

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman Gordon Dahl presiding. Members present were Jack Carson, William Christman, Chris Jensen, Joseph Nickels, John Percy, Charles Pritchard and David Wigglesworth. Alternate member present was Joan Dumoff. Also present were Joseph Adamson, Landscape Architect Consultant; Alexander Litwornia, Traffic Engineer Consultant; John Rosenberger, Solicitor; Robert Watkins, representing James Mott, Planner Consultant; and Ronald Curcio, representing Chris Rehmann, Engineer Consultant.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes - Mr. Nickels moved, seconded by Mr. Percy, to approve the minutes of the meeting of August 21, 2008, as published. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING "AYE", ONE "NAY", ONE "ABSTAIN".

Mr. Nickels moved, seconded by Mr. Percy, to approve the minutes of the meeting of September 4, 2008, as published. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING "AYE", NO "NAY", ONE "ABSTAIN".

Atlantic County Transportation/Bridge Update – John Peterson, Department Director of Planning Division for the County of Atlantic, apprised the Board with regard to the status of roadway and bridge improvements within the Township of Hamilton and throughout the County.

Board members asked questions to which responses were provided.

Debra Kraus (Minor Subdivision) – Debra Kraus was present and requested that the Board grant minor subdivision approval to permit creation of two residential lots on Sitka Avenue.

Mr. Nickels moved, seconded by Mr. Pritchard to deem complete for review Application #2008-010, submitted by Debra Kraus, conditioned upon the recommendations contained within the report of Ronald Curcio, dated September 9, 2008. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Curcio reviewed his report, and pointed out that Sitka Avenue is in poor condition containing a cartway width of fifteen feet, which would permit only one-way traffic due to large trees on both sides of the road and the narrow width. He recommended that the driveway to service one of the lots be restricted to Melvin Newton Boulevard; that there be adequate on site parking for the lots to discourage on-street parking; that Emergency Services review the proposal; and that the Board consider whether it should require widening of Sitka Avenue or whether it should recommend that Sitka Avenue be a one way street. Mr. Curcio pointed out that the RSIS provides for rural streets to be eighteen feet in width, and noted that no variances would be necessary for the proposal.

Mr. Curcio advised that no sidewalk and curb would be required because the property is not located within the Township's Growth Area.

Board members discussed the issues and Mr. Curcio's recommendations.

Ms. Kraus agreed to restrict the driveway of one of the lots to Melvin Newton Boulevard, and she pointed out that there would be only two houses that would be using Sitka Avenue if the subdivision is approved.

Mr. Percy moved, seconded by Mr. Nickels, to grant minor subdivision approval to Debra Kraus, Application #2008-010, Block 393, Lots 1 through 7, 9, 10 and 17, conditioned upon compliance with the recommendations contained within the report of Ronald Curcio, dated September 9, 2008; payment of an in-lieu contribution for recreation consistent with Ordinance provisions; providing a deed restriction for the proposed lot that has frontage on Melvin Newton Boulevard to provide for access only from that roadway and to prevent access from Sitka

Avenue, to be reviewed and accepted by the Board's Solicitor and Engineer; provision for adequate on-site parking for both lots to the satisfaction of the Board's Engineer; providing a on-site turn-around for both lots to the satisfaction of the Board's Engineer; submission of the proposal to the appropriate Emergency Official for review and comment with regard to emergency vehicle access; and submission of individual lot clearing plans prior to development of each lot, in compliance with Section 203-182 (Tree Preservation) of the Land Use and Development Ordinance.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Aye

Mr. Christman – Aye

Ms. Dumoff – Aye

Mr. Jensen – Aye

Mr. Nickels - Aye

Mr. Percy - Aye

Mr. Pritchard - Aye

Mr. Wigglesworth – Aye

Mr. Dahl – Aye

SAID MOTION CARRIED.

Ocean City Home Bank (Site Plan for Signs) - Michael Stanton, Attorney; and John Halbruner, P.E., Architect, were present.

Mr. Nickels recused himself due to a conflict of interest.

Mr. Halbrunner advised of his qualifications, education and experience.

Mr. Percy moved, seconded by Mr. Nickels, to accept Mr. Halbrunner as a qualified professional. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Pritchard moved, seconded by Mr. Percy, to deem complete for review Application #2008-011, submitted by Ocean City Home Bank, conditioned upon compliance with the recommendations contained within the reports of James Mott, dated August 26, 2008, and September 12, 2008; Joseph Adamson, dated August 22, 2008, and September 17, 2008; and Alexander Litwornia, dated August 26, 2008. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Litwornia commented that the original site plan approval granted for this site contained a drive-through bank and the bank was being constructed to comply with that approval. He stated that the proposed free-standing sign did not obstruct the site triangle, and noted that there was a need for another handicap sign.

Various exhibits were marked into evidence.

Mr. Halbrunner described the proposed sign locations and dimensions, and advised as to the proposed signs that were removed in response to a recommendation of the Board's Planner

In response to questions of Board members, Mr. Halbrunner pointed to an exhibit and advised as to what signs building mounted signs would be illuminated. He stated that the free-standing identification sign would be internally lit, and that no signs would have flashing or moving lighting. Mr. Halbrunner testified that the time and temperature sign would function pursuant to Ordinance requirements.

Mr. Halbrunner advised that a variance would be needed for the proposed free-standing sign, as there were two others already existing on site. He expressed the opinion that the sign location and size are necessary, from a safety perspective, due to the speed of vehicles on Route 40 and visibility limited by the woods line. Mr. Halbrunner further testified that having three signs on site would not be much different than having three signs on three different sites; that the Banks' icon would help people to identify it quickly; and that the height of the proposed free-standing sign is comparable to the existing sign that is at the eastern end of the parcel.

Mr. Watkins reviewed his report and addressed the variance requests. He suggested that one additional wall sign be removed, and the Applicant agreed, thereby reducing the number of signs and total area of signs that would exceed ordinance requirements.

Mr. Watkins pointed out there is no sidewalk along the site frontage and suggested that the Board consider requiring its construction as a condition of granting the variance. He referred to pictures he had forwarded to members showing the existing conditions. A lengthy discussion ensued, during which it was pointed out that there is an existing swale that extends beyond the property that would have to be modified if sidewalk is constructed within the public right-of-way; that NJDOT would need to become involved if the improvement is done within the public right-of-way; that the Pinelands Commission may need to become involved; that landscaping would be eliminated if the sidewalk is constructed within the confines of the property, and may not be possible to re-establish; that parking may need to be reconfigured if the sidewalk is constructed within the confines of the property; that the requirement would be disproportionate to the proposal before the Board; and that the Applicant is not the owner and does not have control of the property where sidewalk would be constructed due to conversion to condominium ownership.

Mr. Litwornia advised that the sign is outside the site triangle and that he had no problem with the proposal.

Mr. Adamson referred to his original report and his revised report, and advised that the Applicant had already installed landscaping on site. He questioned whether the Applicant's landscape improvement would negatively affect drainage sheet flow action. Mr. Halbrunner described the improvement and expressed the opinion that, to the extent that the system worked prior to the landscape improvement, it would work the same.

Mr. Dahl questioned how customers would access the building and where employees would park, and he suggested that a striped cross walk be established to promote public safety due to the location of the Bank. A discussion ensued and it was suggested that pedestrian warning signs should be erected, and a handicap parking space should be relocated closer to the entrance.

Mr. Halbrunner commented that the Applicant has limited site control, but they would add the cross walk and signs, and would attempt to address the handicap parking space issue.

Mr. Dahl opened the hearing to public comment and there was no response.

Mr. Christman moved, seconded by Mr. Pritchard, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Pritchard moved, seconded by Ms. Dumoff, to grant preliminary and final site plan approval to Ocean City Home Bank, Block 996, Lots 20.02, 21, Application #2008-011, with waivers granted from the requirement for installation of sidewalk along the property frontage and from the requirement to provide a loading dock, and variances granted for number of free-standing signs, number of building mounted signs perpendicular to the street frontage; number of building mounted signs parallel to the street frontage; sign height for the building mounted signs, total square footage of signs and sign height for free-standing sign, conditioned upon compliance with the recommendations contained within the reports of Alexander Litwornia, dated August 26, 2008, James Mott, dated September 12, 2008, and August 26, 2008, Joseph Adamson, dated August 22, 2008, and September 17, 2008; providing a cross walk, the location and details of which to the satisfaction of the Board's traffic engineer consultant; providing pedestrian crossing signs, the locations and details of which to the satisfaction of the Board's traffic consultant; providing a handicap space and handicap signs, the location and details of which to the satisfaction of the Board's Traffic engineer consultant; and providing additional landscape treatment in the parking lot area immediately adjacent to the Bank, to the satisfaction of the Board's Landscape Architect Consultant.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Aye

Mr. Christman – Aye

Ms. Dumoff – Aye

Mr. Jensen – Aye

Mr. Nickels - Recused

Mr. Percy - Aye

Mr. Pritchard - Aye

Mr. Wigglesworth – Aye

Mr. Dahl – Aye

SAID MOTION CARRIED.

Stormwater Management Landscape Controls – Mr. Adamson reviewed the changes he had made in response to comments of the Pinelands Commission Staff to the proposed environmentally sensitive practices for storm water management he had recommended. He asked that Board members contact him if they have any additional comments.

Mr. Adamson stated he would present the revised proposal to the Pinelands Commission for review and comment.

Meeting With Representatives of Hamilton Township Municipal Utilities Authority – Mr. Dahl informed the Board that he, Phil Sartorio, Community Planner Director, Ed Sasdelli, Township Administrator, Joe Nickels, Township Committee Member and Planning Board Member, Charlie Pritchard, Mayor and Planning Board Member, and Ms. Rainbow met with the MUA Staff and two members of the MUA to discuss the MUA's Capital Plan. He commented that the meeting was very productive, and Mr. Pritchard added that the need for coordination between entities was acknowledged.

Meeting With Recreation Advisory Board – Mr. Dahl informed the Board that he had, also, met with the Recreation Advisory Board to discuss recreation needs throughout the Township.

2008 Goals – Mr. Jensen questioned the status of the goals that had been distributed in summary form to members with the agenda package. Several Board members reported as to what they knew about various listed items. Mr. Jensen expressed the desire to see some of the goals assigned, and Mr. Dahl suggested that a checklist be prepared of what has been accomplished to date.

Atlantic Cape Community College – Mr. Percy informed the Board he had spoken with the President of ACCC regarding an expansion project at the College, and had suggested that consideration be given to the installation of sidewalk along the Black Horse Pike. Mr. Percy suggested that the Mayor and others arrange to meet with the President to discuss the issue, and invite him to attend a Planning Board meeting to apprise the Board of the College's expansion and improvement plan.

Mr. Percy moved, seconded by Mr. Carson, to authorize the Chairman, Secretary and Mr. Pritchard to meet with the President of Atlantic Cape Community College to discuss the possibility of constructing sidewalk along Route 322 and to invite him to attend a future Planning Board meeting to apprise the Board of the College's expansion plans. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Environmental Commission's Recommended Actions to Remedy Existing, Failing Storm Water Management Basins – Mr. Christman presented a report that contained recommended actions proposed by the Environmental Commission to address certain existing, failing storm water management basins. He reviewed the report and noted that much time and effort had been expended to prepare it in time for presentation at this meeting.

Public Comment – Mr. Dahl opened the meeting to public comment and there was no response.

Mr. Pritchard moved, seconded by Mr. Percy, to close the public comment portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Adjournment – Mr. Percy moved, seconded by Mr. Pritchard, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Respectfully submitted,

Nancy Rainbow,
Planning Board Administrator

