

**Mount Olive Planning Board
Summary Minutes
January 12, 2023**

REORGANIZATION MEETING

start: 7 pm

ATTENDANCE: Board members and professionals

Mr. Weiss, Ms. Natafalusy, Mr. Mania, Mr. Schaechter, Ms. Mott, Mr. Galop, Mr. Forlenza, Mr. Batsch, Ms. Shanaphy

Chuck McGroarty, PP/AICP

Mike Vreeland P.E., P.P., C.M.E.

Jeff Keller, Ph.D.

Walter Lublanecki, P.E.

James Bryce, Esq.

Mary Strain, PB Sec.

excused: Mr. Scapicchio, Mr. Nelsen

REORGANIZATION

The Board conducted its reorganization for 2023 with nominations for Chair (H. Weiss), Vice Chair (C. Natafalusy), Secretary (M. Strain), Attorney (J. Bryce), Engineer (M. Vreeland), Planner (C. McGroarty), Environmental Consultant (J. Keller), Traffic Consultant (W. Lublanecki). All were appointed unanimously.

The Board adopted: 2023 meeting dates adopted; Daily Record – official newspaper; and new/updated rules of procedure.

Committee appointments:

- Ordinance: H. Weiss, C. Natfalusy, J. Batsch, D. Nelsen
- Street Naming: H. Weiss, Brian S., John M., Ken F.
- Open Space: Kim M.
- Environmental Commission: Catherine N.
- Board of Education: Brian S.

RESOLUTIONS

Following Resolutions approved:

- Resolutions appointing all Board professionals
- PB 22-26 Saxton Falls Sand & Gravel
- PB 22-22 Mount Olive Veterinary Hospital
- PB 22-20 Tricoli, Paul

ANNUAL REPORT – VARIANCES

Board adopted report prepared by C. McGroarty dated 12.30.22 – to be sent to Township Council, no recommendations attached.

P.B. MEETING MINUTES

Minutes of December 15, 2022 – approved.

APPLICATION FOR PUBLIC HEARING

PB 22-12 JAS Group Enterprise, Inc.

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Block 105, Lot 1; Block 106, Lots 2 & 3

Preliminary & Final Major Subdivision & P/F Site Plan for 3-phase development; Final Major Subdivision and Final Site Plan for Phase I

Hearing continued from November 17, 2022

Mr. Larry Calli, Esq. represented the applicant. Mr. Calli called four witnesses:

Mary Ann Gilmore (Site Civil Engineering), Doug Szabo P.E. (James Sassano Associates, Inc.), Norman Dotti P.E. (Russell Acoustics, LLC), Lindsay Adams (CES - Corporate Environmental Services, Inc.)

Exhibits: A-17 (tree replacement plan); A-18 (sound measurement location plan); A-19 (depicting affordable units for “improved” windows for additional sound attenuation); A-25 (Russell Acoustics report); A-26 (Air Quality Impact Review); A-27 (CES memo 1.10.2023)

Testimony

Ms. Gilmore presented testimony as author of project EIS and in response to Dr. Keller’s review memo. Topics covered included wetland delineation, proposed habitat mitigation measures, and discussion regarding potential unmapped freshwater wetlands area as cited by Dr. Keller per site inspection. The tree replacement plan as part of the reforestation effort is still a work in progress. Potential for creation of vernal pool within PSE&G power line easement discussed at some length. Mr. Szabo (previously sworn) confirmed LOI reconfirmed by NJDEP in 2021 with pre-application meeting scheduled for January 17 with DEP regarding previously mapped wetlands.

Mr. Dotti presented his findings of sound testing at the site as set forth in his report of January 4, 2023. No state or local standards exist to mandate sound attenuation for new market units but enhanced measures such as “improved windows” should be installed on certain affordable unit buildings in proximity to highway to meet HUD requirements.

Public

Faron Moser questioned if noise impact from Love Lane was studied. Mr. Dotti did not but noted the monitors were in the field for period of 72 hours (Saturday – Monday)

Lindsay Adams testified to the findings in the air quality study performed for this site. Her conclusions as per the report are that the vegetative buffer along I80 will reduce any adverse impact and the prevailing winds indicate typical wind direction to be northeast to southwest thus moving across the site towards the highway further assisting in reducing impact. Mr. Szabo, in response to a question posed to the witness, offered that the buffer will comprise a depth of 60-70 ft. along the highway.

Application to continue to public meeting of January 19 with no further public notice.

EXECUTIVE SESSION

9:30-10:00

With no further business the Board adjourned at 10:05 pm