

Camp Six, Inc.

No. 20-13

Block 195, Lots 10, 11, & 12
Block 196, Lots 16 & 17
24, 34, 36, 37, & 45 Nolan's
Point Park Rd.
Use Variance

Ms. Jill Hartmann stated that all of the required checklist items have been submitted, and she recommends the application be deemed complete.

Mr. DiFrisco asked for clarification on whether or not this application can be heard since it appears to be the same as an application that was just recently denied by the board.

Mr. Kienz stated that the application is significantly different because it includes several other blocks and lots.

Vice-Chairman Palko made a motion to deem the application complete. **Capt. Castimore** seconded the motion.

In Favor: All.

Opposed: Mr. DiFrisco.

REGULAR MEETING (IF DEEMED COMPLETE):

DiCola

No. 20-03

Block 125, Lots 1 & 27
48 Yacht Club Dr. & Crescent
Dr.
Bulk Area Variance

Mr. Bernd Hefe, Attorney for the applicant, was present. He explained that the application proposes to merge two undersized lots and construct a new home on the combined lot with the dwelling on one lot and the septic on the other. By combining the lots, it allows for development with fewer variances. There will be a lot area variance, lot width variance, a disturbance variance, and steep slope variance. Since the Planner and Engineer reports were provided quite some time ago, the applicant was able to revise the plans, incorporating all of the professional's comments in addition to providing architectural drawings, which were not originally submitted. There was also a letter received from the Lake Hopatcong Commission, which the applicant is willing to comply with.

Mr. James Glasson, the applicant's Engineer, was present and sworn in. He explained the existing conditions. The lots are located on two separate streets, adjoining only by a small area at the rear of each lot.

Ms. Hartmann asked Mr. Glasson if he could share his plans on the screen for the board to see.

Mr. Glasson was unable to do so.

Mr. Kienz stated that he did not feel comfortable in this type of venue to continue without the plans being shown on the screen for everyone to see. He suggested that the application be carried to the next virtual meeting. He then wanted to discuss the possibility of going back to in-person meetings.

Ms. McCormack voiced her concerns with the logistics of having the meeting in-person and how many of the board members would feel comfortable doing so. There will also need to be consideration for the members of the public who still may not feel comfortable attending an in-person meeting, which would warrant the need for multiple types of access. She stated she had a lengthy conversation with the IT department, and they do not feel it would be possible in the near future.

Mr. Kienz feels that it could be done if the applicant would bear the expense of having a stenographer at the meeting.

Mayor Wilsusen stated that a form of “hybrid” meeting could also be conducted, whereby it is part ZOOM meeting and in-person.

Mr. Dave VanValer, IT Director for the Township of Jefferson, stated that there would be issues such as having separate devices for each individual in the room and only being able to have one audio device for the entire room.

Mayor Wilsusen stated that meetings will take place to discuss future options.

Chairman Williams stated that the July 13, 2020 meeting will be via ZOOM.

Mr. DiFrisco made a motion to carry the application to Monday, July 13, 2020. **Vice-Chairwoman Galfo** seconded the motion.

In Favor: **Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Capt. Castimore, Mr. Hine, Mr. DiFrisco, Ms. Fallon, and Chairman Williams.**

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Mr. Hefe, the applicant’s Attorney, was present. He explained that the application proposes the construction of a parking lot to serve the businesses in the immediate area; Alice’s, the Windlass, and the golf center. There was a recent prior application by Camp Six, which proposed a parking lot for use by Alice’s Restaurant. That application was denied. This current application is for the same parking lot, but will include use by two additional businesses. In 2018, Alice’s Restaurant was approved for the construction of a valet parking lot on an adjoining property. Since then, Camp Six has acquired two additional lots next to the valet lot. These lots will be combined to form one large, tiered parking area.

Mr. Kienz stated that we should poll the board to determine if all members agree that this is, in fact, a significantly different application.

Ms. Hartmann and Mr. Ruschke agreed that this application is significantly different from the last application.

Ms. McCormack polled the board to see if they felt the application is significantly different.

In Favor: **Vice-Chairwoman Galfo, Vice-Chairman Palko, Capt. Castimore, Mr. Hine, Ms. Fallon, and Chairman Williams.**

Against: **Mr. DiFrisco.**

Mr. Hefe asked Mr. Kienz if Mr. DiFrisco should step down from the hearing if he does not believe the application is different from the previous application.

Mr. Kienz asked Mr. DiFrisco if he has already made up his mind about the application or if he would still like to listen to the testimony before making a decision.

Mr. DiFrisco stated that he would like to listen to the testimony before making his decision.

Mr. Kienz stated that the professionals and board members all agree that the application is significantly different from the last application, and recommended that if he feels that the application is not different, that he should step down.

Mr. DiFrisco stated again that he does not feel that the application is different, and agreed to step down.

Mr. Hefe stated that the application is for a use variance in addition to several bulk area variances. He then stated he will have three witnesses testifying, the first of which will be the Engineer.

Mr. Andrew Cangiano, the applicant's Engineer, was present and sworn in. He presented Exhibit A-1, an aerial view of the existing conditions. He then explained the function and circulation flow of the proposed parking lot. He then presented Exhibit A-2, a colorized rendering of the submitted landscape plan. There will be an upper parking area and a lower parking area, with some areas reconfigured to provide better traffic flow and an additional 29 net parking spaces. With regard to the storm water management plan, the applicant will be able to comply with all of the Board Engineer's requirements.

Mr. Ruschke commented that he would like to see more detailed descriptions of both the pedestrian crosswalks and the ADA parking spaces.

Mr. John McDonough, the applicant's Planner, was present and sworn in. He explained the use variance aspects of the application. The use variance is required to permit commercial use in a residential zone. He presented Exhibit A-3, consisting of eight different slides. The slides show three lots as they exist, the developed condition of the property, a colorized version of the surrounding land use context, the three subject parcels in the R-30 zone next to the surrounding parcels which are mostly commercial zoned, the existing conditions of the Windlass Restaurant, the existing conditions showing current parking in the area, a distant view of the subject property where the proposed parking lot will be located, a closer view of proposed parking area, and a photograph showing a little history of the area and the need for the additional parking. With regard to the criteria for relief, the positive criteria include Purposes A, G, H, and M, and he does not believe there will be any substantial detriment to the

public or the environment. The main bulk area variances being sought are impervious surface coverage and lot disturbance.

Mr. Hine stated that the applicant has provided a crosswalk from the parking lot to the Windlass, but how will pedestrians get to the mini-golf from the parking lot?

Mr. Cangiano stated that there will be a sidewalk from the golf center to the crosswalk.

Vice-Chairwoman Galfo asked how many parking spaces does Alice's currently have and how many are they required to have?

Mr. Cangiano stated that Alice's currently has 29 parking spaces, and they are required to have 29 parking spaces.

Vice-Chairwoman Galfo asked how pedestrians would safely get from the proposed upper parking lot to the Windlass.

Mr. Cangiano stated that between the stairs, sidewalks, and crosswalks, pedestrians will be able to safely move between all three establishments.

Vice-Chairman Palko asked for clarification on the ownership of the properties.

Mr. Hefe stated that all three entities own their respective properties, and Camp Six manages and maintains all three entities. Camp Six ultimately owns all three entities.

Ms. Hartmann strongly feels that there needs to be cross easements in place should any of the properties be sold in the future.

Mr. Hefe agreed.

Capt. Castimore asked if the LED flashing pedestrian sign discussed during the last application would be incorporated into this application.

Mr. Hefe stated that it would be incorporated into this application and agreed to have it included as a condition in the resolution.

Chairman Williams opened the meeting to the public.

Mr. Tim Becza, a resident in the area, was present and sworn in. He asked if the zoning of the properties would change or just the use.

Mr. Cangiano confirmed that it was not a zoning change, just a proposed use variance.

Mr. Becza stated that there are other activities/businesses running out of the Lakeland Marine Base, and he is wondering how this will affect the need for additional parking in the future.

Ms. Colleen Lyons, a representative from the Lake Hopatcong Commission, was sworn in. She asked what the benefit to the applicant is when labeling the project as minor development as opposed to major development and how that affects the storm water management.

Mr. Cangiano stated that the project has been designed and does meet the requirements for major development.

The public portion was closed.

Vice-Chairwoman Galfo asked if there would be a significant amount of soil removal.

Mr. Cangiano stated that if the board decides to approve the application, a full soil removal permit will be calculated and filed for approximately 2,800 cubic yards of material. This amount is equal to approximately 160 truck-loads. Any potential blasting required on the site will be done per state and local regulations, and neighboring property owners will be notified prior to any work being done.

Vice-Chairwoman Galfo asked if the approved development on Espanong Road would alleviate or lessen any need for additional parking in the Nolan’s Point area.

Mr. Hefele that it does not.

Vice-Chairman Palko made a motion to approve the application. **Chairman Williams** seconded the motion.

In Favor: **Vice-Chairman Palko, Capt. Castimore, Mr. Hine, Ms. Fallon, and Chairman Williams.**

Against: **Vice-Chairwoman Galfo.**

RESOLUTIONS:

McDonald’s	No. 20-01	Block 272.01, Lot 19 735 Route 15 South Preliminary & Final Site Plan Approval
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Ms. McCormack stated that Mr. Correale was unable to complete the resolution in time for review by the board members. He has asked to have it carried to the next meeting.

In Favor: **All.**

Camp Six, Inc.	No. 20-07	Block 195, Lots 10, 11 & 12 10 Nolan’s Point Park Road Use Variance
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Mr. Kienz stated that Mr. DiFrisco had a few comments regarding some of the conditions in the resolution. He recommended the board adopt the resolution for denial of this application.

In Favor: **Vice-Chairwoman Galfo, Mr. Hine and Mr. DiFrisco.**

APPROVAL OF THE MINUTES DATED MAY 11, 2020:

Chairman Williams made a motion to approve the minutes. **Vice-Chairman Palko** seconded.

In Favor: All.

ADJOURNMENT:

Vice-Chairwoman Galfo moved to adjourn at **9:03 PM**.
Vice-Chairman Palko seconded.

In Favor: All.

Respectfully Submitted by:

Stephanie McCormack
Secretary to the Planning Board