

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman Gordon Dahl presiding. Members present were Harry Bilicki, Charles Cain, William Christman, Wayne Choyce, Adam Greco and John Kurtz. Alternate members present were Jack Carson and Harry Rogers. Also present were John Rosenberger, Solicitor; Steve Filippone, Engineer Consultant; and Philip Sartorio, Planner Consultant.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Christman moved, seconded by Mr. Cain, to approve the minutes of the meeting of February 18, 2010, as published. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

James Harkins Certificate of Appropriateness – Mr. Christman moved, seconded by Mr. Cain, to adopt the resolution memorializing issuance of the Certificate of Appropriateness for James Harkins, Lot 2.01 in Block 655.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye	Mr. Choyce - Aye
Mr. Cain – Aye	Mr. Greco - Aye
Mr. Carson	Mr. Kurtz - Aye
Mr. Christman – Aye	Mr. Dahl - Aye

SAID MOTION CARRIED.

Atlantic County Special Services School (Informal Presentation) – John Veisz, Architect, and Terri Nowotny, Business Administrator, were present.

Mr. Veisz described the improvements proposed for the parking lot at the Atlantic County Special Services School site to better accommodate the School’s needs. He noted that an application had been submitted to the Department of Education

Board members and Steve Filippone asked questions, made comments and offered suggestions with regard to storm water management, parking lot layout, the need for additional parking, landscaping, Pinelands Commission review and traffic circulation. Responses were provided.

Mr. Filippone offered to provide a courtesy review of the proposal and to report his findings.

Hamilton Township Municipal Utilities Authority (Site Plan Review) - Anne Schreiber, Attorney; Robert Mulford, P.E., and Stephen Blankenship, Executive Director, were present.

Mr. Mulford described the Hamilton Township Municipal Utility’s proposal to convert the former rotating biological contractor tanks into an equipment storage garage; to construct a pole barn to cover existing material storage bins; and to construct additional paving.

Mr. Sartorio referred to his report and recommended that the application be deemed complete for review.

Mr. Christman moved, seconded by Mr. Carson, to deem complete for review Application No. 2010-003, submitted by the Hamilton Township Municipal Utilities Authority, conditioned upon compliance with the recommendations contained within the report of Philip Sartorio, dated March 10, 2010. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Sartorio reviewed his report, noting that the site was reviewed under a certain section of the Land Use Ordinance that regulates government entities.

Mr. Sartorio advised that variances were needed for accessory structure height and placement of accessory structure in front yard area. He, also, advised that a waiver from the requirement for installation of sidewalk along the property frontage would need to be considered. Mr. Sartorio expressed the opinion that the proposal was a unique, adaptive reuse.

Mr. Blankenship explained that the variance to exceed the permitted height of the accessory structure was necessary due to the height of certain MUA equipment. He stated that an existing tank that was not being used would be converted to storage for maintenance equipment in an attempt to make use of existing, under utilized assets in a cost effective manner

Mr. Sartorio expressed the opinion that the proposal furthers the purpose of the Municipal Land use Law by encouraging efficient use of public funds and land, and promoting a desirable visual environment.

Mr. Blankenship requested that a waiver be granted from the requirement to construct sidewalk along the property frontage, and some Board members expressed concern with regard to granting the waiver due to the site's close proximity to a recreation area, pedestrian activity and the need to promote public safety. A discussion ensued, and it was decided that approximately two hundred fifty linear feet of concrete sidewalk would be constructed along the existing fenced area to a point just past the Atlantic County Utilities Authority entrance.

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

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

Mr. Carson moved, seconded by Mr. Choyce, to grant minor site plan approval to the Hamilton Township Municipal Utilities Authority, Block 809, Lot 31, Application #2010-003, with a variance granted from the requirements for accessory structure height and a variance granted from the requirement that no accessory structures are permitted in front yard areas, and a waiver granted from the requirement to construct sidewalk along the entire property frontage, conditioned upon compliance with the recommendations contained within the report of Philip Sartorio, dated March 10, 2010, and providing concrete sidewalk for approximately two hundred fifty feet along the developed portion of the property to a point just beyond the Atlantic County Utilities Authority entrance.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye

Mr. Cain – Aye

Mr. Carson – Aye

Mr. Christman – Aye

Mr. Choyce - Aye

Mr. Greco - Aye

Mr. Kurtz - Aye

Mr. Rogers – Aye

Mr. Dahl – Aye

SAID MOTION CARRIED.

Hamilton Township Municipal Utilities Authority (Site Plan Review) – Anne Schreiber, Attorney, Robert Mulford, P.E., and Stephen Blankenship, Executive Director, were present.

Mr. Rosenberger explained the issue involving the notice provided by the Applicant to property owners within two hundred feet of the subject property. He advised that an affidavit had been submitted, and he was satisfied that Board had jurisdiction to proceed. Mr. Rosenberger noted that one of the individuals that had been involved was present.

Mr. Mulford described the lot configuration and noted the difficulty associated with meeting certain Ordinance requirements. He, also, described existing conditions and stated that the purpose of the Applicant's proposal was to update an outdated sewerage pump station.

Mr. Sartorio referred to his report and recommended that the application be deemed complete for review.

Mr. Carson moved, seconded by Mr. Cain, to deem complete for review Application No. 2010-002, submitted by the Hamilton Township Municipal Utilities Authority, conditioned upon compliance with the recommendations contained within the report of Philip Sartorio, dated March 9, 2010. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Sartorio reviewed his report, noting that the site was located within the Historic District, and that demolition of the existing structure would require issuance of a Certificate of Appropriateness. He stated that the Applicant would need to address why the existing structure could not be used.

Mr. Sartorio reviewed the variances necessary for the project to go forward as proposed, and noted that the Applicant would be reducing the amount of impermeable coverage; that the new structure was positioned in an area where it could be tied into the existing infrastructure; that the irregular shape of the lot made it difficult to meet Ordinance standards; that the proposed structure would be relatively small and would have elements that would be residential in character; that the proposed fence was consistent with the style of fence that presently exists on site and sites elsewhere within the Historic District; that the proposed fence would be needed for security purposes; that the landscaping proposed would need to be adjusted to address aesthetics due to the site's high visibility and its location within the Historic District; that the location and text of the sign that the Applicant was proposing to welcome travelers to Mays Landing needed to be worked out; that a design waiver would be required to accommodate the Applicant's request to not provide a delineated parking space; that the exterior colors of the building would need to comply with those that appropriate for the Historic District; and that the proposed lighting had to comply with Historic District standards;

Mr. Sartorio referred to the memorandum from the Historic Preservation Commission, within which it was stated that an application would need to be submitted to the State Historic Preservation Office for the demolition, and that the Commission wanted the Applicant to explore every possible alternative to destruction.

Mr. Dahl noted that the exterior of the existing structure had been modified, and it was his opinion that it would not have much historic significance.

Mr. Blankenship stated that the MUA had determined that the building would not accommodate the needs for the pump station, and had advertised for someone to purchase it and move it to a different location. He stated that the MUA was willing to proceed in that manner, but would need to demolish the building if no one came forward.

Mr. Blankenship stated that the MUA would choose appropriate colors for the building; would make the building residential in character; and would work with the Township to create a greeting for the sign.

Mr. Blankenship testified that the pump station services the center of Mays landing and would need to remain in its present location due to where the gravity mains were located. He advised that the proposal was an operation upgrade, as well as a safety upgrade, and would be visited once daily. It was Mr. Blankenship's opinion that a designated parking space would not be needed.

Mr. Kurtz stated the Historic Preservation Commission's main concern was preservation of the existing structure, and it would like to see the response from the Historic Preservation Office before demolition takes place. He commented that the Commission was looking for people who would be interested in relocating the building.

Mr. Cain stated that an attempt was being made to work with the County and State to beautify the entrance to Mays Landing, and he was happy to see that a sign was being proposed as part of the project. He expressed the opinion that setting the building further from the street would improve the area. Mr. Cain stated that he would like to be involved with the wording for the sign, and requested that careful consideration be given to landscaping.

Mr. Blankenship responded that the MUA would be open to suggestions with regard to the sign, and would work with Mr. Sartorio with regard to the landscaping, provided that the plant material does not interfere with security.

Mr. Dahl questioned whether any landscaping could be placed on the Main Street side of the site. Mr. Blankenship stated that the fence was being placed on the property line and it would be very limited as to what could be done. Mr. Dahl expressed the desire for Mr. Carey to look at the possibilities, and Mr. Carey agreed.

In response to a questions of Board members, Mr. Blankenship stated that the generator would be fueled by natural gas; that there would be no more odor generated than that which was presently being generated; that the Applicant would be willing to install a carbon sock; that the Applicant had not contacted the County to discuss creating a buffer between the Park and the facility; and that the generator would be in use when there is a power outage.

Mr. Dahl opened the hearing to public comment.

Ted Marx, residing at 5724 Main Street, expressed concern and asked questions related to storm water runoff. Mr. Marx described a problem he was experiencing with storm water collecting at the rear of his property and adjacent properties, and asked if something could be done to lessen the impact. A discussion took place regarding existing conditions, possible contributing factors and possible solutions. Mr. Filippone stated he would be happy to evaluate the situation and report to the Board, and Mr. Sartorio offered to contact the County to discuss the issue.

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

Mr. Mulford stated that he had sent a letter to the State Historic Preservation Office on February 22, 2010, and had been in contact with that agency, but had not yet received a response.

Mr. Choyce moved, seconded by Mr. Cain, to grant a Certificate of Appropriateness to permit the Township of Hamilton Municipal Utilities Authority to relocate or demolish the existing structure located on Lot 9 in Block 749, conditioned upon the State of New Jersey Historic Preservation Office approval.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye

Mr. Cain – Aye

Mr. Carson – Aye

Mr. Christman – Aye

Mr. Choyce - Aye

Mr. Greco - Aye

Mr. Kurtz - Aye

Mr. Rogers – Aye

Mr. Dahl - Aye

SAID MOTION CARRIED.

Mr. Cain moved, seconded by Mr. Greco, to grant preliminary and final minor site plan approval to the Hamilton Township Municipal Utilities Authority, Block 749, Lots 8 and 9, Application No. 2010-002, with waivers granted from the requirement to provide a designated parking space on site, and variances granted for impermeable coverage, rear yard setback, side yard setback and from the requirement that no fences are permitted in front yard areas, conditioned upon compliance with the recommendations contained within the report of Philip Sartorio, dated March 9, 2010, and providing landscaping, building color, lighting and sign design to the satisfaction of the Board’s Planning Consultant, Philip Sartorio.

In response to a question of Mr. Dahl related to the sign, Mr. Sartorio stated that the proposed sign was consistent with Ordinance standards, but the materials and messages would have to be worked out.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Bilicki – Aye
Mr. Cain – Aye
Mr. Carson – Aye
Mr. Christman – Aye
Mr. Choyce – Aye. He commented that what was being proposed was a huge improvement over what presently existed.
Mr. Greco – Aye
Mr. Kurtz – Aye
Mr. Rogers – Aye
Mr. Dahl – Aye

SAID MOTION CARRIED.

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

Aline Dix stated that she was glad the HTMUA finally was proceeding and was anxious for the projects to go out for bid.

Fred Akers presented copies of information related to rainfall and storm water management, and discussed efforts to address the problems within the Township. He commented that wetlands was one of his focuses, and offered to provide assistance if needed.

Mr. Carson moved, seconded by Mr. Choyce, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Wal-Mart Stores, Inc. – Mr. Rosenberger reported that he still had not heard from Judge Armstrong regarding her ruling on the Wal-Mart case.

Transportation Subcommittee Meeting – Mr. Bilicki expressed the desire for the Transportation Subcommittee to meet with Alexander Litwornia, before the hearing for Gravelly Run Square is continued, to discuss the provisions of the Master Plan related to traffic and ideas and solutions related to traffic management.

Mr. Rosenberger cautioned the Subcommittee not to discuss the application.

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

Respectfully submitted

Nancy Rainbow,
Planning Board Administrator