

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
June 13, 2018**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 7:02 P.M.

MEMBERS PRESENT: Councilman Bennett (Mayor's Designee), Chairperson Fisher, Mr. Gaines, Ms. Marra, Ms. Prettyman, Vice-Chair Sherby, and Mr. Watson.

Also, in attendance were Solicitor Brock Russell, Board Professional, Lewis H. Conley, and Board Secretary Monserrate Gallardo-Rodriguez.

MEMBERS ABSENT: Councilman Benson. Mr. Doran notified the Secretary via email that he would be unable to attend this meeting. Mr. Hudgins notified the Secretary via phone that he would be unable to attend this meeting. Mr. Keenan also notified the Secretary via email that he would be unable to attend this meeting.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Atlantic City Press on December 6, 2017, and by posting a copy of said notice on the Lobby Bulletin Board, of the Borough Hall.

An audio recording of this Open Public Meeting is filed with the Secretary of the Board.

Chairperson Fisher led the Board to the Pledge of Allegiance.

UNFINISHED BUSINESS:

Members: Reappointments-Term Dates

Lee Watson

Alternate 1

At this time, Mr. Watson was sworn in by Solicitor Russell.

APPROVAL OF THE MINUTES for May 9, 2018 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Ms. Marra

ROLL CALL: 5 Voted In Favor

1 Abstained 0 Opposed

Mr. Watson abstained. Ms. Prettyman was not yet present to vote.

ESCROW REPORT: The Secretary reported regarding the Regular and Pinelands Escrows.

NEW BUSINESS:

New Application: JSM Properties, LLC.

Application No. 2-6-18

Block 125 Lot 7
1585 DeHirsch Avenue
Major Site Plan/Pre. & Final/
Variance

At this time, Chairperson Fisher proceeded to introduce the above listed application. Andrew D. Catanese, Attorney for the Applicant, introduced himself and began giving details of what was to be a proposed use for the former book binding factory at the address listed above. He also mentioned some of the professionals that would give testimony regarding said application. The Applicant's Professionals, Matthew McCallum and David Scheidegg were sworn in by Solicitor Russell. David Scheidegg stated that he was a Professional Engineer with the firm Schaeffer Nassar Scheidegg Consulting Engineers, LLC in Mays Landing, NJ, as well as a Professional Planner for the State of New Jersey.

Mr. McCallum stated he was the General Manager for Arawak Paving for JSM Properties, LLC. He gave a brief history of the Arawak Paving Company. Attorney Catanese questioned Mr. McCallum. Mr. McCallum stated that the proposal would be to expand on the property in question as a satellite site. He described that the plan was to refurbish the offices at the property, and to be able to work indoors. He also stated that there would be approximately 12 employees. Attorney Catanese concluded his questioning of Mr. McCallum.

Engineer Scheidegg continued the hearing by giving details of the property and its surroundings. He described a 300 foot buffer that would be needed because of wetlands across the street. He stated there would be 3500 feet of renovated space with the ability to work indoors. He discussed the entrances on the site. There were two driveways that he stated would be removed, and another installed in a different location for a total of three (3) driveways. He proceeded to discuss the basins; and signage on the property. Then, he discussed perimeter lighting on the property. He stated that the plans were in compliance with the Ordinance but he did request a waiver regarding curbing. He stated the reasons why a waiver was being requested. He stated that putting in curbing would hamper storm water management. Therefore, he is requesting a variance.

Engineer Scheidegg concluded the presentation by discussing fencing on the property. Attorney Catanese questioned Engineer Scheidegg regarding setbacks and impervious coverage. Engineer Scheidegg addressed his questions. He also commented on the MLUL criteria and the free flow of traffic at the expense of the Applicant. Mr. Gaines asked a question regarding the property which Mr. McCallum addressed. Board Professional, Lewis H. Conley was at this time, sworn in by Solicitor Russell. Mr. Conley questioned Engineer Scheidegg, especially regarding the fencing, and lighting intensity as it related to the Ordinance. A brief discussion was initiated regarding this matter. The driveways were also discussed. Engineer Scheidegg stated that there was Pinelands approval by way of a certificate of filing.

Board Professional, Lewis H. Conley, continued the hearing by reading the items needing attention on his report regarding the application. Engineer Scheidegg commented regarding the proposed landscaping, and the signage, as well as, other items as Mr. Conley read the points on the report. The posting of performance guarantees were also mentioned by Mr. Conley. Engineer Scheidegg commented regarding storm water management requirements. Engineer Scheidegg agreed to comply with all that Mr. Conley had mentioned needed correcting. Solicitor Russell had a question regarding whether a variance or a design waiver was being sought. Mr. Conley addressed his question.

At this time, there was a motion made and seconded to go into a public hearing for anyone who lived within 200 feet.

MOTION TO OPEN THE HEARING TO THE PUBLIC WITHIN 200 FEET was:

OFFERED BY: Councilman Bennett

SECONDED BY: Ms. Prettyman

ROLL CALL: All Present Voted In Favor

Daniel Mason of 2701 Petersburg Road, Woodbine NJ came forward to ask regarding the distance of the Applicant's property to his driveway. He was sworn in by Solicitor Russell. After his question was answered, he had no further questions. Chairperson Fisher asked if there was anyone else who wanted to comment that lived within 200 feet. Donald Gooch of 668 Petersburg Road, Dennisville NJ came forward and was also sworn in by Solicitor Russell. He came representing the Dennisville Association. He asked what the hours of operation would be. His question was addressed. He stated his concerns for the record.

There being no one else who wanted to comment regarding this application, a motion was made and seconded to close the hearing to the public within 200 feet.

MOTION TO CLOSE THE HEARING TO THE PUBLIC WITHIN 200 FEET was:

OFFERED BY: Councilman Bennett

SECONDED BY: Ms. Marra

ROLL CALL: All Present Voted In Favor

At this time, Solicitor Russell questioned whether or not there was enough information to vote for a preliminary and final on the application. Mr. Conley addressed his question. Solicitor Russell discussed his concern that the property could possibly be used as an Asphalt Plant. Attorney Noah Bronkesh of 7503 Weymouth Road, Hammonton NJ stated that there was no request for an Asphalt Plant in this application. A discussion was initiated regarding this matter. Solicitor Russell recommended that the resolution list recommended language along with conditions. More discussion took place regarding the appropriate language for the resolution. Attorney Catanese requested that he would be able to preview the resolution before it was approved. Solicitor Russell agreed to the request. After much discussion, a motion was made and seconded to approve a preliminary and final for the application.

MOTION TO APPROVE A PRELIMINARY AND FINAL WITH A VARIANCE FOR CURBING USING CURBING STOPS INSTEAD, FOR THE APPLICANT JSM PROPERTIES LLC., APPLICATION NO. 2-6-18 ON BLOCK 125 LOT 7 ALSO KNOWN AS 1585 DEHIRSCH AVENUE IN THE BOROUGH OF WOODBINE. SAID APPLICATION IS APPROVED WITH CONDITIONS AS LISTED IN THE BOARD PROFESSIONAL'S REPORT DATED JUNE 12, 2018, AND APPLICANT IS TO SEEK APPROVAL OF OTHER OUTSIDE AGENCIES AS WELL. THE BOARD SHALL PERMIT AN ADMINISTRATIVE REVIEW BY LEWIS CONLEY SO AS TO CONFIRM THE LANGUAGE OF THE RESOLUTION THAT THE APPLICANT IS NOT TO USE THE SITE AS AN ASPHALT PLANT UNLESS A NEW APPLICATION IS MADE. THIS APPROVAL was:

OFFERED BY: Barbara Prettyman

SECONDED BY: Chairperson Fisher

ROLL CALL: All Present Voted In Favor

The Board was thanked for their time.

Zoning Map and Related Ordinances: Board Professional Conley reported on the kick off meeting for the Masterplan held on June 6, 2018 with the Local Planning Services staff. He stated the next meeting would be held on June 27, 2018 for onsite visits within the Borough of Woodbine. Solicitor Russell commented on the good quality of work the LPS staff did in Millville.

Recommendations from the Engineer: Board Professional Conley recommended changes to the way applications are reviewed.

Recommendations from the Solicitor: Nothing to report.

There was no correspondence to review before the Board. One last comment was made regarding the Robert Breunig application.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 8:34 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Ms. Marra

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserate Gallardo-Rodriguez

Monserate Gallardo-Rodriguez
Board Secretary