

WHARTON PLANNING BOARD
SPECIAL MEETING
November 12, 2019

The Special 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, Mr. Roger Steele, Mr. Mark Harris, Mr. Peter Rathjens, Mr. Brian Bosworth, Mr. Christopher Fleischman and Ms. Barb Chiappa. Also present were Attorney Alan Zakin, Planner Jessica Caldwell, Engineer Christopher Borinski and Secretary Patricia Craven. Excused were Mayor William J. Chegwiddden, Councilman Thomas Yeager, Ms. Charlotte Kelly and Mr. Patrick O'Brien.

Chairman Loury announced, for anyone in attendance, that the application for 9th Wave that was on tonight's agenda will be carried to the December 10, 2019 Planning Board meeting without further notice. He also announced that the application for DePiano that was also on the agenda will be carried to the January 14, 2020 Planning Board meeting without further notice. The Board will vote on these later in the meeting.

The Pledge Allegiance to the Flag was next.

The reading of the bills was next. A Motion was made by Brian Bosworth and Seconded by Mark Harris to approve the bills as read. YEA – 7 NAY – 0

A Motion was made by Christopher Fleishman and Seconded by Peter Rathjens to approve the Minutes of the October 8, 2019 Planning Board meeting. YEA -7 NAY – 0

The reading of the Resolution for Equinet Properties was next. Some spelling errors were corrected and after some discussion the following changes were made:

Pg.2 – Item 6 was removed because it was a duplicate of Item 4 and Items 7-11 were renumbered
Pg.5 – 5th line - 5 floors should be 6 floors

Under Exhibit A-15-6-11-19 corrected to read - Photographs by Equinet reflecting conditions near the houses on Orchard St.

Pg. 6 Item 2 – add Street after Washington

Item 3 – add Avenue after Fern

Item 7 – change he to she.

Pg.7 Item 10 – should read - was assured that title 39 would be granted.

Pg.9 Item 4 – after February 18, 2019 add (attachment A) after March 29, 2019 add (attachment B), add NFPA before 13 fire suppression

Item 5 – add 2019 after April 9

Item 6 – add 2019 after May 14

Pg. 10 Item 7 – add 2019 after June 11, add 14, 2019 after May, add Variance after D(6)

Item 8 – add 2019 after October 8

Pg. 13 – 3rd paragraph add Variance after D(6)

Pg. 14 – h – add parking after Tandem

o – take out contaminated

Pg. 15 – q – add - and Engineer after Borough Planner

r – last line in paragraph 1 should read Final Site Plan shall include:

A Motion was made by Brian Bosworth and Seconded by Christopher Fleischman to approve the Resolution as amended. YEA – 7 NAY – 0

A Motion was made by Mark Harris and Seconded by Roger Steele to carry the 9th wave application to the December 10, 2019 Planning Board meeting without further notice

YEA - 7 NAY – 0

A Motion was made by Brian Bosworth and Seconded by Christopher Fleischman to carry the DePiano application to January 14, 2020 Planning Board meeting without further notice

YEA – 7 NAY – 0

Next, under new business, was a report from Engineer Borinski on Wharton Industrial. The rock crushing will resume this week and take another 2 -3 weeks for completion. They are working on an updated schedule as far as the completion of work.

Attorney Zakin spoke with Bill Johnson, and sent a letter to Ms. Ermel dated 10/25/19 letting her know that the deadlines have passed and they need to submit new deadlines by the 25th of November. He spoke to Ms. Ermel today and hopefully they will submit a new schedule next week if not before the 25th.

Engineer Borinski stated that they had been looking at redesigning the utilities for Building G. They are now going back to the original design and try and make that work. They are going to try and keep the utilities close to what is on the plans. There should be an amended plan for that soon. They did some plantings in the easement area of 7 oak trees that are 6-8 foot tall. The rest will be done in the spring. The building mounted lights for the letters should be done this week.

Attorney Zakin stated that they should have an updated schedule by our next meeting.

The meeting was now open to the public and then closed to the public.

Engineer Borinski spoke about Port Oram. The louvers have been ordered and they should have them by March to be installed. He spoke with Andre this afternoon who will be issuing a TCO and will include in there that they will be delivered in March and have to be installed by April. After some discussion it was decided that if the louvers are not installed by April, they can pull the TCO. Right now, they cannot use the garage. At the prior meeting with the applicant it was stated that they would be good with parking outside up till 60 percent occupancy and that it wasn't a hardship. Engineer Borinski will speak to Andre tomorrow and let him know that they cannot use the garage until the louvers are installed. As far as the parklet, Engineer Borinski had spoken to New Jersey Natural Gas who had inspected the area and found that everything is operating correctly. They reset some of the equipment for the colder temperatures. It is not supposed to smell but sometimes if you are standing right on top of it and something happens it may smell. At the last meeting they talked about doing the original plan that is closer to the

corner and Main Street. The area where the sidewalk will go was spray painted. They will be proceeding with that. The other part of the plan was the wall. He has removed some poles but Verizon has some conduit underground but they are not sure where it is located. The sidewalk is fine but for the wall they have to do more underground locating. Chairman Loury would like to go look at the area because it seems to be a very small area. Planner Caldwell stated that the original plan was the brick wall with the vinyl fencing on either side of it. Attorney Zakin stated that the placement of this parklet is very important for the impact of it as you come into town. Planner Caldwell stated that the area is a big area that is tilted toward Main Street so you will see it as you come up Main Street. The issue is - does the Board want them to take down the white fence and put up the wall or add something else in front of the white fence. She stated that Chet has not offered any other plans except the sidewalk. Landscaping in front of the fencing would soften the fences. Ms. Caldwell stated that when she met with the Mayor and Administrator, they talked about having benches that would match the other benches along Main Street, concrete or brick pavers and sidewalks. They also talked about a wayfinding sign and a Wharton sign or something on the wall. She also stated that they could put the arborvitaes behind all of that.

Engineer Borinski stated that they need to get a TCO because they are planning on moving tenants in on the 15th. Andre is ready to issue the TCO with the stipulation that these items be addressed. He feels that they have to tell Chet what needs to be done for the parklet rather than wait for his submittal. Ms. Caldwell thinks they should do landscaping in front of the fence with pavers and benches. She feels the original plan would work. Chairman Loury would like to see what the wayfinding sign would look like and if they like it, he feels the applicant should get the sign not the town. Peter Rathjens stated that Prospect Point has a very nice wayfinding sign. The Board would also like to see arborvitaes all along the white fence from Washington Street all the way up along Main Street, and a decal on the fence for the winter, possibly with the Wharton Logo, since they cannot do any landscaping until the spring. The decal is something that Chet had previously proposed and would help soften the fencing. The decal would only be a temporary solution until they can get the plantings done. Chairman Loury asked if they could have them check the double light which has each light going in opposite directions. Planner Caldwell stated that she will try to come up with another design solution and will work with the applicant to make the parklet look nice.

Engineer Borinski stated that before the construction started, there was 1 no parking sign on the Main Street side of the building which is now gone. He spoke to the police who are reviewing that. He also stated that one of the conditions was no loading from Main Street. He will let Andre know that he can issue a TCO for all parking except for the underbuilding parking. They also must comply with everything else before they can get a final CO. Engineer Borinski stated that the deadline for the louvers and parklet is April 15. The Board agreed.

A Motion was made by Roger Steele and Seconded by Mark Harris to adjourn.

YEA – 7 NAY – 0

Meeting adjourned at 8:55 pm

Patricia M. Craven – Secretary

Ken Loury - Chairman