

**Mount Olive Planning Board
Summary Minutes
December 8, 2022**

Meeting began: 7 pm

ATTENDANCE: Board members and professionals

Mr. Weiss, Ms. Natafalusy, Mr. Schaechter, Mr. Scapicchio, Mr. Forlenza, Ms. Mott, Mr. Galop,
Chuck McGroarty, PP/AICP
Mike Vreeland P.E., P.P., C.M.E.
James Bryce, Esq.

COMMITTEE REPORTS: none

APPLICATIONS

PB 22-26 Saxton Falls Sand & Gravel

66 Waterloo Valley Road / Block 700, lots 2-5; Block 701, lots 4, 6; Block 800, Lot 40

Nature of application: Seeking PB recommendation to Township Council for 2023 license to operate quarry

Names of applicant, attorney, professionals, other witnesses: Richard Schindelar, president SFS&G, Mike Rodgers, Esq.

Mr. Schindelar described proposed 2023 activities, anticipated to be similar to 2022 work. Variances previously granted remain in effect, no changes or additional relief sought. No dredging at present; still going through testing phase. NJDEP solid waste disposal matter: inspections continue by DEP staff regarding the Corrective Action Plan (CAP). In the event any clean fill is brought to site SFS&G will comply with Township regulations regarding testing, etc. Stormwater permit remains pending at NJDEP; recent change in regulations required submission of new permit which is under review by DEP. Mr. Schindelar reminded to submit all permit applications, etc. to Township for files.

One member of public, Rob Meyers of 12 Waterloo Road had several questions concerning written quarterly reports (Mr. Vreeland responded he does quarterly inspections but has not filed written report for same), inquired about any materials brought to site and, if so, is SFS&G compliant with Township regulations, and timetable to rezone one of the parcels zoned residential but part of active quarry.

Action: Board voted 7-0 to recommend Township Council issue 2023 license.

PB 22-22 Mount Olive Veterinary Hospital

104 Rt. 46 / Block 102, Lot 8

Nature of application: Amended site plan to add parking spaces

Names of applicant, attorney, professionals, other witnesses: John Ursin, Esq., James Glasson, P.E.

Mr. Glasson with Ex. A1 (Sheet 1 of 1, latest revision of 9.22.22) showing proposed new parking spaces. Three spaces on west side replacing trash enclosure and four on east side, the latter being stacked parking two on two. All seven spaces to be reserved for employees. Need to free up existing 13 spaces for clients. Total additional coverage: 977 sq. ft. Testimony established that trash container

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is not used as Dr. Logan Schindelar brings office trash home for disposal. Mr. McGroarty confirmed that site plan requirements call for closed trash container but no specific requirement that same be located external to the building.

Mr. Glasson went over Mr. Vreeland's December 3, 2022 report and will comply with requirements as noted. The damaged storm sewer grate (Exhibit A2 photo of grate taken on 12.8.22 by owner, Sarah Logan Schindelar) will be repaired rather than replaced. Landscaping in place on easterly side will be repositioned to extent possible on site. Stacked parking arrangement requires exemption from Ordinance design standards. As reserved for employees, the Board had no objections to relief sought.

No member of the public came forward.

Action: Board voted 7-0 to approve amended site plan

PB 22-20 Tricoli, Paul

7 Southwind Drive / Block 4502, Lot 4

Nature of application: Variance to rear yard setback for addition to house

Names of applicant, attorney, professionals, other witnesses: Michael Selvaggi, Esq., James Glasson, P.E., Arron Kardon, P.P., AICP, Paul Tricoli – property owner

Mr. Selvaggi introduced the application and called Mr. Tricoli as his first witness who testified that the addition would be a multipurpose room designed to facilitate access to a future in-ground pool and to serve as game room with possible wet bar. The location of addition was based on inability to expand to the left (south) due to septic system and preference not to expand right (north) so as not to block sunlight to kitchen and upstairs bedroom. The witness also stated the location for the proposed room made the most sense for the internal circulation within the house.

Mr. Glasson followed with Ex. A1 sheet 2 of 3, colorized showing property with existing and proposed improvements including addition and in-ground pool. The addition would result in rear yard setback of 38.1 ft. v. required 50 ft. Mr. Glasson cited the placement of the existing house within several feet of rear building envelope line as a factor in seeking the variance. He testified that an earlier plan had been scaled back in order to avoid a building and/or total lot impervious coverage variance(s). He cited the 6 ft. rise in elevation to the neighboring property to the rear (west) of Lot 4 to demonstrate that the one-story, 299 sq. ft. addition will not have an adverse visual impact upon neighboring property.

Mr. Glasson then responded to Mr. Vreeland's report of December 3, 2022 including discussion of proposed fence within a storm sewer utility easement along northerly side of Lot 4, potential drywell and compliance with soil erosion measures per MCSCD if required. Mr. McGroarty noted that his office typically does not issue zoning permits for any structures, including fences within utility easements. Some discussion followed about placement of the fence at which point Mr. Bryce noted the application before the Board is not a site plan and concerns only the rear yard setback variance for the proposed addition. After addition discussion Mr. Glasson advised he would remove the pool and fence from the plans under consideration with the understanding that at such time Mr. Tricoli wishes

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to install the pool, etc. he will do so through the zoning permit process which may or may not trigger the need for a drywell.

Responding to Mr. McGroarty's report of November 23, 2022, the witness stated the gravel walkway around the northerly end of the house will be removed once construction of an addition in progress on the northerly side of house which was authorized via a zoning permit and building permit is completed.

The third and final witness was Aaron Kardon, Professional Planner who presented Ex. A2, an aerial photo of neighborhood with property in question outlined. He presented testimony in support of a c-1 hardship variance given the placement of the existing house, the septic field and the topography of the property. He found no substantial detriment to the Master Plan or Zoning Ordinance as the proposed improvement is not out of character in a residential zone district nor in this neighborhood. He likewise testified there would not be any adverse impact on neighboring property due to the difference in elevation and one-story nature of addition. Neither the Board nor the professionals took issue with this testimony.

No member of the public came forward.

Action: Board voted 7-0 to approve the rear yard setback variance.

With no further business the Board adjourned at 8:10 pm