

CALL TO ORDER: Chairman Shivas called the meeting to order at 7:30 p.m.

ROLL CALL: Mayor Rubenstein, Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas
Members Absent: Mr. Serrilli

Also Present: Engineer Cory Stoner, Attorney Alyse Hubbard, Secretary Caitlin Phillips

OPENING STATEMENT: Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

FLAG SALUTE: led by Chairman Shivas

MINUTES: May 2, 2024. Mr. Proctor motioned to approve the minutes, seconded by Mr. McElroy.

Ayes: Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh and Chairman Shivas

Abstaining: Mayor Rubenstein

Absent: Mr. Serrilli

None opposed. Motion carried.

RESOLUTIONS

Zo6-2024 Brian Kearns, 3 Bank Street, Block 227 Lot 370, R-5

Application for reconstruction and construction of a second story addition to a single-family home

Mr. Proctor motioned to approve the resolution, seconded by Mr. Morytko.

Ayes: Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Abstaining: Mayor Rubenstein

Absent: Mr. Serrilli

None opposed. Motion carried.

SUBCOMMITTEE MEETING

SP3-2024 Veolia Water New Jersey Inc., 8 Mountain Avenue, Block 43 Lot 206.02, R-5 Zone

Application for installation of temporary water storage tanks and painting of existing water storage tank

Ms. Raffay said they're putting in two temporary tanks on the site, to house the water while they paint the main tank. They requested a few waivers, such as fire, an Environmental Impact Statement, landscaping and lighting, drainage, and deeds, which the Subcommittee didn't think was applicable for this application. She motioned to deem the application complete and schedule it for a hearing on 07/18, seconded by Mr. McElroy.

Ayes: Mayor Rubenstein, Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh and Chairman Shivas

Absent: Mr. Serrilli

None opposed. Motion carried.

WOSP-5-2024 Vito Lombardo, 10 Route 206, Block 42 Lot 112, VB Zone

Application to change uses in retail space and add a garage door to existing building

Ms. Raffay said there are items needed when a waiver of site plan is issued, but this doesn't meet some of the criteria. There are changes to circulation because there was a structure added in the back. The exterior change is an issue for a site plan waiver. They're proposing a garage door which is another exterior change, which can change some of the circulation. Some of the interior changes are changing the parking counts, and they will need testimony on the use. The Subcommittee recommended a waiver of site plan not be granted, and that this goes for a hearing. Mayor Rubenstein asked if there would be a use variance. Ms. Hubbard said based on Mr. Gleitz's report, testimony is needed to show if it requires use variances. If there is manufacturing on site it may not be permitted, but if the Custom Glass company is installing and servicing, then it could be a retail service. It would be helpful to have this in advance. Ms. Raffay motioned to recommend an amended site plan rather than a waiver of site plan, seconded by Mr. McElroy.

Ayes: Mayor Rubenstein, Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh and Chairman Shivas

Absent: Mr. Serrilli

None opposed. Motion carried.

OLD BUSINESS

Zo8-2024 Diane and William Carkhuff, 82 South Shore Road, Block 189 Lot 1, R-5 Zone

Application for construction of a new single-family dwelling

Mr. McElroy motioned to carry the application to 06/06 without further notice, seconded by Mr. Proctor.

Ayes: Mayor Rubenstein, Messrs. Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Abstaining: Ms. Raffay

Absent: Mr. Serrilli

None opposed. Motion carried.

Z07-2024 Dana Taylor, 16 Weaver House Cove Road, Block 109 Lot 2, R-5

Application for a deck in the side yard

Ms. Taylor acknowledged she is under oath. Mark Fleming was sworn in at 16 Weaver House Cove Road. Ms. Taylor said they had the surveyor draw up the proposed deck, showing the setbacks. There is also grading and the proposed stairs shown. Ms. Raffay confirmed the existing steps are on the neighbor's property. Mayor Rubenstein confirmed the proposed work is 5 feet from the septic. Ms. Taylor said it won't be over the septic at all. Mr. Stoner confirmed that's the field. Mr. Fleming said there's a photo of where the stake is for the septic, and another stake 5 feet from that. The deck is offset so that it'll be even, so it's 3 feet in the front and 2 feet in the back. Ms. Taylor said it will be 9x20 feet. Mr. Stoner said the side setback is 2.5 feet at the closest point. Ms. Raffay confirmed there are steps off the deck, and a second-floor door.

Chairman Shivas opened to the public and no one spoke so he closed to the public.

Mayor Rubenstein motioned to approve the application, seconded by Mr. Proctor.

Ayes: Mayor Rubenstein, Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Absent: Mr. Serrilli

None opposed. Motion carried. Ms. Hubbard explained the appeal period.

NEW BUSINESS

SP2-2024 Raimo of Stanhope, 43 Route 206, Block 35 Lot 36, VB Zone

Application for amendment to accessory structure and principle building

Mr. Sarlo represented Raimo of Stanhope. Frank Nemeth was sworn in. Mr. Sarlo said they were in front of the Board in 2021 to clean up the property. They signed a developer's agreement which has timeframes; Mr. Nemeth is on or ahead of schedule. Building 3 had to be completed in 3-5 years, which would be 2025. Building 2 was 3-5 years to be completed, which would be 2027. Nothing is changing in the use, size, or location of these buildings. They are looking to change the door openings and slope of the roof—there are no variances required. In the set of plans provided, sheet 7 is the only one to be adjusted, and they coincide with the architectural plans.

Mr. Sarlo confirmed Mr. Nemeth is a shareholder of Raimo. Mr. Nemeth said they have two buildings on the north side already, and they started getting TCOs, so they can bring a lot of the work inside the building. Most of the items on that side are nonferrous materials, mainly copper and aluminum. They needed to get the buildings up for security reasons, to be able to lock up materials. All the drainage is in on both sides of the road. As soon as this application is approved he can order the buildings so he can get those done before the winter. Mr. Sarlo confirmed Mr. Nemeth wants to change the door openings on both buildings. On building 3, he's looking to change from garage doors to three bay openings. Mr. Nemeth said this is for accessibility for running the machines in and out, and they worry less about posts; this is for safety. On building 2 there will be openings on the east and north sides. Mr. Stoner said this originally had bay doors open towards 206, now this is opening towards 206 and Netcong Avenue. Mr. Nemeth said this is also for storage and accessibility. When cars are flattened they'll be stored under cover there while they're waiting to be shipped out. Mr. Stoner said it was proposed to be a ridge-style roof and now it'll be a shed-style. Mr. Sarlo said this is for both buildings. Mr. Nemeth said the change to the roofs is to give more height to get in and out of the building. Ms. Hubbard confirmed the roof will be higher above the door so it's sloped towards the back. On the other building, the side facing 206 would be higher. Mr. Stoner noted for building 3, the high end is away from 206, so drivers on 206 will see the short side. This used to have four closed garage doors and now it'll be three open bays. This is where the car crusher is located. Ms. Hubbard confirmed it's in the building, and the car storage is in the other building.

Mr. Stoner didn't think this could be done as a field change, and that it needed to come to the Board for an amended site plan. He noted garage doors would cut down on the noise. Mr. Nemeth said it wouldn't really cut down on noise—doors would be open during operations. There is a car-flattening and dismantling operation on one side. It depends on how far they'll break the car down, but when it's finished, it will be flattened in the same building. Dismantling operations are minimal—it's like working in a mechanic shop. The baler has an electric motor so it keeps the noise down. Flattening a car is about a three-minute process, and they don't do more than 5 a day now, but are aiming to do around 20 a day. Even at 20 a day, it'd be about an hour of noise, sporadically. Mr. Stoner confirmed the only open side is to the west, away from 206. Mr. Sarlo said building 2 is also closeby to act as a buffer. Ms. Hubbard asked if weather is an issue, if it snows or rains; Mr. Nemeth confirmed they can continue to operate. Mr. Morytko asked if car-crushing is a new operation. Mr. Nemeth noted the previous owner flattened them differently. Mr. Morytko confirmed this was done outside. Ms. Raffay asked about drainage. Mr. Nemeth said it goes to the south side, and there's a drain at Netcong Avenue. When the building is up, the water coming off the 206 side will go into the existing drain. Mr. Nemeth doesn't think gutters are proposed. Mr. Stoner said the drainage on that side still catches it. He noted the site's been challenging, and Mr. Nemeth has been moving things from one side to the other, trying to keep the business going. Mr. Walsh noted Mr. Nemeth said car-crushing is better done inside, and is assuming it's a better environment for employees. He asked if there are

any other reasons. Mr. Nemeth said they're not challenged by the weather, and they're draining fluids, so it can be contained. Ms. Raffay said on the site plan for building 2, there is a door shown, but it's meant to be open. Mayor Rubenstein confirmed the architectural plans are accurate to what's being proposed. Chairman Shivas asked how many cars are stored in building 2. Mr. Nemeth said he doesn't intend to store them; once there's a truckload he will ship it out. Mr. Walsh confirmed with Mr. Stoner the change in roof doesn't trigger any new variances. Mr. Proctor confirmed with Mr. Stoner he's not worried about stormwater.

Chairman Shivas opened to the public. Joe Blevins confirmed there is no change to the existing building that was put up last year. Chairman Shivas closed to the public.

Mayor Rubenstein motioned to approve the application, seconded by Mr. Walsh.

Ayes: Mayor Rubenstein, Ms. Raffay, Messrs. Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Absent: Mr. Serrilli

Motion carried. Mayor Rubenstein said it's nice what they've done to the property.

BILLS

Harold Pellow (10): \$4,868.01. A motion to approve the bill was made by Mr. Walsh, seconded by Mr. Morytko. All were in favor. Motion carried.

Maraziti and Falcon (15): \$6,090. A motion to approve the bill was made by Mr. Walsh, seconded by Mr. Morytko. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Architectural Review Committee: Mr. Morytko said there's been no meeting.

Environmental Commission: Mr. McElroy said there's a meeting next week.

Open Space: Mr. Morytko said there's a meeting next month.

Township Council: Mr. Proctor said yesterday was Peace Officers' Memorial Day, proclaimed by the Council. Last week was Municipal Clerk's week. They introduced the tree ordinance. Mr. Stoner said there is gas and paving work going on in town. Elizabethtown Gas is moving up Whitehall Hill Road, and heading to Forest Lakes in the next couple weeks.

Zoning Report: Everyone had a copy.

OPEN TO THE PUBLIC

Chairman Shivas opened and closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 8:12pm by Mr. McElory, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted by Caitlin Phillips