

WHARTON PLANNING BOARD
REGULAR MEETING
September 10, 2019

The Regularly Scheduled Meeting of the Wharton Planning Board was called to order with Chairman Ken Loury reading the Open Meeting Statement as required by law as well as the Judicial Proceeding Statement.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilman Thomas Yeager, Ms. Charlotte Kelly, Mr. Roger Steele, Mr. Mark Harris, Mr. Peter Rathjens, Mr. Patrick O'Brien, Mr. Brian Bosworth and Ms. Barb Chiappa. Also, present were Attorney Alan Zakin, Engineer Christopher Borinski and Secretary Patricia Craven. Excused were Planner Jessica Caldwell and Mr. Christopher Fleischman.

The Pledge Allegiance to the Flag was next.

Chairman Loury welcomed new board member Barb Chiappa who was sworn in by Attorney Zakin prior to our meeting.

Chairman Loury added to the agenda, under Old Business, #4 Discussion on Port Oram.

The reading of the bills was next. A Motion was made by Brian Bosworth and Seconded by Roger Steele to approve the bills as read. YEA – 10 NAY – 0

Next, was the approval of the August 13, 2019 minutes. A Motion was made by Charlotte Kelly and Seconded by Peter Rathjens to approve the minutes. YEA - 6 NAY- 0
ABST- 4 (Chegwiddden, Yeager, O'Brien, Chiappa)

Attorney Zakin stated that the application for Equinet properties was denied by the Board and they have new plans and are requesting a reconsideration. The Resolution of Denial has not been read so the Board can allow them to present new testimony, prior to voting on the current Resolution. If they are happy with the new testimony, they can vote to reject the current resolution and vote on the application with the new information. It is up to the Board if they want them to testify with the new information, they do not have to allow any testimony. The applicant will re-notice. They will have their engineer present the modifications and they should be quick in their presentation. Some discussion followed.

A Motion was made by Roger Steele and Seconded by Brian Bosworth for the Reading of the Resolution for Equinet Properties be carried to the October 8th, 2019 Planning Board Meeting.
YEA – 7 NAY – 0 ABST – (Chegwiddden, Yeager, Chiappa)

The applicant for Green Homes asked to be carried to the October 8, 2019 Planning Board meeting. A Motion was made by Brian Bosworth and Seconded by Patrick O'Brien to carry the application to the October 8th meeting. YEA – 7 NAY – 0
ABST - (Chegwiddden, Yeager, Chiappa)

The discussion on Port Oram was next. Chairman Loury stated that many of the members had just toured Port Oram on Main St. and there was 1 takeaway from the visit, the venting for the parking garage. They met with Chet who definitely thru Jessica Caldwell, our Planner, under the bus. Chet stated that Jessica approved the current ventilation. If she did, Chairman Loury is very disappointed because that is definitely not what was approved in the Resolution. It states in the Resolution that it should be a louvered system to obstruct the view into the parking garage. We need other solutions. Mayor Chegwiddden stated that he feels Chet will work on other solutions. Roger Steele stated that he thought the rear wall was supposed to be all open. Tom Yeager stated that the rear wall was supposed to be there, the window area was to be open and not supposed to have fencing or bars. They added the bars which might have obstructed some of the ventilation. Roger has issues with that.

Chairman Loury stated that Chet never showed them the plans to replace the approved brick wall at the Washington and Main. Mayor Chegwiddden stated that when they met with him, they suggested putting a sign on the wall that shows the mileage to towns showing some of the ethnic groups that have come through Wharton. Another item was the clock tower. The Resolution said it would be on 2 or 3 sides. The Mayor stated that it will be on the 2 sides you can see from Main St.

Engineer Borinski stated that they met with Jessica last week about the landscaping and Port Oram is working on a plan that they will submit. Brian Bosworth stated that there was a landscaping plan that showed the trees. Engineer Borinski stated that the impression he got when they met was that they will be putting in the cherry trees. Mayor Chegwiddden stated that the town will furnish them with the grates and the bricks. Port Oram bought all the lights along the front of the building.

The Board agreed that they do not like the bars in the parking lot window areas, it looks like a jail. They would like to see louvers and if that is not enough air flow then do a different design.

The Board asked the secretary to send a letter to Planner Caldwell to let her know what was discussed tonight.

Next, under new business, was an update from Engineer Borinski and Patrick Turzi on compliance and construction schedule for Wharton Industrial.

Mr. Patrick Turzi addressed the Board. He took the July 25, 2019 report of Mr. Borinski's and went through it with the Board.

1.A –

Wall is gone

Grading is ongoing for Building G. They are removing the dirt from the conservation easement and bringing it to the Building G site where it will end up for good. They can't grade it properly yet because of the crushing equipment and boulders. Once the equipment is moved they will be finalizing the grading.

Crushing – crushing company had a failure on one of the main pieces of equipment on the site. They provided a letter to Mr. Turzi stating that the parts have been on backorder but should have

the equipment up and running by 9/24/19. They should then have about 2 – 3 weeks worth of crushing because they have been removing bigger pieces from the site.

1.B – Western wall is done

Erosion matting installed

Seeding and new matting put on some areas that were bare

2.A – Restoration ongoing before the construction of Building G

Building G on schedule

No Walls going in - Grading is per the approved Building G Plan and Resolution

Met with Morris County Soil Conservation last week – they will be installing silt fencing at the bottom of the site.

3 – West driveway is complete, lights done by end of this week.

4 – East driveway – per agreement it was to be done by Oct. 31st - they have asked for an extension. They could not start this until the west driveway was complete. They have started this project but ran into large boulders where they were to install, under the road, a new drainage line that will tie into the existing storm water management system in the parking lot between buildings B & C. There are also water, sewer and gas lines for Pondview Estates, in the same area where the drainage line was proposed. They did not want to hammer or blast underneath these lines. It became a safety issue. Engineer Dave Fantina is redesigning the plans to have the pipe cross in another area of the easement. Right now, he has not heard back from Mr. Fantina. They are asking for more time to get this done. Even though the east road is not 100% complete the trucks are still using it. This keeps the trucks away from the pedestrian areas. Once the drainage pipe is in, they will finalize the road. They are hoping that the redesign will happen soon and they can get done before winter. They are requesting an extension until May of 2020 just in case they can't. Engineer Borinski stated that the pipe is 18", there is an existing 12" water main, sanitary sewer and gas main in the easement. They want at least 18 inches of clearance between the utilities and this pipe. If things work out for them there is a good chance that they can get this done this year. Pat Turzi stated that they only have to cross this easement once and if they can go over it, they will be able to finish this year. If not, they will have to find another area. They are hoping to make the change as a field change and not have to come back before the Board.

Attorney Zakin stated that the Board has left it up to the professionals and this is the schedule that we had set. Tonight, is just an informal discussion. Depending on the changes, they may have to come back before the Board. Pat Turzi stated that the only thing this is holding up is the East Road construction because the pipe goes underneath that road. It does not affect anything else. After some discussion about the length of time this will take to rectify this and what is involved, the Board approved the extension to 5/30/2020.

5.A & B – Conservation Easement & Building G - All the fill and millings have been removed and they have planted on the slope behind Building G. Mr. Borinski stated that he will go out and approve the plantings.

6 – Soil testing is completed. They have forwarded all of the report to Mr. Borinski. The last report just came yesterday and he will forward it to Mr. Borinski. There was no contamination found. They will meet on 9/12 with the forester and Mr. Borinski to mark the areas in the conservation easement for the planting and decide on the types of plants.

7A&B – Directional & Wall Mounted Signs – the signs for the west road were completed last week and will be installed by the Wednesday of next week, except for Building G. Goose neck lights will be installed by September 30th. Striping will be done by the end of this week, weather permitting.

8 – Storage Area end date was 9/28/19 following easement restoration. Once the plantings are done in the easement area, they can install the fencing for the storage area. Should be done by the end of the year.

9 & 10 Building G and the detention basins will be started next year.

Mr. Turzi will work with Engineer Borinski to update the spread sheet.

A Motion was made by Mayor Chegwiddden and Seconded by Peter Rathjens to adjourn
YEA – 10 NAY – 0

Meeting adjourned at 8:01 pm

Patricia M. Craven – Secretary

Ken Loury - Chairman