

WHARTON PLANNING BOARD
REGULARLY SCHEDULED MEETING
June 12, 2018

The regularly scheduled meeting of the Wharton Planning Board was called to order with Chairman Ken reading the Open Meeting Statement as required by law.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilman Thomas Yeager, Ms. Charlotte Kelly, Mr. Jared Coursen, Mr. Brian Bosworth and Mr. Peter Rathjens. Also present were Attorney Alan Zakin, Planner Whitney Miller, Engineer Christopher Borinski and Secretary Patricia Craven. Excused were Mr. Roger Steele, Mr. Patrick O'Brien and Ms. Jennifer O'Malley-Dorr. Mr. Mark Harris arrived after Roll Call at 7:30.

The Pledge Allegiance to the flag was next.

The reading of the bills was next. A Motion was made by Thomas Yeager and Seconded by Brian Bosworth to approve the bills as read. YEA – 6 NAY – 0

Attorney Zakin stated that he had sent over this afternoon to the Secretary some changes to the minutes that were for clarification and no meaning changes.

The Minutes of the May 8, 2018 Planning Board Meeting was next. A Motion was made by Thomas Yeager and Seconded by Brian Bosworth to approve the Minutes subject to the changes.
YEA -6 NAY- 0

The Minutes of the May 15, 2018 Planning Board Meeting was next. A Motion was made by Thomas Yeager and Seconded by Brian Bosworth to approve the Minutes subject to the changes.
YEA – 6 NAY – 0

Next was the continuation of CCKK, LLC and JR-Bon 7. Attorney Alan Zakin stated that Mr. Fantina could not be here tonight because of a death in his family. Mr. Fantina and Mr. Tepper will be at our next meeting. The Board received tonight a summary from Alan Zakin of the May 8, 2012 Resolution for Building G as well as the Conditions of Approval and Variances. He also handed out a list of conditions for the CCKK resolution from our last three meetings. He pointed out in particular #4, #7, #10 and #12.

Attorney Zakin also clarified for the Board that he had sent a letter showing the progress of the application to Attorney Johnson who sent it to the Judge. The scheduled meeting with the Judge on July 7th was rescheduled for July 12th which will be after our July 10th Planning Board meeting. Mr. Fantina and Mr. Tepper will be at out July 10th meeting as well as a rockery expert from CHA.

Mayor Chegwiddden stated that they have met with CCKK, LLC in reference to the conservation easement and they are making progress.

Ms. Ermel presented Keith Robine from Dykstra Walker who continued his testimony on CCKK, LLC., Lot 20 which is on the westerly side of the site.

Mr. Robine stated that there were 2 main changes to the plan:

1. Western Retaining Wall – they will be eliminating the wall from the plan, regrade the slope and relocate the access drive adjacent to Building F by 5 feet to accommodate the slope. Engineer Borinski’s memo asked for more calculations in regard to the slope which they will provide.
2. Signage and Striping – they incorporated the signage and striping that was recommended by Mr. Dean which is Sheet #4 of the plans.

Attorney Zakin stated that at the last meeting fencing was suggested by Chief Fernandez around the upper parking lot above Building G.

Mr. Robine stated that they added the wayfinding signs, that are located throughout the site, to the plans. The signs have letters and colors that correspond to the different buildings. As you approach the signs you recognize the color first and then as you get closer you recognize the letter. There are 8 different signs throughout the site which he pointed out on the plans. The sign heights range from 1ft 8inches to 6 ft 8 inches. Each building has a wall mounted sign in a prominent location to the access drives. They will be internally illuminated so they can be seen at night.

They will also be including Mr. Dean’s striping plan in their updated plans.

Mr. Robine asked to go over the Engineer’s report. Mr. Rathjens stated that the Board had just received the Engineer and Planner’s Report and has not had time to review them. Attorney Zakin suggested that Mr. Robine proceed with the reports which would enable the professionals and Board members to ask questions.

Mr. Robine went over the Engineer’s report dated 6/12/18– Page #4
#19 – Will provide

20 - Access drive on the easterly side of the property shown on Sheet 6. The volume of truck traffic is not a continuous traffic motion. The way they laid out the access aisles is to create a balance between the largest truck to access the site and to limit the amount of impervious coverage. There are no safety concerns. It represents the largest truck that will access the site. The recreational uses are mostly during the nights and weekend where the trucks are mainly during the day.

21 – they will add those spaces.

22 - they will add that to the plans and correct the typo

23 - they can provide the buffer. They can shift the access aisles 10 feet to the northeast to provide an additional buffer between the access lanes and the parking spaces. They will also add additional striping at the end of the aisle to force cars to move into the center, away from the parking spaces.

24 – they will provide both.

25 – they will do that.

26 - they will provide the calculations

Mr. Robine went over the Planner's report dated 6/12/18 in reference to the sign variances and number of colors on the signs, the building illuminated signs and the sign size.

The grading height of the Wayfinding signs vary from 6 ft 8" down to 1 ft. 8" and are NOT illuminated.

The maximum sign height allowed by ordinance is 10 ft. and they are adding 2 ft for each sign which will then be 8 ft 8" for the overall height and will be under the 10 ft allowed by ordinance.

The number of colors on the way finding signs are to help identify the buildings by the color mounted sign on each building.

The building signs will be internally illuminated to help identify the building at night.

The sign area greater than 4 sq. ft. is so that you can see the signs from a distance.

Planner Miller stated that for the July 10th meeting she would like them to use the Planning Criteria example Criteria C for bulk variance to explain why they need multiple signs, sign colors and square footage and whether their application pertains to Criteria 1 or 2. For the outdoor storage she would like them to address whether it is promoting the general welfare of the citizens and whether it is well suited for the property.

Chairman Loury asked about the Directory Sign and is it new. He stated that the plans show that it will be updated. Mr. Turzi stated that it was designed and approved, after meeting with the chief and zoning officer, about 8-12 months ago. It is about 12 ft wide x 8 high. The original plan called for a directory sign at each building but the Police Chief and Zoning Officer agreed that 1 directory sign at the entrance would be best and safer for patrons coming into the site. Mr. Turzi doesn't know if a variance was needed for that sign. From day one they have had sign variances. After some discussions Mr. Turzi stated that if it is required they can add it to this application. Ms. Ermel stated that they can add the directory sign to the other sign variances they are advertising for, for the July 10th meeting. She asked, if the Wayfinding signs were made of florescent material, would that be allowed under our ordinance. Mr. Borinski stated that he will check on that and let Ms. Ermel know by the end of the week. They will need a variance for the size, colors and number of directional signs.

Mr. Rathjens asked about the exit signs and Mr. Robine stated that they can add exit signs to the rear side of all the Wayfinding signs.

Attorney Zakin suggested that Ms. Ermel submit in a week or 10 days their final signage plan and with that their proposed variances to be reviewed by our Professionals. Our Professionals could then comment if it is sufficient and/or what other variances are needed. Mr. Turzi suggest, because of the changing tenants, a blanket variance for the Wayfinding signs if changes are needed in the future, with the approval of our Professionals. Chairman Loury was apposed to this idea. Attorney Zakin stated that if it was within reasonable perimeters and reasonably defined it

might be alright. If Ms. Ermel would like to submit something Mr. Zakin can review it. Ms. Ermel will submit it with the other proposed variances.

Peter Rathjens asked if the truck turning templates took into consideration the grade of the roads. He was concerned with the slope going to Building G. Mr. Robine stated that the templates are from a layout perspective not grading. Mr. Turzi stated that the grade going above Building G might be more than 15%. Mr. Robine stated that 15% is not excessive. Mr. Turzi stated that there was testimony at the last meeting that this area is not the main part of the site and not a lot of traffic.

Mr. Borinski stated that when they were building the water tower they had over 100 concrete trucks moving up and down that access road safely. Attorney Zakin stated that there was talk at the last meeting about tractor trailer in the upper parking lot but he does not think it was definitively resolved.

Mr. Borinski recommended that they meet with the Police Chief soon to see if they have any comments on the stripping and signage so it can be incorporated in one plan revision.

The meeting was open and then closed to the public.

Attorney Ermel stated that they will have Mr. Temper and Mr. Fantina at the next meeting to testify. Also Mr. Turzi and Mr. Robine.

Engineer Borinski would like the plans, the sooner the better to go over them. He will call Mr. Temper and Mr. Fantina to make sure they understand the review and if they have any questions.

Planner Miller would also like them as soon as they can and will go over with Jessica the number of directional signs and the overall variances and get back to them for clarification.

Attorney Zakin suggested for the Wayfinding and suggested variances they get back to us by the 20th. Ms. Ermel suggested Tuesday the 26th for a response and clarification from our Professionals. Then they can incorporate that into their plans.

Chairman Loury asked Ms. Miller, when she is speaking with Jessica, to look at the large sign at the entrance to the property. He is not sure if they can call it a directional sign.

Attorney Zakin asked Ms. Miller and Mr. Borinski in terms of their responses, let us know if they have any thoughts or suggestion on Items #4, #7, #11 and #12 from the draft of CCKK Resolution Conditions he submitted tonight. Ms. Ermel asked in reference to #4 are they talking about in the conservation easement itself or outside of the easement behind the water tower. The conservation easement is right now, going through a series of plans between Dykstra Walker and the Forestry expert and is not going to be fully resolved. Mr. Zakin stated that the concern was that right outside of the easement is not barren and the look is seamless from the conservation easement to right outside of it. Chairman Loury stated that once they reduce the parking area and remove the millings they want that lush forest look that was there before. Mr. Turzi stated that the JCP&L right of way goes right up through the conservation easement and is about 200 ft

wide. They aren't allowed to plant trees but they will replant the undergrowth. They have already started removing the millings from the conservation easement. Mr. Turzi stated that there are guardrails propose on the back side of the parking area on top of the wall where the slope is by Building G. Mr. Fantina will testify to that. He pointed out another guardrail on the Rockaway Township property by Building F.

Ms. Ermel stated that she had submitted to Mr. Zakin a revised cross access easement and parking agreement and were waiting for comments back on the revision. Mr. Zakin stated that he had received it and still had to finalize it and will send it to our Professionals by June 19th. Ms. Ermel also asked about the Fire Dept. and Police Dept. reviewing the plans. Ms. Craven stated that she will sent the revised plans to the Fire Dept. and the Police Chief does have a set.

Ms. Ermel also stated that she had previously been approved by the Morris County Planning Board but would resubmit the revised plans to them.

A Motion was made by Mark Harris and Seconded by Peter Rathjens to carry this application to the July 10, 2018 Planning Board Meeting YEA – 7 NAY – 0

A Motion was made by Brian Bosworth and Seconded by Jared Coursen to adjourn the meeting.
YEA – 7 NAY -0

Patricia M. Craven – Secretary

Ken Loury – Chairman