

**Mount Olive Planning Board
Summary Minutes
March 10, 2022**

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

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio (arrived 7:03 pm), Mr. Schaechter, Ms. Mott, Ms. Natafalusy, Mr. Nelsen, Mr. Galop, Mr. Batsch, Mr. Weiss

Excused:

Mr. Forlenza, Mr. Mania, Ms. Shanaphy

Board Professionals in attendance were:

Chuck McGroarty, PP/AICP, James Bryce, Esq. Mike Vreeland, PE, Mary Strain, Board Secretary

COMMITTEE REPORTS

The Street Naming Committee discussed naming Detoro Lane after Fred Detoro who lived across the street from the development. Detoro Way an informal street which was on the railroad along the fire department property will be removed to make a formal Detoro Lane.

MEETING MINUTES

Minutes of March 11, 2021 were approved.

ORDINANCE 09-2022

Ordinance 09-2022 is an ordinance to amend the Mount Olive zoning map to correct the zone boundary for Lot 4 in Block 102 to situate the entire parcel within the R-5 Zone and to adjust the zone boundary for Lot 4.02 in Block 102 to situate the entire parcel within C-1 Commercial Zone District. Mr. McGroarty explained to the Board the need to adjust the boundaries. Resolution reviewing and finding Ordinance #09-2022 consistent with the Township Master Plan was approved.

EXTENSION REQUEST

PB 20-10(1) Budd Lake Storage, LLC

89 Route 46, Block 4100, Lot 85

Applicant withdrew extension request.

APPLICATIONS

PB 21-25 T.Y. Ward Monument Company

202 Route 46, Block 3303, Lot 2

Site Plan w/d variance

Appearing for the applicant: Michael Halkias, Esq., Allen J. Campbell, P.E. of Robert L. Campbell Associates, and Douglas Rullis (applicant)

Mr. Halkias explained that changes were made to the plans in accordance with discussions from the previous meeting.

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Allen J. Campbell, P.E., the engineer for the applicant, was sworn in. Mr. Campbell introduced Exhibit A-2, entitled "Site Plan for use variance, colorized version prepared by Allen J. Campbell, P.E., Robert L. Campbell Associates, revised 2-28-22, Sheet 2 of 2". He explained that the plan showed aspects of the site being altered. He also introduced Exhibit A-3 entitled "Site Plan for use variance site triangles prepared by Allen J. Campbell, P.E., Robert L. Campbell Associates, revised 2-28-22, Sheet 2 of 2" which addressed comments made from the last meeting. The plan was highlighted to show the existing site triangle easements as well as post site triangle easements. It also showed areas of impervious coverage that are proposed to be removed to reduce the impervious coverage on the property so that it conforms to the zoning ordinance. He explained the changes that were made to the plans to satisfy the comments of the Board from the last meeting and bring the site into conformance. He discussed the landscaping and drainage proposed. Traffic circulation was discussed and where the ingress and egress will be located.

Mr. Weiss opened the meeting to the public for questions for Mr. Campbell. A resident came forward and indicated that he would not want to be looking at headstones from his property. Mr. Weiss closed the meeting to the public.

The locations and display of the monuments were discussed. Mr. Campbell indicated that 10 monuments would be displayed in the front yard and then another 10 would be on the side and rear yards, but not in the site triangles for a total of 20 monuments. There were concerns about the number of monuments displayed. Mr. Rullis explained the need to display so many monuments, which included a variety of sizes, colors, different finishes and techniques.

The Board Members had concerns about displaying the monuments in the front of the site along Route 46. Mr. Halkias asked for a five-minute break to discuss the concerns with the applicant. Mr. Weiss granted the request for a break. After the break there was further discussion regarding displaying the monuments along Route 46. Some of the Board Members thought it would be inappropriate to see the headstones while driving along Route 46. The applicant was agreeable to only five monuments displayed along Route 46. The size and details of the sign were also discussed.

Mr. Weiss opened the meeting to the public. A resident suggested that the monuments be displayed in the rear of the site with a privacy fence. Seeing no one else from the public, Mr. Weiss closed the meeting to the public.

A motion was made by Mr. Batsch to approve the application with the conditions as listed, seconded by Mr. Scapicchio. The vote was 5 in favor, 2 opposed, therefore approving the application.

PB 21-22 Paragon Senior Living, LLC

425 Route 46, Bock 8400, Lot 9

Preliminary & final site plan w/d-1 & d-4 FAR variances

Application carried to March 17, 2022 meeting – no additional notice required.

Mr. Weiss announced that the Planning Board would be moving to executive session with no further business to be conducted that evening.

With no further business the Board adjourned at 8:20 pm.