

WHARTON PLANNING BOARD
ANNUAL REORGANIZATION MEETING
January 19, 2021

The Annual Reorganization Meeting of the Wharton Planning Board was held virtually and was called to order at 7:00 p.m. with Attorney Alan Zakin reading the Open Meeting Statement as required by law as well as a statement regarding allowing the remote meeting and the Judicial Proceeding Statement.

Attorney Zakin swore in Member Christopher Fleischman.

ROLL CALL was taken and the following members were present: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilwoman Nicole Wickenheisser, Mr. Roger Steele, Mr. Marc Harris, Mr. Patrick O'Brien, Mr. Peter Rathjens, Mr. Brian Bosworth 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 Ms. Chiappa.

Attorney Alan Zakin led those present in the Pledge of Allegiance to the Flag.

Mayor Chegwiddden nominated Ken Loury for Chairman. A Motion was made by Brian Bosworth and Seconded by Roger Steele to nominate Ken Loury as Planning Board Chairman.

YEA - 9 NAY - 0

Ken Loury nominated Roger Steele for Vice Chairman. A Motion was made by Marc Harris and Seconded by Brian Bosworth to nominate Roger Steele as Vice Chairman.

YEA - 9 NAY - 0

Chairman Ken Loury read the following appointments:

Planning Board Attorney – Alan Zakin, Planner – J. Caldwell and Assoc., Engineer – CHA,
A Motion was made by Brian Bosworth and Seconded by Peter Rathjens to approve the appointments

YEA - 9 NAY - 0

Secretary – Patricia Craven - A Motion was made by Brian Bosworth and Seconded by Roger Steele to approve the appointment

YEA - 9 NAY - 0

Chairman Ken Loury read the following designations: Official Paper – Star Ledger, Second Official Paper - Daily Record. A Motion was made by Brian Bosworth and Seconded by Roger Steele approve the designation.

YEA - 9 NAY - 0

The Resolution for the Meeting Dates for February 2021 through January 2022 was read. A Motion was made by Brian Bosworth and Seconded by Marc Harris to approve the dates.

YEA - 9 NAY - 0

A Motion was made by Peter Rathjens and Seconded by Christopher Fleischman to adjourn the reorganization meeting.

YEA - 9 NAY - 0

WHARTON PLANNING BOARD
REGULARLY SCHEDULED MEETING
January 19, 2021

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 Nicole Wickenheisser, Mr. Roger Steele, Mr. Marc Harris, Mr. Patrick O'Brien, Mr. Peter Rathjens, Mr. Brian Bosworth 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 Ms. Chiappa.

The reading of the bills was next. A Motion was made by Brian Bosworth and Seconded by Patrick O'Brien to approve the bills as read. YEA – 9 NAY – 0

The Minutes of the December 15, 2020 Special Planning Board Meeting was next. A Motion was made by Peter Rathjens and Seconded by Christopher Fleischman to approve the Minutes.
YEA -9 NAY- 0

The discussion of Ordinance O-04-21 by Planner Caldwell and Engineer Borinski was next. Ms. Caldwell stated that the NJDEP adopted new regulations that will go into effect 3/1/2021. The Borough is required to update its current Stormwater ordinance to include these new regulations. The primary changes have to do with green infrastructure requirements for nonstructural strategies for reducing stormwater runoff and incorporation of best management practices. This Ordinance is a referral from the Council to make sure it is consistent with the Master Plan. It is Ms. Caldwell opinion that it is consistent with the Borough's Master Plan.

Engineer Borinski explained the changes to the Board which now require the use of green infrastructure as a method to meet three standards; ground water recharge, water quality and quantity reduction, which he went on to explain to the Board. After some discussion, a Motion was made by Roger Steele and Seconded by Patrick O'Brien that the Ordinance amending the stormwater control/stormwater management is consistent with the Borough's Master Plan and it be referred back to the council for adoption. YAY – 9 NAY – 0. Secretary Craven will send a letter to the Mayor and Council.

Next, on the agenda, was the update from Engineer Borinski on Wharton Industrial/CCKK, LLC. JCP&L has installed the new poles and wires up to Building G. Wharton Industrial has their electrician installing the electric to Building G. When that is complete then JCP&L will remove the existing poles in the east driveway. Water and Sewer laterals have been installed for Building G. Building G is enclosed, curbing and paving will be next. The DEP is aware that CCKK will be replacing some dead trees in the spring. Once Building G is done most of the work on site will be done and they will be able to finish the driveway. All that would be left is the conservation easement area, the storage area, signage and landscaping around Building G. The stormwater

basins will also need to be cleaned. Chairman Loury suggested that Engineer Borinski continue with the updates for another month or so and then they will see if he needs to continue. Attorney Zakin asked that they check with Attorney Johnson before they discontinue with the updates from Engineer Borinski.

The Resolution for 170 N Main St. was next. It was decided that the resolution would not be read but if anyone had any changes or corrections, they would go over them at this time. After many corrections and changes by the some of the board members Chairman Loury did not feel comfortable voting on the resolution tonight and asked that they table the vote until the next meeting so that they can review the amended resolution. Attorney Zakin will make all the changes and correction to the resolution and it will be emailed out to the members to review before the next meeting. A Motion was made by Mayor Chegwiddden and Seconded by Brian Bosworth to table the vote on the resolution until our next meeting. YEA – 9 NAY – 0.

Chairman Loury stated that going forward they will not be reading the resolutions at the meeting. Attorney Zakin will send the resolution to the secretary who will send it out to all the Board members with a deadline for any corrections or changes. The members will go over the resolution before the meeting and send any changes or corrections back to the secretary to pass on to Attorney Zakin. He will make any changes to the resolution and send it back to the Secretary who will pass it along to the board members. They will go through the final resolution, page by page at the meeting and anyone having changes to a certain page would give the changes when they are on that page.

A Motion was made by Brian Bosworth and Seconded by Patrick O'Brien to adjourn.

YEA – 9 NAY – 0

Meeting adjourned 9:20 pm

Patricia M. Craven – Secretary

Ken Loury - Chairman