

A meeting of the Township of Hamilton Planning Board was held on the above date with Vice-chairman Harry Bilicki presiding. Other members present were Richard Cheek, Wayne Choyce, Aline Dix, John Kurtz, John Percy and Heather Tomasello. Alternate member present was Harry Rogers. Also present were Christopher Carey, Landscape Architect Consultant; Steven Filippone, Engineer Consultant; Alexander Litwornia, Traffic Engineer Consultant; Vincent Polistina, Planner Consultant; and John Rosenberger, Solicitor.

Compliance with the Open Public Meetings law was acknowledged.

Approval of Minutes – Mr. Kurtz moved, seconded by Ms. Tomasello, to approve the minutes of the meeting of June 6, 2013, as published. SAID MOTION CARRIED WITH FOUR MEMBERS VOTING “AYE”, NO “NAY”, THREE “ABSTAIN”.

David N. Ketschek – Ms. Tomasello moved, seconded by Mr. Percy, to adopt the resolution prepared by the Solicitor with a correction made to Paragraph 2. b. on Page 2 to change reference from gutters to curbs.

ROLL CALL VOTE ON THE ABOVE MOTION:

Ms. Dix – Aye  
Mr. Kurtz – Aye  
Mr. Percy – Aye  
Ms. Tomasello – Aye  
Mr. Rogers – Aye

SAID MOTION CARRIED.

Atlantic City Electric Company (Determination of Completeness; Site Plan Hearing) – Enid Hyberg, Attorney; David Fleming, P.E.; and Joan Ballinger, Atlantic City Electric Employee, were present.

Mr. Choyce recused himself.

Ms. Hyberg informed those present that Atlantic City Electric Company was proposing to construct a vehicle storage canopy to provide protection from the elements for the Company’s vehicles, which would afford an opportunity to more quickly mobilize the vehicles without having to remove snow and ice when there is a need to restore power when the need arises.

Mr. Filippone, Mr. Carey, Mr. Polistina and Mr. Litwornia, reviewed their reports with regard to application completeness, and presented to objection to granting certain waivers. Mr. Filippone pointed out that the Applicant had submitted a storm water analysis, in response to his request, even though there was no requirement to address storm water due to the size of the proposed disturbance. Mr. Carey noted that the Applicant had requested a waiver from submission of a landscape plan, but has agreed to provide some landscaping in certain areas.

Mrs. Dix moved, seconded by Mr. Kurtz, to deem complete for review Application No. 2013-004, with waivers granted from the requirement for submission of \_\_\_\_\_ and conditioned upon compliance with the recommendations contained within the \_\_\_\_\_

Pointing to an aerial photograph, Mr. Fleming described existing site conditions and the surrounding land uses. He stated that there would be no additional noise generated as a result of the proposal; that there would be no additional traffic; that there would no change as to how the site is operation other than providing shelter for equipment; that there would be no need to remove trees to construct the canopy; that some dead trees would be replaced and the landscaping would be increased, as a result of the review process; that the improvement would not require any modification to the existing storm water management system; that the lighting proposed would not impact surrounding properties;

Mr. Fleming testified that the variance for building length was justified, as the structure would be interior to the facility, located between two structures; that the site would be improved by putting the trucks out of site; that the operation would be more efficient, as the trucks would be ready to go during inclement weather; and that the building would not be visible to residents. He expressed the opinion that there would be no detriment to the zoning plan as a result of granting the variance.

Referring to a photograph of a prototype of the structure, Mr. Fleming described how it was designed and how it would function.

Board members asked questions and offered comments related to the buildings on site and the proposed accessory structure, to which Mr. Fleming and Ms. Ballinger responded..

Mr. Filippone reviewed his report, making certain recommendations with regard to technical issues.

Mr. Carey stated that the Applicant has agreed to remove and replace dead vegetation  
CHECK REPORT TO SEE WHAT ELSE.

Mr. Filippone pointed out that the Applicant had agreed to address a long-term storm water problem related to 32<sup>nd</sup> Avenue, even though the size of the proposal did not meet the threshold to require a storm water management report. He related what had taken place to evaluate and address the problem, which had involved the Township's Public Works Department and the Township Engineer. Mr. Filippone advised of his recommendation regarding a stockpile of soil on site that was contributing to the problem and what the Applicant had agreed to do to lessen the impact from its site, based upon his recommendations. He presented photographs depicting the problem areas and described them. Mr. Filippone noted that the Applicant had cooperated from the time the issue was first raised and even agreed to make improvements beyond his recommendations. .

Mr. Filippone cautioned that the efforts put forth by both the Municipality and the Applicant would not solve the problem completely, but they would make a difference.

Board members asked question to which Mr. Filippone responded. 7:43:38

Nancy Rainbow,  
Planning Board Administrator