

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman David Wigglesworth presiding.

Members Present: Charles Cain, Richard Cheek, Wayne Choyce, Aline Dix, John Percy, Heather Tomasello and alternate member Harry Rogers.

Members Absent: Harry Bilicki, John Kurtz and alternate member David Adams.

The following Board Professionals were also in attendance: Steve Filippone, Engineer; Al Litwornia, Traffic Engineer and John Rosenberger, Solicitor.

Moment of Silence/Reflection was offered for Joseph Nickels, a longtime resident, as well as a Community leader who served with various County boards and committees and locally as a Township Planning Board, Zoning Board of Adjustment and Committee Member.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Percy moved, seconded by Mr. Cheek, to approve the minutes of the meeting of June 19, 2014, as published. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

SAID MOTION CARRIED.

Adoption of Decision & Resolutions:

#2014-02 Camden Diocese–Site Plan. Mr. Percy moved, seconded by Mr. Rogers, to approve the Decision and Resolution as prepared. SAID MOTION CARRIED WITH SEVEN ELIGIBLE MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

#2014-03 Brinster & Dooley –Minor Subdivision. Mr. Percy moved, seconded by Mr. Cheek, to approve the Decision and Resolution as prepared. SAID MOTION CARRIED WITH SEVEN ELIGIBLE MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

#2014-04 Guy Tunney – Minor Subdivision. Mr. Percy moved, seconded by Mr. Choyce, to approve the Decision and Resolution as prepared. SAID MOTION CARRIED WITH SEVEN ELIGIBLE MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Appointment of an Alternate Traffic Engineer: Mr. Cain moved, seconded by Mr. Percy, to TABLE the appointment of an Alternate Traffic Engineer. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Street Vacation: Mr. McKellar submitted a request to vacate a portion of Denver Avenue, which is a “paper” street. It is Mr. McKellar’s intention to acquire enough land in order to build a house in Mizpah Village which requires 1 acre. He currently owns Block 395 lots 2 & 15. It is his belief that he does not have the required acreage.

Discussions ensued concerning accessibility, if other lot(s) which would benefit from the street vacation if they too would have enough acreage to build a single family dwelling.

Mr. Filippone volunteered his services to help with the configuration of the lots, so that Mr. McKellar would have enough acreage without having to the request a street vacation.

The request for street vacation will be tabled. All Board members are in favor.

#2014-06 Joseph Grasso 2 Lot Minor Subdivision.

7480 Black Horse Pike. Block 395 Lot(s) 1& 2

Project Description: The applicant is requesting a minor subdivision approval for a lot line adjustment which will result in the re-subdivision of two (2) existing lots. Lot 1 is a mixed use property containing an existing restaurant, a single family residential dwelling, one (1) garage and two (2) sheds. Lot 2 is a residential property containing a single family dwelling and four (4) sheds. The purpose of the lot line adjustment is to eliminate the restaurant’s septic system encroachment currently located on the residential lot.

The applicant is represented by Beth Ann Grasso, Engineer. The property will remain the same until if/when the property is no longer under the same ownership.

Steve Filippone, Board Engineer reviewed his report dated and recommended the application be deemed complete. No development is proposed for this application. The following waivers are requested: §203-113.5 providing existing topography at two foot intervals within subject property; §203-113.13 providing sight triangles, radii of curb line and street sign location; §203-113.17 providing soil boring information.

Mr. Percy moved, seconded by Mr. Cain to deem minor subdivision application #2014-06, submitted by Joseph Grasso complete for review, with recommendations contained with the reports from Steve Filippone dated June 26, 2014. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN.

Review Comments

In addressing comment #2: The existing gravel parking/access drive for the existing restaurant that is denoted on lot 2: *The applicant is willing to remove the driveway from lot 2 in the event of a sale.*

Mr. Percy moved, seconded by Mrs. Dix to grant minor subdivision approval to application #2014-06, Block 58 Lot(s) 1 & 2: The applicant will comply with the technical review comments contained in the engineers’ professional report.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Cain ---- Aye	Mr. Percy ---- Aye
Mr. Cheek ---- Aye	Mr. Rogers ---- Aye
Mr. Choyce ---- Aye	Ms. Tomasello ---- Aye
Mrs. Dix ---- Aye	Mr. Wigglesworth ---- Aye

#2014-07 US Homes Corp/Lennar Homes, Amendment to Site Plan

Cologne Avenue & Black Horse Pike. Block 854.04 Lot(s) 1

Project Description: The applicant is seeking a waiver from installing two (2) school bus stops located at the intersections of Highgate Lane and US Route 322 and the intersection of Woodmere Avenue and US Route 322 as required. Cedar Point is a residential subdivision.

The applicant is represented by Wayne Birchler, Project Manager.

Discussion ensued concerning the various bus stop locations that currently exist within the development. There should be a safe place for children to wait for the bus. The board entertained the possible relocation of the bus stops within the development.

Mr. Birchler issued a letter from the Greater Egg Harbor Regional school district indicating that for safety reasons they had no intention of using the bus stop(s) located on the Black Horse Pike

Mr. Rosenberger raised objections concerning Mr. Birchler representing US/Lennar Homes instead of their corporate attorney.

The board echoed Mr. Rosenberger objections as well as citing a lack of information provided.

Al Litwornia, Board Traffic Engineer commented that only Greater Egg Harbor BOE objected to the location of the bus stop. There are no comments from Hamilton Township BOE. There is a possibility of people other than students utilizing the bus stops located along the Black Horse Pike.

Steve Filippone, Board Engineer reiterates that there are two approved bus stops on the Black Horse Pike on the approved plans. This application is the result of the applicant requesting a release of their performance bond and providing bus stops are on the checklist, therefore the request has been denied. Over a period of time the school board/developer determined three bus stop locations within the subdivision, where the students are picked up. These three bus stops are not on an approved plan. They just evolved. The students wait on the sidewalks and when the bus comes they walk across the strip of grass to gain access to the bus.

Mr. Cain moved, seconded by Mr. Choyce to TABLE application #2014-07 US Homes Corp/ Lennar Homes, Site Plan Amendment. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Public Comment – Chairman Wigglesworth opened the meeting to public comment and there was no response.

Board moved and seconded, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, (NO) “NAY”, (NO) “ABSTAIN”.

Board Member Comments–

Board Member Tomasello comments the Hamilton Mall has erected two new signs. She remembers that the Board specifically asked that the Hamilton Mall come back for sign approval however the sign is up without having board approval.

Mr. Rosenberger stated that the Planning Board only jurisdiction is to pass on applications for development. The Zoning Officer’s purvey is to review and issue zoning permits that are in compliance with the ordinance. If the signs at Hamilton Mall are in compliance with the ordinance then they would not have to come to the board for approval.

Chairman Wigglesworth stated that he will contact the Township Administrator to inquire how the zoning permit was issued and the sequence of operation(s). Upon his finding, a report will be generated to the board members.

Board Member Dix suggests that administrative reviews be distributed to the board members so that they can be aware of what is going on in the town.

Board Member Choyce commented that the prior applicant wanted approval to eliminate the requirement to provide bus stops on the Black Horse Pike. He was not asking if he could relocate them within the development where the buses are currently stopping to pick up the school children. In order for him to be released from his bond he will probably just install the bus stops as they appear on the plans.

It was requested that the topic is investigated to see if in fact the BHP bus stops were approved or if they were approved at another location within the development.

Mr. Rosenberger interjects that the board has nothing before them that will require the applicant to do anything. There is an approved site plan from 2002, there is also an uncertainty that the records may or may not be complete; showing the applicant/school board/board professional correspondence concerning the location of the bus stops.

Adjournment – Motion to adjourn the meeting was moved and seconded.

SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Pamela Alleyne,
Planning Board Administrator