

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 John Rosenberger, Solicitor; Ronald Curcio, representing Chris Rehmann, Engineer Consultant; and Robert Watkins, representing James Mott, Planner Consultant.

Compliance with the Open Public Meetings Law was acknowledged.

Atlantic Cape Community College Expansion Plan (Informal Presentation) – Dr. Peter Mora, President; Mark Streckenbein, Chief Engineer; and Terri Sampson, Executive Director of Business Services, were present.

Dr. Mora described Atlantic Cape Community College's "Blueprint 2020" plan and how the project would be funded.

Board members asked questions, to which responses were provided.

Mr. Percy asked if the College would consider, in the interest of safety, constructing sidewalk along Route 322, east of the proposed entrance to the extent of the property, and Mr. Dahl suggested that the sidewalk be connected to pedestrian circulation within the College facility. Mr. Mora stated they would be happy to entertain discussing the possibility, and would communicate with the Board as the project moves forward.

Diane Allen (Minor Subdivision) – Diane Allen, Joe Corson, P.E., P.P., C.M.E., were present.

Mr. Corson advised that David Bernard, L.S., had prepared the subdivision plan that depicted existing conditions, and the proposed creation of two lots from an existing 9.59 acre lot that contained an existing dwelling.

Mr. Corson described the property location and stated that a small portion of the property is located within the FA-70 Zone, but the portion that is being proposed for development would be located within the RD-5 Zone.

Mr. Corson advised that wetlands constraints makes it necessary to locate the proposed dwelling forty feet from the front property line, and a front yard setback variance was being requested. He noted that the existing house is located entirely within a wetlands buffer and, also, does not meet the front yard setback requirement.

Mr. Corson stated that the Applicant received a Certificate of Filing from the Pinelands Commission that indicates the new lot was being created under the cultural housing provision of Pinelands Comprehensive Management Plan. He advised that a lot area variance would be needed, as the Township's Ordinance does not provide for the creation of new, undersized lots under that provision. He pointed out that there is a developed lot adjacent to the proposed lot that is smaller than that being proposed for the new dwelling, and the proposed lots' acreage would be consistent with existing lots in the area. Mr. Corson expressed the opinion that granting the variance would not result in a negative impact upon the zoning plan or the Township's Land Use Ordinance, and that the location is appropriate for a single family detached dwelling unit.

Mr. Corson noted that the Applicant is desirous of living near her parents so they can maintain an independent, but close family relationship, and the house would be deed restricted to family members only.

Mr. Watkins and Mr. Curcio referred to their reports and noted a few completeness items. Mr. Corson agreed to address the deficiencies.

Mr. Pritchard moved, seconded by Mr. Christman, to deem complete for review Application #2008-012, submitted by Diane Allen, conditioned upon compliance with the recommendations contained within the reports of Robert Watkins, dated December 4, 2008, and Ronald Curcio. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Corson displayed an aerial photograph (Exhibit A1) of the property.

Mr. Watkins reviewed his report, making certain recommendations and advising of certain waivers. He expressed the opinion that there would be no adverse impacts if the variances and waivers were granted.

Mr. Curcio reviewed his report, making specific recommendations with regard to conformance with the Map Filing Law and provisions for on-site parking and adequate turn-around area. He noted that the Applicant would need to comply with the tree clearing preservation requirements of the Ordinance.

Mr. Corson stated that the Applicant would comply with the Board’s Consultants recommendations.

Mr. Dahl opened the hearing to public comment.

Aline Dix asked for an explanation with regard to the deed restriction to family members only.

It was pointed out that the Pinelands Commission imposes certain restrictions upon those who develop property under the cultural housing provision of the Pinelands Comprehensive Management Plan.

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

Mr. Nickels moved, seconded by Mr. Pritchard, to grant minor subdivision approval to Diane Allen, Block 845, Lot 22, Application #2008.012, with variances granted for lot area, front yard setback and rear yard setback and waivers granted as requested, conditioned upon compliance with the recommendations contained within the reports of Robert Watkins, dated December 4, 2008, and Ronald Curcio and payment of an in-lieu contribution for recreation.

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.

Land Use Ordinance Amendments (Definition Section and Driveway Standards) – Mr. Watkins referred to his letter that set forth the proposed revisions to the definition section of the Land Use and Development Ordinance, and the proposed ordinance prepared by Ms. Rainbow. He noted that some definitions were being removed and replaced, and some definitions were being added, in an effort to clarify terms used throughout the ordinance.

Mr. Watkins advised that there were still other things that need to be addressed within the ordinance at some future point in time.

Mr. Nickels moved, seconded by Mr. Carson, to recommend to Township Committee that the proposed ordinance, intended to update the definition section of the Land Use and Development Ordinance of the Township of Hamilton, Section 203-18, be adopted.

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.

Mr. Percy reviewed Draft No. 2 of the proposed standards for driveways within the Township that was prepared by former Planning Board Engineer Consultant Daniel DePasquale, and his conversation with the Township’s Emergency Services Advisory Board. He stated that the Advisory Board was particularly concerned that the following items be addressed: that emergency vehicles can safely enter and exit the site; that there is adequate driveway width and an adequate area for emergency vehicles to turn around on the property; and that the driveway be constructed to certain standards prior to initiation of construction of the dwelling. Mr. Percy noted that everything the Advisory Board desires is contained within Draft No. 2.

Mr. Curcio suggested that that the maximum driveway slope set forth in proposed 203-124. G. (4) (h) be changed from 15% to 10% or 8%, and the Board decided to change it to 10%.

The Board made a few other changes to the proposed ordinance, including removal of the requirement for fees; modifying the requirement for information to be shown on the plan to indicate that the items listed are guidelines and are to be depicted on the plot plan at the discretion of the zoning officer; and inserting \$200.00 as a fine in the violation and penalty section for single family residential driveways and \$400.00 as a fine for shared driveways.

Mr. Percy moved, seconded by Mr. Carson, to recommend to Township Committee that it adopt an ordinance providing for driveway standards for individual lot development that contains the provisions of Draft #2, Township of Hamilton Driveway Ordinance, prepared by Daniel DePasquale, P.E., as modified pursuant to the above noted changes.

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.

Flooding Issues – A discussion took place with regard to certain areas of the Township experiencing flooding due to what appears to be problems with storm water management systems. Mr. Pritchard stated that the Township Engineer and the Public Works Department have been working to investigate the cause and determine the solution.

Cotton Mill – Mr. Christman reported that the building is deteriorating at the old Cotton Mill (Wheaton Plastics) site, and paint chips are falling into the river. Mr. Nickels stated that there had been some work undertaken last week that may be causing the problem, and Mr. Pritchard stated he would let Phil Sartorio know of the problem.

Public Comment – Mr. Dahl opened the meeting to Public Comment.

Aline Dix commented that she had been complaining about things blowing off the Cotton Mill site into the river since the fire, and she offered information with regard to the Atlantic City Expressway construction as it relates to the storm water management issue.

Adjournment – Mr. Jensen moved, seconded by Mr. Wigglesworth, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow, Planning Board Administrator

