

**CALL TO ORDER:**

Mr. Taylor called the meeting to order at 7:38pm and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13. The Board will not hear from any new witness after 10:00pm and will not hear any new testimony after 10:30pm.

**FLAG SALUTE**

**ROLL CALL:**

Richard Hughes – Present  
Debra Card – Present  
Kevin O’Leary – Present  
Donald Leuthe – Excused  
Susanne Van Sickle – Present  
Warren Potter – Present  
Thomas Madewell – Present  
Tamerith Deller – Present  
Mark Andersen – Excused  
Lisa Carlson – Present  
Robert Taylor – Present

**ALSO PRESENT:**

Ursula Leo, Esq.  
Nevitt Duveneck, PE  
David Banisch, PP

Ms. Debra Card was sworn in as a Class II Board Member by Ms. Leo.

**COMPLETENESS/HEARINGS/CONCEPT:**

**1.) De Venezia Realty, LLC PSP20-5, FSP20-6, VAR20-7**

Ms. Van Sickle stepped down from the Board for this application.

Mr. Duveneck went over his September 18, 2020 completeness report. He said the subdivision has not been perfected however, he felt it was close enough that the applicant could move forward. He went over the requested waivers. Mr. Duveneck recommended the application be deemed complete.

A motion to deem the application complete was made by Mr. Hughes. It was seconded by Mr. O’Leary and passed with a roll call vote. Ayes: Hughes, Card, O’Leary, Van Sickle, Potter, Madewell, Deller, Carlson, Taylor.

Mr. O’Leary asked for clarification on the Board Professionals reports. Ms. Ward said the application before the Board is for preliminary and final site plan as well as any catchup to date items for the subdivision. She said everything is on the updated plan.

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Mr. Robert M. Cunningham, PE, 213 Newton Swartswood Rd, Newton, NJ was sworn in by Ms. Leo.

Mr. Cunningham displayed copies of the exact plans that were submitted to the Board. Mr. Cunningham explained the plans to the Board. He explained the site to the Board. He discussed the top soil screening equipment, the house that was demolished and the existing berm.

Mr. Cunningham explained the outdoor warehousing and the access aisles which will be 32 foot wide. He said the rental spaces will be off the access aisles; not the existing driveway. The access aisles will be a crushed stone. He said there are bollards proposed along the driveway, the access aisles and each individual space. He explained the proposed bollards to the Board.

Mr. Cunningham explained the grading and stormwater management facilities and said they will not be hauling large quantities of soil off the property. He explained the shared infiltration system with the existing and new lots. There was a discussion on the existing and proposed driveways and the fencing. He said the fencing would be six feet in height and would be the same type of fencing that presently exists. There was a discussion on the placement of the fencing. Mr. Cunningham explained the planting plan to the Board. He explained the stormwater management plan to the Board.

Mr. Cunningham said they are not proposing any security lighting because the hours of operation are such that there should not be much use after hours. Mr. Duveneck felt snow plow user would need lighting after hours. Mr. Cunningham said there will be no shop for the snow plows so they will be just be coming and going. Mr. Duveneck clarified that the only lighting would be from the vehicle headlights. Mr. Duveneck requested the survey be part of the plan set. Mr. Duveneck felt a truck-turning template should have been provided to the Board.

Ms. Ward said there is an existing sign to which no change is proposed.

Mr. Duveneck expressed a concern about the stormwater management and requested a full stormwater management plan for the entire lot 2.04.

Mr. Mark DeVenezia of 139 Meriden Road, Boonton, NJ, was sworn in by Ms. Leo. Mr. De Venezia is the owner of the property.

Mr. Duveneck said he will meet with Mr. Cunningham to discuss the stormwater management to come to an agreement. He said the town has to qualify it has followed the State standards for Stormwater Management. Mr. Cunningham explained the runoff to the Board. Mr. De Venezia verified where the water currently flows.

Mr. Banisch asked about the paving of the driveway. Mr. Cunningham said only the new portion of the driveway for the new lot would be paved. Mr. Banisch felt some of the equipment should have been identified on the plans. Mr. De Venezia explained the tub grinder and why it is not located on the plans. He said all equipment and storage for the mulching business will be stored behind the existing berm. He explained that it might be more efficient to move a stockpile of logs or equipment so they did not include that on the plan. He discussed the hours of operation,

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requested two additional hours on Saturday, and explained the operation to the Board. Mr. Banisch and Mr. Duveneck felt notes in regards to the operation should be added to the plans.

Mr. Banisch asked about the proposed fence to which Mr. De Venezia explained the material of the fencing. There was a discussion on the type of fence and the visibility of the fence. Mr. Hughes expressed a concern with noise from the property and felt the proper fencing would muffle the sound. Ms. Card felt the fencing with the screening would allow animals to chew through it. She felt a stockade fence is a better choice. Mr. O'Leary suggested the applicant get a letter of consent from the owner of the neighboring property that the proposed fencing is acceptable.

Mr. O'Leary asked if the stockpiles of logs would change the direction of the stormwater to which Mr. De Venezia said there are runners under the log piles so the water would flow as it does today. Mr. O'Leary asked about the bollards. Mr. De Venezia explained the bollards to the Board. Mr. O'Leary asked if the suggestion of fencing out the septic filed would be addressed. Mr. Duveneck suggested the fencing.

Ms. Deller asked if there is a gate between the outdoor warehousing area and the mulching business to which Ms. Ward said it already exists.

Mr. Hughes asked about soil being removed from the site. Mr. Cunningham said they designed the site to avoid taking soil off the site. He explained the grading plan to the Board.

Mr. Taylor asked about the salt shed. Mr. De Venezia said they do snow plowing and they use the salt for that as well as sell some of it.

Mr. Madewell asked what the parking spaces would be paved with to which Mr. Cunningham said quarry process.

Mr. Taylor opened the meeting to the public. With nobody from the public coming forward, the meeting was closed to the public.

Ms. Leo went over the conditions and variances with the Board.

A motion to approve the preliminary and final site plan with a c2 variance for an 8-foot fence in front yard and which deviates from the 50% open requirement with the noted conditions was made by Mr. O'Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Card, O'Leary, Potter, Madewell, Deller, Carlson, Taylor.

Ms. Van Sickle returned to the Board.

**2.) Mushman, Sam & Gina VAR20-8 B:14, L:27.01**

Mr. Taylor advised the applicant had made a written request to carry the hearing and notice to the December meeting date.

A motion to carry the hearing and notice to December 15, 2020 was made by Ms. Card. It was seconded by Ms. Deller and passed with a roll call vote. Roll Call: Hughes, Card, O'Leary, Potter, Madewell, Deller, Carlson, Taylor.

**AUDIENCE:**

Mr. Taylor opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**1.) Violet Trail Building Issues**

Ms. Card explained to the Board that the property owner has built a large tree house in a conservation easement, a wall around the property and a driveway with out permits. She said she was looking for direction from the Board. Mr. O’Leary said to send the matter to the Municipal Attorney. Ms. Card felt the property owner needs to submit a proper survey depicting the improvements.

**2.) Master Plan Re-Exam**

Mr. O’Leary advised Mr. Banisch that the Re-Exam is due next year. Mr. Banisch gave the Board a timeline. He explained the process to the Board.

**RESOLUTIONS:**

None.

**ORDINANCES:**

None.

**ZONING REPORT:**

Ms. Card went over her report with the Board.

**LIAISON REPORTS:**

**Township Committee:**

Mr. O’Leary said the Post Office location is still be evaluated.

Mr. O’Leary said the Township is having serious issues with the quarry on Beaver Run Road. He said the trucks are arriving as early as 4:00 am and the quarry is opening before 7:00am, which is not allowed per ordinance. Mr. O’Leary said the dump trucks are driving on the local roads which have a weight limit of 4 tons. The State Police and Sherriff’s Office are aware and are out patrolling the area.

Mr. O’Leary said the Township issued a resolution opposing the all-mail-in ballots for the upcoming election and issued a resolution in support of the opening of businesses regionally.

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Mr. O’Leary advised the Statesville Quarry Road resurfacing was approved and will move forward and generators for the Fire Department and Municipal Building should get underway before the winter storms set in. He also reported the Rabies Clinic will be held on November 14, 2020 in the firehouse or at the pond and the Fall Cleanup will begin on October 5, 2020.

**Open Space:**

Mr. O’Leary said they prepared a letter to the newspapers explaining the proposed use of the trust funds for maintenance of the properties. The letter was also sent to all of the local organizations.

**Economic Development:**

There was nothing to report.

**BILLS:**

List #8 Mr. Taylor went over the bills with the Board.

A motion to approve the bills as presented was made by Mr. O’Leary. It was seconded by Mr. Hughes and passed with a roll call vote. Ayes: Hughes, Card, O’Leary, Van Sickle, Potter, Madewell, Deller, Carlson, Taylor.

**CORRESPONDENCE:**

- 1) From: SC Division of Engineering  
Re: 56 Sunset Inn Road – Final Site Plan
- 2) From: Mr. Eric Snyder, AICP, PP  
Re: Mushman – Request to carry hearing
- 3) From: Kevin O’Leary, Open Space Advisory Committee  
Re: Referendum for November 3, 2020 Ballot

Mr. O’Leary asked for an update on the cell tower. Mr. Duveneck said they are moving along slowly and still do not have the panels up and there is no power to the tower. He said the Road Forman was concerned about getting emergency equipment to the tower however, the site has been cleaned up and that issue is now resolved. Mr. Duveneck said they are requesting a larger generator however he has not received any information on that as of yet.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. O’Leary. It was seconded by Mr. Hughes and passed with everyone saying aye.

Respectfully submitted,  
Stephanie Pizzulo  
Board Secretary