

Mount Olive Planning Board
Summary Minutes
March 14, 2024

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

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

Board Professionals:

Chuck McGroarty, P.P., AICP; Mike Vreeland, P.E.; Matthew Mulhall, P.G.; James Bryce, Esq.;
Mary Strain, PB Secretary

Ms. Mott reported on the Open Space Committee. The fund drive project for engraving will start in early spring. The Committee is discussing potential properties for the Township to look at.

Mr. Schachter reported that the Board of Education received an additional five million dollars in funds from the State. They will be using some of that money for roofs and blacktops.

MINUTES

Minutes of January 18, 2024 – approved.

Motion:	Mr. Nelsen	
Second:	Ms. Mott	
Roll Call:	Mr. Schaechter	Yes
	Mr. Forlenza	Yes
	Ms. Mott	Yes
	Mr. Mania	Yes
	Mr. Nelsen	Yes
	Mr. Galop	Yes
	Mr. Batsch	Yes
	Mr. Weiss	Yes

Minutes of February 8, 2024 – approved.

Motion:	Mr. Schaechter	
Second:	Mr. Scapicchio	
Roll Call:	Mr. Scapicchio	Yes
	Mr. Schaechter	Yes
	Ms. Mott	Yes
	Ms. Natafalusy	Yes
	Mr. Nelsen	Yes
	Mr. Batsch	Yes
	Ms. Shanaphy	Yes
	Mr. Weiss	Yes

RESOLUTIONS

PB 23-13 Lowe's Home Center, LLC, 20 International Drive, Block 4100, Lot 9.01 - approved.

Motion:	Mr. Nelsen	
Second:	Ms. Mott	
Roll Call:	Mr. Scapicchio	Yes

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Mr. Schaechter	Yes
Mr. Forlenza	Yes
Ms. Mott	Yes
Mr. Nelsen	Yes
Mr. Galop	Yes

PB 23-14 Morris Mount Olive Associates, LLC, 217-219 Waterloo Valley Road, Block 400, Lots 1 and 2 - approved.

Motion:	Mr. Schaechter	
Second:	Ms. Mott	
Roll Call:	Mr. Schaechter	Yes
	Mr. Forlenza	Yes
	Ms. Mott	Yes
	Mr. Mania	Yes
	Mr. Nelsen	Yes
	Mr. Galop	Yes
	Mr. Batsch	Yes
	Mr. Weiss	Yes

PB 23-10 Wright Properties, LLC, 193 Route 206, Block 5401, Lot 29 - approved.

Motion:	Mr. Schaechter	
Second:	Mr. Nelsen	
Roll Call:	Mr. Scapicchio	Yes
	Mr. Schaechter	Yes
	Mr. Forlenza	Yes
	Ms. Mott	Yes
	Mr. Mania	Yes
	Mr. Nelsen	Yes
	Mr. Batsch	Yes
	Ms. Natafalusy	Yes

Mr. Bryce noted some corrections that had to be made on the resolution for Application PB 23-19 that was distributed. The professional planner's name, Alison Kopsco, had a spelling error which was corrected, and on Page 2 there was a change to indicate a 30 foot drive aisle.

PB 23-19 Fratelli Beretta USA, Inc., 650 International Drive, Block 107, Lot 3 - approved.

Motion:	Mr. Batsch	
Second:	Mr. Nelsen	
Roll Call:	Mr. Schaechter	Yes
	Ms. Mott	Yes
	Mr. Nelsen	Yes
	Mr. Galop	Yes
	Mr. Batsch	Yes
	Mr. Weiss	Yes

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APPLICATIONS FOR PUBLIC HEARING

PB 24-03 Morris Habitat For Humanity

Preliminary & Final Major Subdivision

20 & 23 Stonewald Court Drive

Block 3203, Lots 21 & 28

Appearing for the application: James Mullen, Esq.; Liz DeCoursey, CEO of Morris Habitat for Humanity; Alfred Stewart, P.E., P.L.S.; Seth Leeb, AIA

Mr. Mullen introduced the witnesses present for the application. He explained that the project is located on property located at 20 and 23 Stonewald Court Drive in the R-8 Residential Zone. Morris Habitat for Humanity is the contract purchaser and the property is owned by Mount Olive Township. The land is currently vacant. The purpose of the application is to build seven homes that will be deed restricted to persons of low and moderate incomes, and the Township will receive the affordable housing credits needed. Legal notices have been sent out to property owners surrounding the site as required. There are eight lots and one of the lots will be retained by the Township. The applicant is asking for a design waiver regarding the slope of driveways.

Liz DeCoursey, CEO for the Morris Habitat for Humanity was sworn to testify for the application. Ms. DeCoursey noted that she has been with Morris Habitat for just over 18 years. Morris Habitat for Humanity has appeared before the Mount Olive Planning Board in the past years for four single family homes that were constructed. Ms. DeCoursey explained that Morris Habitat for Humanity is an affordable housing provider of homeownership. They do not do rentals. Their primary obligation is to work with municipalities to achieve affordable housing obligations through new homeownership, and also home repair and aging in place programs. Next year is their 45th anniversary. Morris Habitat serves low and moderate income people who must meet the criteria to become eligible for the program. In this case Mount Olive Township will receive seven credits, one credit for each single family home that will be constructed. Ms. DeCoursey testified that the Morris Habitat is looking to start the project before the end of this year. She further explained the percentages that have to be recognized in order to comply with income requirements. Morris Habitat for Humanity has maintained compliance by selecting the bedroom distribution for this project, which will be 1 four-bedroom, 2 two-bedrooms and 4 three-bedroom homes. The project will be split with four low income and three moderate income homeowners. Ms. DeCoursey further explained the process and marketing for compliance and qualifications for the program. After qualifications are met by eligible participants, a random selection process or lottery is conducted and the participants selected are contacted. Ms. DeCoursey recommended that Mount Olive Township contact people on their waiting list for affordable housing and recommend that they attend the orientation. She also noted that there will be a veterans preference for some of the selections.

Mr. Schaechter asked about volunteers to work on the project and if high school students would be eligible. Ms. DeCoursey said they are always looking for volunteers and community engagement. 16 years or older is allowable. If they are not 18 years or older they would have to have an adult or parent with them. Anyone can sign up on the Morris Habitat for Humanity website to help with building their projects.

Alfred Stewart, P.E., P.L.S., was sworn to testify as engineer for the application. Mr. Stewart noted that he would refer to his plans dated February 6, 2024, which were previously submitted to the Planning Board. He presented Sheet 2 of the plans entitled *Existing Conditions*. He explained that the

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property is known as 20 and 23 Stonewald Court Drive, Block 3202, Lots 21 and 28. It contains a total of 1.48 acres in the R-8 Zone. The property fronts on Stonewald Court Drive and Yale Street. Formerly on the site were a couple of apartment buildings and garages that were 2-1/2 stories high, which have been demolished. Along with those buildings there were some various walkways, a driveway, and a well which will be removed. The surrounding area of the development is residential in nature. The properties proposed will be of similar size, approximately 6,000 square feet. To the south is a gravel driveway which serves the back of the properties that front on Elizabeth Way. It is a 15 foot wide right-of-way and that separates the proposed project from the properties to the south.

Mr. Stewart presented Sheet 3 entitled *Subdivision Plan*. He explained that this sheet showed the subdivision layout. The proposal is to subdivide the property into 8 lots, 7 of which are presumed to be for family homes. Those lots will be approximately 6,000 square feet or larger. To the northerly corner of the property is a larger piece of property that will be retained by Mount Olive Township. The right-of-ways of Yale Street and Stonewald Court Drive will be extended. These right-of-ways will be dedicated to the Township. Based on these extensions the applicant will be requesting some exceptions from the Residential Site Improvement Standards. He believed that the project is a high density project because of the 6,000 square foot lots. The cartway and right-of-way widths fall under certain criteria of high density where the travelled way is required to be 20 feet, and 20 feet is being provided. Mr. Stewart further explained that Sheet 4 shows all improvements on the property. The pavement width of the travelled way is 20 feet wide, which is very similar or the same as to what exists on Stonewald Court Drive, Stonewald Road and Yale Street. In accordance with the Residential Site Improvement Standards, no parking lanes or shoulders are required within the travelled ways, therefore no parking lanes or shoulders are being provided. The first exception is for sidewalks on either side of the travelled way, which are required, and none are being proposed. He noted that there are no sidewalks in the surrounding areas or roadways. The second exception being requested is for the right-of-way width. A 33 foot right-of-way is proposed for Stonewald Court Drive and a 30 foot wide right-of-way is proposed for Yale Street. Those are extensions of the existing right-of-ways. The required width is 50 feet according to the Residential Site Improvement Standards. The third exception would be to reduce the curve radii of the proposed travelled way at the intersection of Yale Street and Stonewald Court Drive. The requirement is 25 feet and 20 feet is being proposed. At the intersection of Yale Street and Stonewald Road, the northwestern portion of the site, they are proposing 15 feet, which is in character with the neighborhood. Mr. Stewart believed these were de minimis exceptions. The project is consistent with the intent of the Site Improvement Act and these exceptions are reasonable, limited and not unduly burdensome. The project does meet the needs of the public health and safety in providing a looped roadway instead of a dead end roadway on Stonewald Court Drive, which works much better for emergency and public works vehicles. Basically, they are following the existing infrastructure of the area. The project will also provide a turnaround area located towards the end of Stonewald Court Drive, which is on Lot 28.01. They are providing an easement for the turnaround rather than a right-of-way area. This will allow larger vehicles to come down Stonewald Court Drive and turn into the turn-around area and do a K-turn to go back out if necessary. The turnaround area will be large enough for fire trucks, snowplows and garbage trucks, so it provides a better area than just a dead end which currently exists.

Mr. Stewart referred back to the subdivision plan. He explained that a 3 foot wide strip is going to be annexed starting from Yale Street going along Lot 29. That 3 foot strip is running along the sideline of the property next to the area of the house on Lot 29. This will allow the homeowner to have access to their home. That strip will be subdivided and conveyed to the homeowner.

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Mr. Stewart also described the size and layout of the homes. The homes will be approximately 1,050 square feet up to 1,258 square feet including the garage. The size may vary slightly depending upon construction drawings. The architect for the project can give more details of the house layouts. The homes will include front porches, patios in the back that are 12 feet by 14 feet, and walkways from the driveways to the front porch. The driveways will be able to house 2 vehicles and the garages will house 1 car for a total of 3 parking spaces per lot. All the homes meet the bulk requirements for the R-8 Zone. Building coverage is proposed at 21 percent average where 30 percent maximum is allowed. For impervious coverage, 31 percent average is proposed where 40 percent is allowed. Utilities are proposed to be underground electric, phone and cable stemming from Yale Street or Stonewald Court Drive depending on the utility company. Also, gas service is proposed. Each site will have an individual well since no municipal water system is available in the area. The sewer main will be extended up Stonewald Court Drive to facilitate the proposed homes. A Treatment Works application will be submitted to the NJDEP upon approval from the Township. EDU's will be required from the Township for the sewer allocations of each home.

Mr. Stewart presented Sheet 5 of the plans entitled *Grading and Drainage*. He explained that the topography of the site runs from north to south. It is very gently sloping and fairly flat so there will be very little runoff leaving the site. Some regrading will be required for the homes to keep the runoff away from the homes. For the most part the roadway will be the same grade as what is there now and some slight modifications will have to be cut or filled to maintain the slope of the roadway. Most of that cut and fill is less than a foot throughout the roadway. The homes will be raised up from the roadway. The driveways will go in an upwards slope into the garage areas and the runoff will be directed around the home towards the rear of the property where the runoff currently flows. In the back of each property will be a basin. It will be a small scale service infiltration basin, which is a like small detention basin with a sand bottom. The basins will contain the runoff which will infiltrate into the ground. This will help with the groundwater recharge and filter the suspended solids out of the runoff. These systems will handle the 2 and 10 year storm events and most of the 100 year storm events. Each home will have its own individual system. The runoff will all be contained on the property until it reaches a certain point with a 100 year storm event, which far exceeds the requirements of the State. From there the runoff that exceeds the limit will flow towards the south side of the property as it currently flows. Vacant Lot 28.02 will not have a basin, but the runoff will be directed towards the street and south. Mr. Stewart also explained that the driveways are made of pervious pavement that will allow the rainwater to flow through the pavement into a holding area below the pavement. He pointed out a detail for the pervious pavement on Sheet 8 of the plans and explained how it will work. He noted that this is a new style of drainage. Mr. Vreeland mentioned that there will be language required in the deeds that provides for requirements and guidelines for maintenance the property owners will need to follow. Mr. Weiss said there will be a deed restriction for maintenance of the driveway pavement and the basins. Mr. Stewart went on to explain that these systems are in compliance with the new New Jersey Stormwater Regulations. There are 6 small scale infiltration basins. They meet the groundwater recharge standards. They will have water quality enhancement. There are some vegetative swales that are also along the boundary lines of the properties going towards the basins. The basins also meet the green infrastructures requirements and far exceed the peak flow reductions coming from the site. A small berm is proposed along Lot 20 on the southwesterly side of the site. There is also a berm along the northeast which is for landscape plantings to help screen the roadway from the backend of Lots 38, 39 and 40. Both berms will be 12 inches high. Mr. McGroarty ask that the berm along Lot 20 also be landscaped. Mr. Stewart acknowledge they would put some shrubs on the berm along Lot 20. The deed restrictions were discussed further and it was noted that no structures such as sheds will be allowed to be constructed

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on the basins. The property owners will receive owner/operator manuals with instructions so they can properly maintain the basins. Mr. Vreeland noted that the owner/operator manuals are a requirement of the New Jersey Storm Water Regulations and each deed will have those requirements in place.

Mr. Stewart discussed the tree removal and replacement plan. Some trees will have to be removed to construct the detention basins. Those trees will be replaced with 8 street trees along the right-of-way area. They will also be planting red cedar trees along Lots 38, 39 and 40 on northern side of the property to screen the roadway from those neighboring properties.

Mr. Stewart explained that there is existing fencing throughout the site. To the north is an existing stone wall going along the boundary line of Lot 29. The new subdivision area will be annexed to Lot 29 and will contain that stone wall. Along the easterly line of the property there is various neighboring fencing which is not the applicant's responsibility. The only thing proposed along that easterly boundary is the berm he noted earlier with the red cedar trees. Along the southerly line there is an existing chain link fence that is in disrepair. That fence will be replaced with a 6 foot white vinyl fence. Along the westerly line, Lot 20, there will be a berm with landscaping to screen those properties to the west.

Mr. Stewart testified that there will be typical residential lighting for garages, porches and doorways. No street lights are proposed at this time.

Mr. Stewart explained that there are two exceptions being requested. The first exception is for the driveway design. The town regulations require a 2 percent driveway slope within a 25 feet of the right-of-way and a 3 percent slope within 20 feet of the garage area. The proposed driveways are 5 percent slope maximum. Some of the driveways are a little less than 5 percent. The reason is due to the shortness of the driveway. They want the homes to be elevated above the driveways and to do that the driveways need to be at 5 percent slopes. The distance from edge of pavement to the house itself is approximately 26 feet and at 5 percent that is about a 1 foot difference from the edge of pavement up to the garage. This also allows for proper grading around the homes to direct the surface runoff into the backyard areas. The second exception being requested is for the tree replacement plan. As stated earlier, the plan proposes to remove some of the existing trees and they are only proposing some street trees. It was noted that the tree replacement would be reflected in the developer's agreement.

Mr. Vreeland asked that Mr. Stewart explain the situation with the sight triangles at the intersections for the Board Members. Mr. Stewart indicated that a sight triangle easement could be provided on Lot 28.02 coming out of Stonewald Court Drive to make a right hand turn onto Yale Street. The other end of that intersection at Stonewald Court Drive and Stonewald Road is private property and they cannot include any sight easement in that area.

Mr. Vreeland also ask that sewer details be submitted to the Township Water and Sewer Department. Mr. Vreeland discussed the soil testing and clarified the requirements for the applicant. Soil removal, redistribution and earthwork was confirmed. Mr. Vreeland said that the Stormwater Regulations allow for permeable pavement driveways to be 5 percent slopes, so the slope for the driveways would not be considered excessive.

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Mr. McGroarty pointed out that the trees shown on the plans to be preserved along the edge of Lot 29 are in bad condition and he recommended that they be removed. Mr. Stewart confirmed those 3 trees along Lot 29 would be removed.

Mr. McGroarty also indicated that an easement would not be required at the proposed turn-around on Lot 28.01 because it would be owned by the Township.

Mr. Weiss opened the meeting to the public for engineering questions for the application.

Cathy Tencza of 11 Lehigh Street asked how far the extension of Stonewald Court will extend from the existing fence up against Lot 39. Mr. Stewart indicated it would be about 12 feet. There will be a berm 12 inches high with trees on top.

Valerie Zabriskie of 8 Yale Street wanted to verify that there will be no parking on Yale Street and the extension of Stonewald Court. Mr. Stewart responded that is correct. It will just be a travelled way. Ms. Zabriskie wanted to know where guests would be able to park and could they park on the side of the road. Mr. Stewart indicated that temporary parking would be allowed. Ms. Zabriskie was also concerned that the proposed extension of Yale Street seemed to be very narrow. Mr. Stewart said the right-of-way is 30 feet wide and the travelled way is approximately 20 feet wide, which is just wide enough for two cars. Mr. McGroarty also noted that the berm on Lot 21.06 along the end of the street will be either in the right-of-way or in Lot 28.01, which is the Township's lot, but a portion of it falls down on the southerly part on Lot 21.06, and he recommended to have a deed restriction in that location for the berm as well. The meeting was closed to the public.

Seth Leeb, AIA, was sworn to testify as architect for the application. Mr. Leeb testified that 7 homes are proposed and there will be 5 different types of houses. Mr. Leeb presented the plans dated January 13, 2024. He explained that each of the drawings had a floor plan sheet and a sheet showing elevations. He reiterated there will be 1 four-bedroom, 2 two-bedroom and 4 three-bedrooms homes. Lot 21.01, the first house proposed on Stonewald Court Drive will be a four-bedroom, the next house is a two-bedroom, then a three bedroom and then the remaining two and three-bedroom types are mixed within. Mr. Leeb testified that the plans show the exact houses, but they may be modified slightly. They will still fit within the building footprints and the square footages are not going to change. He also had renderings and color pallets that the Morris Habitat has used in past projects. He showed the combinations of colors they have used, which they will most likely be using for this project. Usually, they will do white trim on all the houses. All the houses have front porches, patios, and a one car garage. They are also accessible on the first floor. They have an energy star rating higher than the highest rating. Mr. Leeb presented Exhibit A-1: *Color Rendering 3 Bedroom Home* on Lot 28.02. He explained this lot was on the corner of Yale Street and Stonewald Court Drive. All the homes will have vinyl siding. He noted that the house on Lot 28.02 has two fronts and both sides of that house will have shutters. Mr. Leeb presented Exhibit A-2: *Color Rendering 4 Bedroom Home* on Lot 21.01. This will be the first house coming into the development onto Stonewald Court Drive. He described the home to the Board Members. Mr. Leeb presented Exhibit A-3: *Color Rendering of Street View of Sample Styles and Colors of Homes*. He explained that this rendering showed three of the houses with a variation of colors. He also explained about the accessibility of the homes and that they were designed to convert the living rooms into bedrooms if there is a need, which is referred to as minimally adaptable. The living rooms are not meant to be bedrooms, but should someone in the household need accessibility, the living rooms could be used as a bedroom. He also noted that the bathrooms

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on the first floors are also accessible. Lastly, Mr. Leeb noted that all the homes will have full basements that will be unfinished.

Mr. Weiss opened the meeting to the public for questions and concerns regarding the application.

Paul Stefiniw of 31 Budd Lake Heights Road was sworn. He asked if the maintenance manuals for the infiltration basins for each home were reviewed and approved by the Township Engineer. Mr. Vreeland responded that the NJDEP has guidelines that will be followed to make sure the maintenance manuals are properly formatted. Mr. Vreeland listed some of the items that would be included in the maintenance manuals including no seal coating of the pervious pavement and restrictions on maintaining the stormwater facilities in the locations where they have been designated. Mr. Stefiniw asked if the Township had codes and statutes available to regulate the maintenance of the basins. Mr. McGroarty indicated that there is an updated version in the Township Code based on the NJDEP model for stormwater management. In terms of enforcement there will be a deed restriction that the basins be maintained. Mr. McGroarty explained the basins will be visible for observation should a problem arise. Each homeowner will be responsible to abide by the deed restrictions and the maintenance requirements. Mr. Stefiniw also asked why the walkways and patios were not designed with pervious material. Mr. Stewart answered that they could use pavers, but would have to follow State Standards, currently concrete is proposed. Mr. Stefiniw also asked if sidewalks could be put in. Mr. McGroarty noted that sidewalks would encroach onto residential properties and explained that the school buses will have more room to maneuver with this new plan than what is existing now.

Cathy Tencza of 11 Lehigh Street was sworn. Ms. Tencza asked where the well was located on Lot 28.01. Mr. Mulhall explained that each lot will be served by its own well. The two wells that will be constructed will be serving the first 2 lots, Lot 21.01 and Lot 21.02 and then 5 other wells will be put in similarly designed so they go down into the bedrock. Ultimately, in the future they can put in another 1 or 2 wells on Lot 28.01 as backup wells and a primary well that would be managed, owned and operated by the Township. The meeting was closed to the public.

Mr. Weiss listed the conditions of approval for the application which included: the Governing Body of Mount Olive Township will authorize the approval of Habitat for Humanity as the administrative agent; there will be a deed restriction based on the product used for the driveways; there will be a deed restriction for the maintenance of the basins; there will be a deed restriction for the berm on Lot 21.01 and a portion of the berm on Lot 21.06; there will be soil testing prior to the issuance of building permits.

Mr. McGroarty added that the strip of land along Lot 29 will be extended the full length and the berm along Lot 28.01 will also have landscaping. There were two exceptions requested from the Township Ordinance for driveway grades. Also, tree replacement will be waived.

Mr. Bryce added that the landscaping and tree replacement will be provided in accordance with the tree replacement fund; a developers agreement will be prepared; street signs will be replaced; a sight triangle will be added on Lot 28.02; trees along Lot 29 will be removed; and an easement will be provided for the right-of-way turnaround on Lot 28.01.

Mr. Vreeland added that there will be exceptions for right-of-way widths, no sidewalks, and radius of the curvatures. It was also noted that all exceptions should be reported to the RSIS after approval.

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No public came forward. A motion was made by Mr. Mania, seconded by Mr. Scapicchio to grant preliminary and final major subdivision approval and design exceptions as requested by the applicant, with conditions set forth by the Planning Board for Application 24-03, Morris Habitat for Humanity. The Board voted 9 in favor with 0 opposed, therefore approving Application 24-03.

Motion:	Mr. Mania	
Second:	Mr. Scapicchio	
Roll Call:	Mr. Scapicchio	Yes
	Mr. Schaechter	Yes
	Mr. Forlenza	Yes
	Ms. Mott	Yes
	Ms. Natafalusy	Yes
	Mr. Mania	Yes
	Mr. Nelsen	Yes
	Mr. Galop	Yes
	Mr. Weiss	Yes

With no further business the Board adjourned at 9:03 pm.