

A meeting of the Township of Hamilton Planning Board was held on the above date with Vice-Chairman Harry Bilicki presiding.

Members Present: Richard Cheek, Wayne Choyce, Aline Dix, John Percy, and alternate members Harry Rogers and David Adams. Member Heather Tomasello arrived at 7:10 PM.

Members Absent: David Wigglesworth, Charles Cain, John Kurtz.

The following Board Professionals were in attendance: Steve Filippone, Engineer. Also in attendance was Philip Sartorio, Community Development Director/Second Alternate Planner.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Percy moved to correct minutes of October 16, 2014 to reflect Mary Lisitski as Planning Board Secretary and not Acting Board Secretary. Seconded by Mrs. Dix, to approve the minutes of the meeting of October 16, 2014, as corrected.

SAID MOTION CARRIED WITH MEMBERS VOTING (4) “AYE”, NO “NAY”, (2) “ABSTAIN”).

Adoption of Resolution #2014-009, South Jersey Gas Company moved to table

Item was tabled for clarification of noise study in 16B of Draft Resolution as presented to the Board.

Board Member Cheek recused himself and stepped off the dais.

BUFFALO PIKE ASSOCIATES: Applicant #2009-012: Partial Performance Bond Waiver Request

Representing the applicant were Stephen Nehmad, Attorney; Stuart Wainberg, of Buffalo Pike Associates, LLC and David Wisotsky, P.E. of Bohler Engineering.

Mr. Nehmad gave an overview of the project as to its final site plan approval with respective information which is in place. The applicant is seeking approval to clear, grub & rough grade the site prior to posting performance guarantee and upon meeting with the Township administration it was requested the applicant finish Volunteer Way while doing the rough grading and that a performance guarantee be posted for this improvement to Volunteer Way, as well as the main access drive and the detention basins.

The applicant’s engineer, Mr. Witsosky, has provided Mr. Filippone with a cost estimate for the proposed work and the client is agreeable to put that up and it will be put up before any permits are drawn. It is a two-step process the applicant proposes: they would like to go out and rough grade the site and also finish the connector, per the Township’s request, but are asking for partial waiver to the performance guarantee for everything except for the main access road and drainage. The applicant’s purpose is to show the market how much visibility this site has and that they are ready to move forward.

Mr. Nehmad asked if there were any questions

Mr. Bilicki asked the Board for any questions or comments that they might have.

General discussion took place throughout the meeting regarding access roads, clearing process, drainage, site stabilization, lighting, safety issues, signage and sidewalks.

Mr. Adams asked if once built will Volunteer Way connector be two way traffic; Mr. Wisotsky said the connector is one way now – south from jughandle. When the center is finished it will be two way to the western access. Appropriate temporary signage is to be included as a condition of any approval granted.

Mr. Bilicki: inquired about rough grading and asked if all the trees will be removed and if anything put around for soil impact. Mr. Witkosky replied trees will be removed and the grade of the site will essentially remain as it is now. They will have a grading plan that takes up the natural contour and will be getting an updated Soil Conservation permit to verify this as requested by Mr. Filippone. Pursuant to previous conversation, this will be inspected by the Municipal Engineer and that they will post inspection fees accordingly.

Mr. Choyce: asked Mr. Filippone if there would be some modification to the existing topography. Mr. Filippone responded it is his opinion that there is a natural sump. There will be very slight changes and there is isolated contours and they will correct that, but the natural drainage patterns are there and they will not be changing any of the drainage that comes to the sight.

Discussion continued explaining the drainage and Mr. Choyce suggested that we should have a grading plan called Phase I so that Mr. Filippone can review and meet any of our concerns regarding runoff, as well as giving Mr. Smith something to go by for his inspections. Mr. Nehmad stated that is their intentions.

Mr. Bilicki inquired about hydro-seeding and if it will be the entire site. Mr. Witosky stated that whatever standards they have to stabilize the site will be done. Mr. Bilicki expressed his thoughts that it is great upside to a beginning but with the economy what it is and if it does not pickup, he wants to be assured that this will not be a soil erosion problem and a detriment. Mr. Witosky replied that it will be in stable condition for the long term.

Mrs. Dix remarked about maintenance and to keep the grass, etc. under control so as to not to present a complicated situation.

Mr. Percy: regarding turns, etc. Mr. Nehmad stated that is governed by DOT and they have to follow the measures they impose. Mr. Percy continued regarding the jug handle (jug handle B as Mr. Nehmad calls it) B is completely dark and type of lighting is going to be along Volunteer Way and this area. It was presented that the lighting proposed is in the approved plan will not be changed.

Mrs. Tomasello inquired as to pavement, curbs, signage and lights being part of this and it was pointed out that it is and will be done as per the approved plan to complete this phase of the project.

Mr. Adams asked what specific work is being requested to be removed from the scope of the performance guarantee. Mr. Nehmad explained the performance guarantee presently contains everything on the site (landscaping parking, basins) except for buildings which will be removed as they are going to put in a guarantee of approximately \$ 688,296.40 for roadway, the connector to Volunteer Way, the drainage and related work. Mr. Filippone inquired that this road will be built as to approved municipal standards and if the Township Engineer will sign off after his inspection. Mr. Nehmad replied in the affirmative.

Mr. Rogers remarked that construction traffic is pretty detrimental to the roads and asked is there something that will protect us from repairing the roadways. Mr. Rosenberger stated that this happens by law and that this is not a covenant for tonight and not preparing anything other than if they proceed tonight whatever damage they inflict to municipal property in relation to construction activity they will have to restore by the decision of the Municipal Engineer.

Mrs. Dix asked why this did not come to Township Committee. Mr. Nehmad explained that they met with administration, Mr. Smith, Mr. Sandman and Mr. Sartorio, for direction as to where this request should go, Planning Board or Township Committee. When a similar request was made for Hamilton Mall, and Consumer Square I they came to the Planning Board. Mr. Sandman looked into it and agreed that the request should be made to the Planning Board. Mr. Nehmad stated that throughout the State of New Jersey, amidst the economy we are facing, such waivers are being granted to try to assist for the situation.

Mr. Adams asked what was the amount of performance guarantee; Mr. Nehmad responded that the total was just under \$5 million and they wish to carve out \$688,296.40 +/-, which is an adequate amount.

Mr. Choyce inquired if there was a need for bonding regarding temporary seeding and drainage being done. Once the site is grubbed and stripped out is there some kind of guarantee or is it included. He continued questioning as to an obligation of the property owner to maintain so it does not become a burden to the Township? Mr. Nehmad has not seen bonding done for this purpose. The applicant will be posting inspection fees and if they are doing something wrong, the Township can tell them and they will correct it accordingly. Mr. Nehmad stated that Soil Conservation will also be involved in the process.

Mr. Filippone, Planning Board Engineer referred to his memo of November 26, 2014. Item #1, okay; #2: would like to see revision to include clearing and rough grading; #3 would like minor modification to their Soil Erosion Permit. #4: with the application there is a schedule for stormwater basin and he would like them to supply a schedule for the sediment and how they will maintain grass within the site area over time, similar to that schedule.

Mr. Sartorio thanked Mr. Wainberg for all his efforts and getting approvals from the State, DOT and Pinelands and for his willingness to get the project started. It is a positive for the area. He also added that it is in their best interest to keep the grass, etc. maintained.

Mr. Filippone asked about a sign when they start and Mr. Nehmad said there will be and that it will just be a coming soon sign and they will provide the Township with details at a later date.

Motion to grant the application's request for a partial reduction in the amount of the required performance bond to the approximate amount of \$688,000 (+/-) subject to the following conditions:

Mr. Rosenberger concluded that the findings are: Volunteer Way will be aptly and timely be completed; the applicant will comply with technical on the comments as set forth in Mr. Filippone's report and provide a grading plan to control the unaltered stormwater management site has to be prepared.

Moved by Mrs. Tomasello and seconded by Mrs. Dix that applicant be granted the request for partial waiver of performance guarantee as discussed this evening.

Mrs. Dix – YES – because she now has a better understanding of the whole picture and her safety concerns for homes in Eaglesmere and surrounding area.

Mr. Choyce- YES - appreciates the applicant' efforts to move forward with the development of this project. He feels there will be positive aspects as to vendors seeing the site being cleared and with the applicant committing to install the extension of the Volunteer Way up to the jughandle and the bonding of the connector road is very important to the traffic in this entire area. Mr. Choyce expressed his appreciation for the applicant's efforts during the site plan approval as well as their commitment to developing the roadway.

Mr. Percy – YES

Mrs. Tomasello –YES - and thanked applicant for taking the initiative to do this access road and feels it will help the community. It will be nice to see things turning around and moving forward because she thinks people are tired of negativity part of everything happening with the economy and this is a positive thing.

Mr. Rogers – YES – appreciates applicant's efforts to turn this project forward and the thoughts going into the road is going to both service your project and the community really well. He feels that it will enhance everybody's utility in the area, including the applicant's project and thanked the applicant, once again, for their cooperative efforts.

Adams – YES, and thanked the applicant for bringing this economic engine to our town.

Bilicki – YES – thanked the applicant and engineers for their answers to the many questions. He stated that he feels this connector will be an asset to this community and especially make it much more convenient to get to some of the other business in the area.

SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING (7) "AYE", NO "NAY, NO "ABSTAIN.

Mr. Rosenberger stated application approved with 7 in favor, none opposed.

On behalf of Mr. Wainberg, the applicant, Mr. Nehmad thanked the Board for their consideration this evening.

GREATER EGG HARBOR REGIONAL HIGH SCHOOL DISTRICT; Oakcrest High School; Block 1027, Lot 1.01 Request for approval and/or recommendations regarding proposed site improvements to athletic fields and addition and renovations to the main school building.

Representing Greater Egg Harbor Regional, Oakcrest High School was Mr. Jason Dubowitch AIA of Fraytak, Veisz, Hopkins Duthie, P.C. The applicant is looking to do a referendum in March and part of this referendum is the proposed site improvements.

Mrs. Dix questioned if this is the same as proposed last March and Mr. Dubowitch replied that it is the same site plans but with different aspect of the projects proposed. The referendum failed last March (2014). His reasoning for it being in different applications is to allow flexibility to the project.

Mr. Dubowith introduced the following and upon display of plans explained the projects proposed.

Project #4675 – Athletic improvements – Mr. Dubowitch pointed out the element restoring the existing natural athletic fields. No intention of adjustment to field, size, location; just restoration.

Mr. Bilicki asked if it consist of reseeding or irrigation. Mr. Dubowitch answered in the affirmative.

Mrs. Dix questioned if it is well water and not city water; Mr. Dubowitch replied that he feels it is well water and that he will confirm.

Applicant continued that it will be adding athletic safety fencing at the fields to be improved. They propose to add four new scoreboards to the baseball fields, as well as artificial turn on the football field.

Mrs. Dix questioned if because of recent publicity regarding artificial surfaces and the health risk they may impose are they aware of the health hazard. The applicant's engineer stated that the District is aware and are looking into options and the use of natural alternative materials.

Mr. Bilicki questioned synthetic surface and drainage and the applicant stated that it would not affect it, it would improve the drainage.

Project 4676C – New athletic field, pathways and drainage repairs. The main elements are constructing new bituminous pathways to provide ADA access from parking lot to various athletic fields. Along with the construction of these pathways, installation of lighting for access to evening athletic events. As the parking lot is elevated from the fields, there is an existing drainage problem that will be corrected.

Discussion ensued regarding the parking lots and where vehicles park to gain access to the fields. What is being presented tonight does not correct the parking problem. Board members expressed their concerns with regard to parking during special events.

Mr. Bilicki questioned as to why the walkway doesn't continue to all athletic fields. He feels it seems to stop short. Mr. Dubowitch pointed to the exhibit to clarify walkway in question. He doesn't feel there is a reason it could not be extended. Mr. Bilicki questioned if the applicant sees no reason to access the back of the stadium. More discussion ensued regarding what was and what is now parking and access to the field/stadium.

Project 4706 – Track Replacement - Mr. Dubowitch displayed this project which was not part of the listing and the Board does not have copies. It was suggested by a board member to review and if they do not get the information they need they will not act on it. The project is to replace the existing track which is coming to the end of its time. They will replace with the same material which is a synthetic rubber.

Project 4665 – Additions and alterations to the school building. The additions to the project are a new library and media center for the school. The smaller portion adjacent to the existing cafeteria will be new faculty/meeting room. Existing faculty room will be repurposed to expand

the existing cafeteria. The main reason for new library is that the existing one is undersized for the school's population and does not meet DOE standards. The existing library will be repurposed as a TV studio and classroom space.

Mr. Sartorio reviewed his report of November 21, 2014. He looked at 3 of the 4 projects proposed: 4675, 4676, and 4665. It meets with the Master Plan consistency and is consistent with the Pinelands and the designated Regional Growth Area. It is designated as Growth Area Moderate per our ordinance and schools are a permitted use. The Board should find it in compliance with the Master Plan. With the Board's permission he would like to amend his memo of 11/21/2014 to add the fourth item and add the Board's recommendation for the connection of the pathway of the loop and any other comments that the Board has.

Motion to accept as presented and with comments by Mr. Percy; seconded by Mrs. Dix.

Mrs. Dix – YES

Mr. Choyce – YES

Mr. Percy – YES

Ms. Tomasello – YES

Mr. Rogers – ABSTAIN, feels presentation was incomplete and it has to go to referendum and ask for a certain amount of money and it doesn't appear that your plan is very well developed.

Mr. Adams – YES

Mr. Bilicki – YES

SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING: (6) "AYES", NO "NAY", (1) "ABSTAIN".

Mr. Sartorio will modify his report to include the additional plan and changes as discussed and it will be forwarded to the members.

ESTABLISH REORGANIZATION DATE OF PLANNING BOARD FOR JANUARY 2015:

As Township Committee meets on January 5, after discussion it was motioned and moved and accepted in favor to hold Planning Board Reorganization on January 15, 2015.

Mr. Bilicki opened the meeting up to Public Comment:

Bruce Strigh questioned Buffalo Pikes application and the clearing of the ground which is a good idea. He asked if the Board usually has public comment on their applications. Mr. Rosenberger stated that this was not an application for development and did not require any relief for the public to be heard.

Mr. Bilicki asked if there were any other comments from the public. There being none, the meeting was moved to adjourn.

Mr. Choyce questioned the storage trailers that were in the WalMart parking lot. Phil Sartorio had been out to the site and was told they were prestaging for Black Friday. He spoke with the management who said they are not using them for storage and that they will be removed.

Adjournment –Mr. Choyce moved, seconded by Mrs. Dix, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING (6)"AYE", NO "NAY", NO "ABSTAIN".

Respectfully submitted,

Mary A. Lisitski
Planning Board Secretary