

WHARTON PLANNING BOARD
REGULARLY SCHEDULED MEETING
September 8, 2020

The regularly scheduled meeting of the Wharton Planning Board was held virtually and was called to order with Chairman Ken Loury reading the Open Meeting Statement as required by law as well as a statement regarding allowing the remote meeting and the Judicial Proceeding Statement.

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

The pledge allegiance to the American Flag was next.

The reading of the bills was next. A Motion was made by Mr. Bosworth and Seconded by Mr. Harris to approve the bills. YEA - 9 NAY - 0

Under Old Business was the minutes of the August 4, 2020 Planning Board meeting. Mr. Zakin had earlier sent to the Secretary some minor wording and style changes. He also stated that Ms. Caldwell reviewed the minutes to make sure her review was properly represented in the minutes, which they were. A Motion was made by Christopher Fleischman and Seconded by Ms. Chiappa to approve the minutes with Mr. Zakin's changes. YEA - 7 NAY - 0 ABST - 2 (Chegwiddden, Wickenheisser)

Next, on the agenda, was the reading of the Resolution for Escrow Refund for Park Valley. A Motion was made by Roger Steele and Seconded by Peter Rathjens to refund the escrow
YEA - 9 Nay - 0

The review of the Morris Hills Regional Board of Education Long Range Facility Plan by Ms. Caldwell was next. According to the Municipal Land Use Law, NJSA 40:55-31b, the Planning Board shall review and issue findings concerning any long-range facilities plan to see if it is consistent with the Land Use Plan Element and the Housing Element contained within the Master Plan. After reviewing the plan against the Borough's Master Plan, Ms. Caldwell found that the majority of the improvements don't increase any facilities within the Morris Regional School District or Wharton Borough. She found that the plan in not inconsistent with the Municipal Master Plan. In conjunction with the Housing Element and Fair Share Plan there have been various developments that have been reviewed and approved by the Board as well as others that have been considered. As directed by the Board Chairman, Mayor and Administration they asked Ms. Caldwell to determine what impact, from these developments, any additional school children would have on the Morris Regional School District. She reviewed all of the current developments that have recently been approved and any proposed developments. Using calculations from a 2018 Rutgers University Center for Real Estate study it was determined that approximately 84 school children would be generated from the various developments that have been proposed or considering to be proposed in the near future. Looking at the percentage breakdown of elementary and high school children in the Borough there are 1,102 school-aged

children in Wharton and of those 408 are high school which is about 37 percent. Therefore, it is estimated of the 84 new school-aged children, about 31 would go to one of the Morris Regional School Facilities. They also wanted to determine if those 31 children would impact the Morris Regional School district. The district enrollment has been steady decline over the last 4 years of about 4% and 8% over the last 10 years, which is about 230 students. Even with the addition of the 31 students projected, the Morris Regional School District would not exceed its capacity. It would be about 2,653 and the current functional capacity is 2,910. She found that the Long-Range Facility Plan is not inconsistent with Wharton's Housing Element and Fair Share Plan or Master Plan based on potential additional school children. Ms. Caldwell attach a table to the report which included the various developments that she reviewed. Also included was a table of renovations from the Long-Range Facilities Plan. Ms. Caldwell determined that these renovations did not materially affect the capacity within the school district.

Mayor Chegwiddden stated that when new developments come into town the public is always concerned with the burden on the schools because of all the children in these developments. This report is a good thing to show the public when these concerns are brought up. Mr. Zakin stated that this report backs up the Master Plan and the forward thinking of the Council and the Planning Board in their long-range planning and development scheme. Ms. Wickenheiser stated that people with families are buying single family homes, they want back yards and were not inclined toward multifamily housing.

A Motion was made by Brian Bosworth and Seconded by Mark Harris that their Long-Range Plan is not inconsistent with our Master Plan. Attorney Zakin will send a letter to the Morris Regional School District stating so. YEA- 9 NAY- 0

Engineer Borinski updated the Board on Wharton Industrial. Work on Building G is continuing. The E driveway is still on hold waiting for JCP&L to move some poles. There are 40 trees that have died over the summer and will be replaced in the spring instead of the fall at the recommendation of the arborist. Mr. Zakin spoke earlier with Attorney Johnson who has said that Wharton Industrial appears to be making progress on site.

The meeting was open to the public. There were no questions from the public and so it was closed to the public.

Under Correspondence was the memo from the Fire Chief updating the Board of the meeting they had with Wharton CHA Urban Renewal. There were no issues or comments on the letter.

A Motion was made by Brian Bosworth and Seconded by Christopher Fleischman to adjourn. YEA – 9 NAY – 0

Meeting adjourned 7:32 pm

Patricia M. Craven - Secretary

Ken Loury - Chairman