

BOROUGH OF ALPHA LAND USE BOARD -

April 21, 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 7:00 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 Ledger and the Hunterdon County Democrat; 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, Mr. Fey, and Mr. Fritts. Absent: Absent: Ms. Dalrymple, Mr. Gable, Mr. Plimpton, and Mr. Schwar.

Also, present; Steven Gruenberg, Planning Board Attorney; Stan Schrek, Planning Board Engineer; Attorney Edleston representing 1603 Springtown, LLC.

Approval of Minutes:

Motion made by Mr. Cartabona to approve the January 20, 2021 regular meeting minutes.

Motion seconded by Mayor Dunwell. All were in favor.

Public Hearing

1603 Springtown, LLC

Application #2020-01, Block 97, Lot 10

Application for preliminary and final major site plan and variance relief

Attorney Edleston introduced the application and the intentions of the applicant.

Attorney Gruenberg stated that he reviewed the documents submitted and determined that all are in order and the board has jurisdiction to proceed.

Attorney Gruenberg swore in the applicant, Mr. Dave Cooper; the engineer for the applicant, Mr. Steve Parker, and architect, Mark Zgoda.

Mr. Cooper stated he has outgrown his current building and felt that this location would fit his needs. There were no further questions from the board or residents at this time.

Steve Parker proceeded to list his qualifications as the applicant's engineer. He also gave a brief overview of the project.

Steve Parker stated that there isn't anything in the technical review that they would not comply with and if Mr. Schrek had anything he would like to discuss in particular.

Mr. Schrek proceeded to particular items that needed to be discussed by starting with the Variance, a. below.

Project Description:

The Applicant is seeking approval for a preliminary major site plan to construct a two-story office/retail building on Block 97 Lot 10 within the B-1 General Business Zone of the Borough. The application proposes 31 parking spaces (23 surface spaces and 8 interior spaces), a trash enclosure, sidewalk, signage, lighting and landscaping. The project proposes to disturb an area less than one (1) acre and will reduce the area of impervious cover. The applicant is requesting a variance from the required number of off-street parking stalls, as is discussed in the Zoning Description section of this report.

The two-story building is proposed to have a footprint of 6,000 sf. with 8,300 sf. of office and retail space and 3,700 sf. of storage/garage space and is proposed to be constructed at the center of the property. The building is proposed to be surrounded on the front side and southern side by parking stalls with a proposed loading area to the rear of the building (along the western side of the building).

It appears from the Site Plan (sheet 2 of 6 in the plan set) that there will be a one-way entrance at the northeasterly corner of the property and a one-way exit at the southeasterly corner of the property. One-way vehicle circulation is proposed around the building.

I. Property Description:

The property is approximately 0.86 acres (37,519 sf.) in size and presently contains a vacant restaurant use. It is bounded on the west by a park; to the south by a vacant excavating and landscaping business and residential uses beyond that; to the north by business uses; and to the east across Springtown Road by residential uses.

II. Completeness Review:

The Borough of Alpha Preliminary and Final Site Plan Checklists have not been provided. The Applicant has indicated on the Site Plan Review Application that one waiver is requested for the submittal of Environmental and Community Impact Statements; however, several additional waivers are required for the board to consider.

1. General Submission Checklist:

- a. §315-4** *In the case of a site plan for a development which proposes construction over a period of years, the developer shall plan proposed stages so as to protect the interests of the public and of the residents, occupants and owners of the proposed development during the total completion of the development.*

The applicant has indicated that the project will be single staged.

- b. §315-5.A** *Proof from the Alpha Borough Tax Collector or other designated official that no taxes or assessments for local improvements are due or delinquent on the property for which the site plan application is made.*

The Applicant has provided a current certification of taxes.

- c. §315-5.B (1) & (2)** *Disclosure of Ownership*

The Applicant has disclosed ownership.

- d. §315-7.A** *At least 10 black-on-white prints of the preliminary plan, together with four completed application forms for preliminary approval, shall be submitted to the Borough Clerk 14 days prior to the Planning Board meeting at which consideration is desired. The applicant shall also submit a certification from the Tax Collector that all taxes and assessments on the property have been paid to date. At the time of filing, a fee shall be paid to the Borough of Alpha as specified in Chapter 57, Land Use Procedures, of the Alpha Borough Code to cover the costs of publishing the notice and of notifying the persons concerned of the pending hearing on said subdivision. The Borough Clerk shall immediately notify the Secretary of the Planning Board upon receipt of a preliminary plan.*

Verification Required - Borough Clerk shall confirm submission of sufficient fees.

- e. §315-7.B** *Hearing. The Planning Board shall set the time and date of a public hearing on the preliminary application. The applicant shall cause notice of the hearing to be published in the official newspaper of the municipality or in a newspaper of general circulation in the municipality at least 10 days prior to the hearing. The cost of said notice shall be paid by the applicant. The applicant shall also mail notice of the hearing at least 10 days prior thereto, addressed to the owners, as the names appear on the municipal tax record, of all property within 200 feet of the extreme limits of the subdivision. The notice of hearing shall contain a brief description of the property involved, a statement as to its location, a list of the maps and other documents to be considered and a summary statement of the matters to be heard. Copies of the maps and other documents to be considered at the hearing shall be filed in the office of the Borough Clerk. Such copies shall be made available at such office for public inspection. Adequate proof of compliance with this subsection shall be furnished by the applicant prior to the hearing.*

Verification Required- The hearing date will be set upon the application being deemed complete.

- f. §315-7.C** *County Planning Board review. The applicant shall submit an application to the Warren County Planning Board concurrent with the application to the Borough.*

Temporary Waiver Requested – Applicant requests a temporary waiver from this requirement or submit proof of filing a concurrent application with the Warren County Planning Board.

- g. §315-7.E.(1)** *Certification from the board of Health of the Borough of Alpha approving the method and type of sewage disposal and water supply.*

Temporary Waiver Requested – Applicant requests a temporary waiver from this requirement or submit proof of certification of sewage disposal and water supply.

h. §315-7.E.(2) Where water or sewage service is to be obtained from a municipally owned system, certification from the appropriate agency that it has consented to supply such service. Temporary waiver requested – Applicant requests a temporary waiver from this requirement or submit proof of certification of sewage disposal and water supply.

2. Preliminary Site Plan Submission Checklist:

a. §315-9.C.(5) The preliminary site plan shall be accompanied by an environmental impact and community facilities analysis prepared in accordance with Chapter 350, Subdivision of Land. Waiver Requested – The Applicant requested a waiver from submitting the required environmental impact and community facilities analysis due to the fact that the site has been fully developed previously for commercial usage.

3. Final Site Plan Submission Checklist:

a. §315-8.F.(1) A letter containing a list of all items to be covered by a performance guaranty (cash or certified check) pursuant to § 57-21, the quantities of each item, the cost of each item and the total amount of all items.

Temporary Waiver Required – Applicant requests a temporary waiver from this requirement or provide required letter.

b. §315-9.D.(3)(s) Location, size and type of all proposed utility lines and structures, including but not limited to telephone, electric, water, sanitary sewer, gas and CATV, and letters from each that the facilities are adequate to serve the site development.

Applicant shall request a waiver from this requirement or provide letters from each utility company that the facilities are adequate to serve the site development.

c. §315-9.D.(3)(aa) The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day.

Incomplete – Applicant shall request a temporary waiver from this requirement to provide the required information during testimony.

d. §315-9.D.(3)(ee) A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.

Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or provide the required information.

e. §315-9.D.(3)(ff) Copies of all applicable local, state and federal permits that may be required. Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or provide the required information.

f. Planning Review

It is recommended the board have a discussion and hear testimony from the applicant regarding the proposed intensity of uses on the site. As is noted in the Proposed Coverage Analysis, the applicant is proposing total lot coverage of 81.3%. The Borough's code does not define or regulate lot coverage (with the exception of a maximum building lot coverage of 35%) in this zone however, given the proximity to residential uses, the applicant should provide testimony as to impacts on the surrounding properties and on the natural environment.

g. Zoning

The project is located in the B-1-Business District of the Borough where offices and retail businesses are a permitted use (per §410-17.A.1&2). The table below describes the bulk standards required (per §410-Attachment 1) of the Borough code) for the district and what the applicant is proposing with this project:

B-1- Business District

	Required	Existing	Proposed
Area (square feet)	15,000	37,519.26	37,519.26
Max. Street Line (ft.)	100	233.70	233.70
Max. Building Line (ft.)	100	233.70	233.70
Min. Front Yard (ft.)	25	41.36	52 +/-
Min. Side Yard (ft.) – (any)	15	7.0 (E)	43 +/-
Min. Side Yard (ft.) – (total both)	30	150.85	130 +/-
Min. Rear Yard (ft.)	25	7.85 (E)	60 +/-
Max. Lot Coverage (Building / Total) (%)	35%	14.5%	15.99%
Max. Building Height (ft./Stories)	35 ft. / 2 stories	Complies / 1 ¹ / ₂ stories	<35 ft. / 2 stories

(E) = Existing Non-Conformance

(V) = Variance Required

1. Variances

For purposes of the application the property was considered a corner lot (§410-27) with front yards on Industrial Drive, Standard Street and Seventh Street and whereas the rear yards consist of the rail road right of way and Interstate 78.

a. §410-43.A Provision shall be made for at least two off-street parking spaces for each dwelling unit hereafter erected. For all other new buildings and uses, there shall be provided the number of parking spaces as set forth in the following schedule: 1 for each 200 square feet of retail merchandising or commercial floor area for banks, retail stores, shops or similar establishments; 1 for each 200 square feet of office area for business, professional and executive offices; and 1 for each 1,000 square feet of floor area for warehouses and storage buildings.

Variance Required – The required number of parking spaces is as follows:

(8,300 sf. of office/retail space) x (1 space/200 sf.) = 41.5 spaces

(3,700 sf. of storage/garage space) x (1 space/1,000 sf.) = 3.7 spaces

Total parking stalls required = 41.5 + 3.7 = 45.2 or 46 spaces

Applicant proposes 31 parking spaces (including 23 surface parking spaces and 8 parking

spaces inside the building). If the proposed interior spaces are loading spaces not meant for

passenger vehicles, they do not count as parking spaces. If so, a variance is required for

proposing 23, not 31, parking spaces where 46 parking spaces are required.

Mr. Parker stated that the number of parking spaces is calculated as 46 spaces required. They are proposing 31 parking spaces including the eight parking spaces that will be inside of the building. Mr. Cooper's business does not operate like a typical business and would not require the amount of parking that a typical business would require. Attorney Gruenberg asked if that included the additional spaces for professional offices. Mr. Parker indicated that it does. Mr. Schrek does not have an issue with what has been stated; however, the usage could change if someone else comes into the building. It was also determined that the employees would come to work and park their own cars in the garage where the vans were parked the prior evening. Mr. Cooper stated that most of the employees take the vehicles home and go straight to jobs from there. This will have even less impact on the parking. There would be a total of 23 parking spaces outside of the building and eight parking spaces inside of the building.

Mr. Schrek noted that the interior parking spaces could be counted twice since a truck would be removed and an employee vehicle would take its space. Mr. Schreck was satisfied with that.

Mayor Dunwell had questions about the number of garage doors and the depth of the building. It was stated that there will be eight garage doors and the depth is 40 feet where two vehicles could be parked one behind the other. After continued conversation, it was determined that the inside parking can now be considered as 16 spaces. That brings the total to 39 vs 46 spaces required. This is the minimum requirement to justify the variance.

Mr. Cartabona asked the Borough engineer about the possibility of picking up seven additional parking places. The engineer stated that there are probably four additional spaces that could be created which brings the count to 43 spaces. The variance is now for three spaces.

The next discussion was regarding Design Waivers; 2f and 2i, below.

2. Design Waivers

a. §315-10.A(1) Preservation of landscape. Landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed areas. Adequate shade trees shall be provided.

Waiver Required – Applicant shall provide testimony to address this requirement.

b. §315-10.A(3) Drives, parking and circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given

to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of vehicular and pedestrian traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. Streets shall be of sufficient width and suitable grade and suitably located to accommodate prospective traffic and to provide access for fire-fighting and emergency equipment to buildings and coordinated so as to compose a convenient system consistent with the circulation element of the Master Plan.

Testimony Required – Applicant shall provide testimony as to the project conformance to this requirement.

- c.** §315-10.A(5) Utility service. All electric, telephone, cable television and utility lines shall be underground. Adequate water supply, sewerage facilities and other utilities necessary for essential services to residents and occupants shall be provided.

Temporary Waiver Required – Applicant has not demonstrated adequate utility service for the property, as such a temporary waiver should be considered.

- d.** §315-10.A(6) Advertising features. The size, location, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Testimony Required – Applicant shall provide testimony to address requirement and/or revise the plans to details of proposed signage and associated elements.

- e.** §315-10.B(1)(a) Improvement of the public street upon which the site fronts shall be required for the portion of the site to be developed. These improvements shall be as required by Chapter 350, Subdivision of Land.

Temporary Waiver Required – Applicant shall revise site plan to include improvements to Springtown Road for the portion of the site to be developed, if required by County.

- f.** §315-10.B(2)(a)[1] Site Lighting Levels

Waiver Required – Applicant proposes lighting levels that exceed the average lighting levels per the Borough Table within the access drive at the rear of the building, within the parking spaces and sidewalk in front of the building and beyond the front property line which is across from residential uses.

Mr. Schrek asked that some of these lights be shielded for any trespass lights and note on the plan that the glare and trespass glare will be reviewed when the lights are installed so adjustments can be made, as necessary. He also asked for an as-built lighting plan to be submitted when they are finished. A night light test will also be included.

- g.** §315-10.B(2)(b)[1] Inlets in parking areas shall be spaced and sized to prevent a spread of water into the parking aisles during a storm with an intensity of three inches per hour. Inlets in driveways and roadways within parking areas shall be spaced and sized to provide a

minimum of an eight-foot-wide lane for each designed traveled lane during a storm with an intensity of three inches per hour.

Waiver required – Applicant has not provided any inlets in parking areas or driveways. Applicant should provide Testimony regarding proposed drainage of the property.

- h. §315-10.B(2)(b)[2]** Inlets shall be placed at the intersection of all parking lot driveways or roadways with all public roads if the volume of water entering the public roadway will create a violation of the roadway inlet spacing standards set forth in Chapter 350, Subdivision of Land.

Waiver required – Applicant has not provided any inlets at intersections of parking lot driveways or roadways. Applicant should provide Testimony regarding whether the volume of water entering the public roadway will create a violation of the roadway inlet spacing standards.

- i. §315-10.B(2)(f)[1]** On all sites in excess of 10,000 square feet of building area fire aisles shall be provided adjacent to all exposures of buildings. No automobile parking shall be permitted between the fire aisle and the building, except that parcel pickup areas will be permitted, provided that the designated area does not exceed 1/3 of the frontage of an individual business establishment. Pedestrian walkways and truck loading zones will be permitted between the fire aisle and the buildings.

Temporary Waiver Required – Applicant has not proposed any fire aisles around the building and proposes and proposes parking spaces adjacent to two sides of the building. Our office recommends the applicant obtain input from the Fire Official and Fire Department.

Mr. Schrek stated that this is a two story building exceeding 10,000 square feet. The local ordinance is not clear on what square footage really means. It could be the building footprint, or it could mean the total area of the building. Mr. Schrek is looking for an interpretation from the board as to how they understand the ordinance. Mr. Dragotta, speaking as an officer on the fire company, said he would not have an issue with applicant's request. He considered the layout and traffic, and he does not think that it would warrant the need for that and at first glance it looks like the fire company would have adequate access to the structure. He also stated that this is his opinion, only. This will require a letter from the fire department. Mr. Fey stated that he would get the chief to sign off on the plans. Mr. Cooper stated that we already had a letter from the chief. Mr. Cooper produce the letter and showed the board via the Zoom camera. This satisfied the engineer and the board. Attorney Edleston will forward a copy of the letter to the secretary and she will forward it to the board. It was also determined that the building was not going to have a sprinkler system for fire protection inside of the building. It was also noted that there is a hydrant immediately in front of the site. There was also a question regarding the type of construction the building will be made from. Mr. Cooper stated it will be either wood or steel. If it is a steel structure it will have clapboard on the front of it. Mayor

Dunwell stated that he is not opposed to giving a variance for this given all the discussion. In the end, Mr. Schrek recommends that the board grant the waiver. This applies to 'j' as well.

Chairman Fey had questions about runoff. Mr. Schrek stated that Mr. Parker stated that there is going to be a decrease in both the rate and volume of runoff because there will be a site decrease in the amount of impervious coverage. It will continue with the same drainage pattern after the development as it was before the development.

Mr. Schrek stated that we are still needing the turning radius templates.

j. *§315-10.B(2)(f)[2] All fire aisles shall be a minimum of 30 feet in width.*

Temporary Waiver Required – Applicant has not provided any fire aisles. Proposed drive aisles are a minimum of 16 feet wide.

k. *§315-10.B(2)(f)[3] No portion of a structure shall be more than 600 feet from a fire hydrant where public water is available.*

Temporary Waiver Required – Applicant shall provide fire hydrant exhibit that demonstrates proper coverage. The Applicant shall also be required to ensure hydrants have adequate flow to support fire operations. In addition, the new location of the fire hydrant proposed to be relocated should be added to the plans.

3. Highlands Regional Master Plan Review:

The Borough of Alpha is located wholly within the Planning Area of the Highlands Region and has provided they will conform to the program, adopting a series of documents that promote the objectives of the Highlands Regional Master Plan. The applicant should be aware that any part of the application triggering a NJDEP review would likely also require Highlands review.

Technical Review

1. Site Plan Set Review

- a.*** *General Notes – shall indicate stake out shall be submitted to Borough of Engineer for review and approval.*
- b.*** *General Notes – shall include requirement to submit shop drawings and submittals to the Borough Engineer for approval prior to installation/construction of improvements.*
- c.*** *General Notes – shall indicate all concrete shall be minimum of 4,500 PSI air entrained.*
- d.*** *Layout Plan – Applicant shall provide vehicle turning templates for anticipated vehicles (i.e. fire trucks, delivery trucks, etc.).*
- e.*** *Layout Plan – Directional arrows within drive aisles should be labeled as traffic markings and details should be provided.*

Layout Plan – “Proposed macadam parking lot” shall be revised to “proposed asphalt parking lot to be consistent with the Parking Area Pavement Section Detail

- g. Layout Plan – Provide ‘Do Not Enter’ signs at northern driveway to prevent vehicles from exiting the site at that location.*
- h. Layout Plan – Show locations of handicap parking signs on the plan.*
- i. Grading Plan – Show locations of proposed roof leaders.*
- j. Grading Plan – all water and sanitary utilities will require pressure test, mandrel testing and video inspection.*
- k. Grading Plan – Applicant shall provide plan note to indicate requirement to obtain permit for water use for construction purposes as indicated by §403-15. B.*
- l. Grading Plan – Water meters for site shall comply with §403-16, §403-19 and §403-20 requirements.*
- m. Grading Plan – Water service lines shall comply with §403-23 as such the plan does not indicate type or size.*
- n. Construction Details – A bollard detail has been provided. The location of proposed bollards shall be shown on the plan. If no bollards are proposed, the bollard detail should be removed.*
- o. Construction Details – revise concrete to be minimum 4,500 PSI air entrained for all concrete onsite. Concrete curbs and sidewalks shall be sealed at time of installation.*
- p. Construction Details – Handicap sign placards shall be revised to conform to MUTCD and NJ State requirements, van accessible placard shall be placed above penalty.*
- q. Construction Details – Handicap parking space striping detail shall be provided.*
- r. Construction Details – Signs shall be mounted on breakaway sign posts and conform to MUTCD.*
- s. Soil Erosion and Sediment Control Plan – shall be revised to include tire wash station, if required.*
- t. Landscape Plan – shall note requirement that all planted material be required to be labeled and tagged at time of planting. The plant tags shall remain in place until final inspection of plantings and as-built is submitted for approval.*
- u. Lighting Plan – Applicant shall revise lighting plan to move fixture labels to avoid conflict with lighting level labels. The lighting levels along the front and south side of the building are currently illegible.*

2. Architectural Plan Set Review

- a. First Floor Plan – Applicant shall add the limits and dimensions of the proposed interior parking spaces.*

3. Stormwater Management Report

- a. *Applicant has submitted a limited signed and sealed Stormwater Management Report which demonstrates, at a minimum, that the proposed improvements will not cause an appreciable increase in runoff.*

4. *Traffic Review*

- a. *Applicant has submitted a signed and sealed traffic impact study.*

5. *General Comments*

- a. *Applicant shall clarify the intended use of the proposed interior parking spaces and who will have access to them.*
- b. *All site improvements shall meet NJDOT standards and requirements.*
- c. *Traffic Control plans shall be provided as part of final site plan application.*
- d. *All hydrants when not in service shall be bagged.*
- e. *Applicant shall provide prior to construction a copy all site improvement specifications or documents provided to contractor to the Borough for review for conflicts approved site improvements.*
- f. *Applicant shall submit pre-construction videos of Springtown Road roadway conditions to establish a baseline to determine construction damage to Springtown Road.*
- g. *Applicant per §54-13.2 shall be responsible to pay for any Tax Map of GIS database update fees to be determined by the Borough Engineer.*
- h. *Applicant shall provide electronic copy of all application documents and referenced documents whether application is approved or denied.*
- i. *Applicant shall request Title 39 enforcement on site.*

V. ***Outside Agencies/Department Reviews***

1. *Approval or letter of no interest is required from the following Outside Agencies/Departments:*
 - a. *Alpha Borough Fire Department*
 - b. *Phillipsburg Police Department*
 - c. *Warren County Planning Board*
 - d. *Warren County Soil Conservation District*
 - e. *Highlands Council*
 - f. *NJDEP (improvements not shown may require NJDEP permits – Landfill disturbance, wetlands)*
 - g. *New Jersey Department Of Transportation*
 - h. *Town of Phillipsburg Sewer Treatment Plant allocation*
 - i. *Town of Phillipsburg Sanitary Sewer Engineer acceptance of Sewer flows*

At this time, attorney Gruenberg asked if the public had any questions for Mr. Parker.

Mayor Dunwell stated that Mr. Fritts had dropped inadvertently from the meeting this Zoom meeting. Attorney Gruenberg said we need to take a pause because this will impact quorum.

Mr. Fritts rejoined the meeting.

Jody Jankowski, 1666 Springtown Rd., Alpha – asked if they were to lease the building out, would there be any exclusions as to who they would lease space/building to. Mr. Cooper was able to answer her questions and alleviate her concerns. He stated that his goal is to make this a professional office building, i.e., attorney office, accountant office, etc.

At this time, Mr. Edleston presented Mr. Mark Zgoda, architect for the project. He briefly discussed his qualifications and was accepted as an expert in the field of architecture.

Mr. Zgoda described the size, materials, and design of the building. The lighting design is important in that the lighting does not spill on to the neighboring yards. All lighting will be down lights. There is no directional lighting on the building at all and there will be dimmable as well. The garage doors are 10x10 in the rear of the building. There will be large windows for plenty of natural light.

Mr. Schwar joined the meeting at 8:17 PM.

Mr. Cooper stated that he will most likely take up most of the second floor for his offices with one office for leasing. There will be two tenant spaces on the first floor, bringing this to a maximum of three tenant spaces.

Mr. Fritts asked had questions about the number of restrooms relative to the type of fire extinguishing system they will have, specifically, authoring a resolution that states no sprinkler system will be installed. Attorney Gruenberg stated that the resolution would not state that.

Seeing that there were no other witnesses, attorney Edleston confirmed that this completes the presentation.

Attorney Gruenberg asked if there were any other members of the public who would like to present any testimony at this time. There was none.

Motion made by Mr. Cartabona to close the public hearing. Mayor Dunwell seconded the motion. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Mr. Frey, Mr. Fritts. Nays: None. Absent: Ms. Dalrymple, Mr. Gable, Mr. Plimpton.

Motion made by Mr. Cartabona to approve preliminary and final site plan approval with variance and design waiver relief subject to the conditions that attorney Gruenberg described, for application 2020-01, block 97, lot 10. Motion seconded by Mr. Dragotta. Roll Call: Ayes: Mr. Cartabona, Mr. Dragotta, Mayor Dunwell, Mr. Frey, Mr. Fritts. Nays: None. Absent: Ms. Dalrymple, Mr. Gable, Mr. Plimpton.

Attorney Gruenberg will prepare a resolution for the next meeting to be held on May 19, 2021 and send it to attorney Edleston for review.

Mayor Dunwell reported that the contractor for the Standard Street, LLC project submitted to NJDEP a minor disruption permit for additional test pits.

Resident Donna Mackey, Bloomsbury, NJ. She is here representing 767 Dewy Ave., Alpha, NJ. This is her mother's address. She is looking to expand her mother's home into a mother/daughter home. This will require a variance and she is looking to the board for direction. Mr. Gruenberg explained what this board does and suggested she hire an attorney and come before the board at that time. He also stated that if the zoning officer denied her request, she can then come before the board and appeal that or she can file an application for the relief.

Next Meeting: May 19, 2021

Adjournment:

There being no other business on the agenda, a motion was made by Mr. Cartabona to adjourn the meeting at 8:30 PM. Motion seconded by Mr. Dragotta. The motion carried unanimously.

Respectfully submitted,

Donna L. Messina,

Land Use Board Secretary

Approved: __/__/__