – Architectural floor plans for the building with elevations of them are now in the digital drop box for review.

Item 3d – Storm drain profiles – provided the additional for the drains that are not just along the roadway. Stan requested that they request a temporary waiver.

Item j – Requesting better information for the board on the extension of Industrial Rd. Those items have been submitted.

Item k – Provide site triangles for driveway entrances. They are requesting a waiver.

Stan stated that he has not had the opportunity to review this and neither has the board.

Motion made by Mayor Dunwell to grant the temporary waivers for completeness purposes only based upon the recommendations of the engineer and to deem the application complete for both preliminary and final; motion seconded by Mr. Cartabona. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts and Mr. Schwar. Nays: None. Motion passes.

#### New Business:

1603 Springtown, LLC - Preliminary

Mr. Schreck stated that originally their engineer, Mr. Steve Barker, had submitted a completeness plan with the intention of getting together with him to review the file. That started the clock, so Stan submitted a completeness review deeming the application incomplete.

Motion made by Mr. Cartabona to deem the application incomplete; motion seconded by Mr. Fritts. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts and Mr. Schwar. Nays: None. Motion passes.

Mr. Schreck stated that Mr. Edelson asked for this to be moved to the February meeting. Mr. Schreck stated that he does not have a competent set of plans to review so he isn't sure

whether it will make that meeting. If we do, it will be a completeness review also. It is possible to go to public hearing if it is satisfactorily advanced enough. Mr. Schreck will advise and share with us later in the month where we are at with this.

Motion made by Mayor Dunwell to pass Resolution 2021-05 changing the newspapers of publication to the Star Ledger and the Hunterdon County Democrat; motion seconded by Mr. Cartabona. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts and Mr. Schwar. Nays: None. Motion passes.

**BOROUGH OF ALPHA  
RESOLUTION 2021-05**

**RESOLUTION BY THE LAND USE CHAIRPERSON AND LAND USE BOARD OF THE BOROUGH OF ALPHA, WARREN COUNTY, STATE OF NEW JERSEY, IN REGARD TO REGULAR MEETINGS**

**WHEREAS**, Section 13 of the Open Public Meetings Act, Chapter 231, P.L. 1975, requires that at least once a year not later than January 10th of such year shall post and mail to newspapers designated by said body the Regular Meeting dates during the succeeding year.

**NOW, THEREFORE BE IT RESOLVED** by the Land Use Chairperson and Land Use Board of the Borough of Alpha, County of Warren, State of New Jersey that Regular Meetings of the Alpha Borough Council shall be held at 7:00 pm prevailing time, or otherwise as indicated below for the year 2021, meetings shall be duly advertised according to Section 13 of the Open Public Meetings Act, Chapter 231. The dates of said meetings are as follows:

February 17	August 18
March 17	September 8 (2 <sup>nd</sup> Wednesday)
April 21	October 20
May 19	November 10 (2 <sup>nd</sup> Wednesday)
June 16	December 8 (2 <sup>nd</sup> Wednesday)
July 21	
January 19, 2022 (Re-organization) & Regular Meeting	

**BE IT FURTHER RESOLVED** that all meetings shall be held at the Borough Municipal Building, 1001 East Boulevard, Alpha, NJ 08865 and are open to the public.

**BE IT FURTHER RESOLVED** that the Star Ledger and the Hunterdon County Democrat be designated as the official newspapers and should be authorized for all legal publications and notices required for publication according to law.

**BE IT FURTHER RESOLVED** that the format for regular meetings of the Land Use Board be as follows:

Regular Meeting Agenda

Call to Order  
Roll Call  
Resolutions  
Approval of Minutes  
Engineer Reports  
Old Business  
New Business  
Correspondence  
Public Comment  
Executive Session (*As Needed*)  
Adjournment

This resolution is available for public inspection in the office of the Land Use Board at the Municipal building, 1001 East Boulevard, Alpha, New Jersey.

I certify that this is a true copy of a resolution adopted by the Land Use Board of the Borough of Alpha, Warren County, to memorialize the Land Use Board's action on January 20, 2021.

\_\_\_\_\_  
Tom Fey, Chairman

\_\_\_\_\_  
Donna L. Messina, Land Use Board Secretary

Date: \_\_\_\_\_

At this time Standard Street Alpha Property LLC is now confirmed for the February 17 meeting. They will reach out to Attorney Gruenberg regarding the Zoom meeting notice.

Next Meeting: February 17, 2021

Attorney Gruenberg stated that there were no other members of the public on the Zoom meeting.

Mayor Dunwell had a question about the Zoom meeting procedures with regard to the possibility of someone 'Zoom bombing' the meetings. Attorney Gruenberg can mute people at meetings. There was further discussion about holding virtual meetings for public hearings.

Adjourn:

There being no other business on the agenda, Mr. Cartabona moved to adjourn the meeting at 7:55 PM. Mr. Schwar seconded the motion. The motion carried unanimously,

Respectfully submitted,

Donna L. Messina,

Land Use Board Secretary

Approved: 04/17/21