

TOWNSHIP OF HAMILTON  
MAYS LANDING, NJ 08330  
PLANNING BOARD MEETING  
MAY 3, 2018

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 Maryetta Borkowski, Wayne Choyce, Harry Rogers, Allan Womelsdorf, and Alt. I, John Percy and Alt II, Jack Carson. Absent members were, David Adams, Charles Cain, John Kurtz and Richard Cheek.

Compliance with the Open Public Meetings Law was acknowledged.

The following Board Professionals were in attendance: Charles Gemmel, Solicitor; Philip Sartorio, Alternate Planner II. .

Approval of minutes: None presented at this time.

Adoption of Resolutions as prepared by Solicitor:

#PB2009-012 – Buffalo Pike Associates – Block 1132.01 Lots 23.01, 42.04, 42.05 – 4316 Black Horse Pike; variance for signage

Motion made by Mr. Choyce, seconded by Mr. Womelsdorf to memorialize the above resolution as presented.

ROLL CALL VOTE WITH ELIGIBLE MEMBERS VOTING:

AYE – Bilicki, Choyce, Rogers, Womelsdorf, Percy and Borkowski  
NAY: (0) None  
ABSTAIN: Mr. Carson not eligible

MOTION CARRIED: 6-0-0

#PB2018-03 – Veterans of Foreign Wars Post #220; Block 790; Lot 1; approval for electronic sign

Motion made by Mr. Choyce, seconded by Mr. Womelsdorf to memorialize the above resolution as presented.

ROLL CALL VOTE WITH ELIGIBLE MEMBERS VOTING:

AYE –Bilicki, Choyce, Rogers, Womelsdorf, Percy and Borkowski  
NAY: (0) None  
ABSTAIN: Mr. Carson not eligible

MOTION CARRIED: 6-0-0

**#PB2015-08 – Wellspring Church – Block 991, Lot 32 – Request for 1 year extension of Site Plan Approvals as granted in March 2016.**

The applicant was represented by James Schroeder, Esquire. Also present on behalf of the applicant was Mr. Sean Tomlin, Treasurer of Wellspring Church.

Mr. Schroeder stated the applicant is asking for continued protection under the permit extension act for a 1 year extension for the resolution granting approval to the applicant in 2016 with no changes to the terms. Mr. Schroeder stated that the reason for the request is that the Church is financially not quite ready to begin. They have been working on pre-work matters. It was stated that the church remains viable and is presently renting at the Hess School.

Mr. Choyce asked if this request was just for Phase I final approval being extended or for the Phase II preliminary approval as well.

Mr. Gemmel remarked that there is a little difference. Normally it is for one, but here we are being asked to extend two. Phase I the Church and Phase II the gymnasium/purpose room. Phase I received preliminary and final approval; Phase II only received preliminary approval. The period of protection for projects that have final approval is two years with 3, one year extensions that are available. Preliminary approval it is 3 years with 2 year extensions. They are basically asking for both right now so that the final approval would be extended to March 2019'; the preliminary would be to March 2020. The Board can do that or it can say let's wait as we get closer to expiration date but they have asked for it now. The Zoning is same, neighborhood is pretty much the same, and those are the things to consider.

Mr. Choyce asked if it required two resolutions or a single one and Mr. Gemmel replied one would do it.

Mr. Womelsdorf asked if there is any benefit to extending the preliminary one now as opposed to a year from now when the one expires or if they are not ready to go. Mr. Schroeder replied from the applicant's perspective it is simply they would not need to come back in a year and it saves the client a few dollars. Mr. Womelsdorf asked if it is a reasonable expectation to get this underway in a year and the applicant will not have to come back next year. Mr. Schroeder responded that is the applicant's hope. Mr. Womelsdorf remarked to there is an actual benefit extending it now.

Mr. Bilicki asked for comments from Board, there were none. Mr. Percy moved, seconded by Mr. Choyce to GRANT a One- year Period of Protection to both the Final approval for Phase I and Preliminary for Phase II approval of PB2015-08, Wellspring Church as presented by Mr. Gemmel.

ROLL CALL VOTE ON THE ABOVE MOTION:

AYE – Bilicki, Borkowski, Choyce, Rogers, Womelsdorf, Percy and Carson  
NAY: (0) None  
ABSTAIN: (0) None

MOTION CARRIED: 7-0-0

Mr. Schroeder thanked the Board for their time.

**#PB2018-05 – Hamilton Township Board of Education – for review and approval for compliance with the Township of Hamilton's Master Plan. In accordance with NJSA 40: 55D-3.1 Projects: William Davies Middle School; George L. Hess Education Complex and Joseph C. Shaner Elementary School**

The Hamilton Township Board of Education was represented by John Veisz, President, Principal Architect with Fraytak Veisz Hopkins Duthis, P.C. Also present was Anne Marie Fala, School Business Administrator and Ian Nelson, Director of Building Operations and Frank Vogle,

This is an informal presentation which is required by the New Jersey Department of Education

Mr. Veisz made application and had received comments from Mr. Sartorio., Alternate Planner II for the Planning Board. Mr. Veisz referred to Mr. Sartorio's correspondence of April 23, 2018 and his correspondence of May 2, 2018 .

**WILLIAM DAVIES MIDDLE SCHOOL: PROJECT #4937C; 04-04-2018; DS-1**

Mr. Viesz began by reviewing William Davies Middle School, Project #4937C – DSI referring to his correspondence of May 2, 2018 which the Board members were given copies of. He also

commented that they are working with the existing ongoing issue of the retention basin to put it in better working order.

They also propose a storage building that displaces two parking spaces which should have negative impact on required on-site parking. The two existing storage sheds is not anticipated to be removed.

Chairman asked if Board had any more questions about Davies.

Mr. Choyce asked about the sign and what kind of control there is with design and installation as the applicant mentioned a scrolling digital sign.

Mr. Sartorio remarked that moving signs are limited on time of signs basically. That will have to be addressed when they come in for it. Electronic signs are in the midst of being putting into a new ordinance. It is not prohibiting digital signs; it is in regards to movement. This was a conceptual plan, not forwarded to Board professionals for review.

Mr. Percy inquired about the frontage along Harding Highway, (Route 40) as it is side walked 100%, so he asked why the applicant is not extending sidewalk along Dr. Dennis Foremen Drive to their property on the inside.

Mr. Vogel remarked that the original proposal was to deal with signage. Mr. Percy remarked that there are no sidewalks. Mr. Viesz stated they can take recommendation to board as requested or if they can do it within the budget they will.

Mr. Bilicki asked if there were many students that walk, Mr. Vogel remarked that number of students that walk to Davies, not a whole lot, they are generally from Oakcrest Estates and across Cologne Avenue, the Cologne Garden Apartments. Generally they cut through the field. Mr. Bilicki asked in particular of Mays Landing Village as other than the traffic signal at Cologne there is none in the immediate area. Mr. Sartorio added other than the signal at Cologne there is one at 32<sup>nd</sup> Street and people trying to cross is bad.

Mr. Percy pointed out development perspective between Cologne Avenue and Black Horse Pike with 500 units proposed, so there is potential for walking along that side of Harding Highway. He is looking at the potential, so you should put the sidewalk in to be proactive instead of reactive. Further discussion took place regarding sidewalks.

No further questions regarding Davies School.

### **JOSEPH SHANER SCHOOL: PROJECT #4937B; 04-04-37B; SS-1**

Mr. Viez reviewed the plan for Joseph Shaner Elementary. The items proposed in that plan are replacement of damaged curb & sidewalk replacement, curb cuts at appropriate locations and looking at resurfacing asphalt. Also proposed are improvements to the play area with minimal impact. The applicant is proposing canopy system over existing entrance for the aftercare program to provide opportunity place for parents to wait outside for their children,

The district has had challenges dealing with trash on site, right now they go across the street. They are proposing to do some type of masonry enclosure with appropriate gates, looking at 2 and 4 cubic dumpsters and it might be the district attempts to do away with the ones across the street.

Mr. Choyce made comments with regards to dumpster and their placement and time pickup as he had lived across from Davies for 30 years and has since moved. His concern was in relocating the dumpsters and the time for pickup and that the people in the neighborhood should be taken into consideration. Locating off street, closer to school definitely an improvement, keep in mind how it might affect the neighbors on Farragut Avenue. Mr. Choyce asked that they keep this in mind for final design and schedule trash for pickup. Mr. Nelson added that he thinks they come at 8:00 AM.

The district would like to add a standby generator and transfer switch.

Mr. Percy asked if the generator is operational 24 hours and if there is an emergency situation could it be utilized by the Township. . Mr. Nelson stated it is run by natural gas, and is designed for emergency use during the school day or evening events, i.e. lights, computers, and is not set up for general use.

Mr. Percy spoke of past storm emergencies and that the Township has to sustain itself for 72 hours with a secondary situation and asked if it could be explored as a backup if something happens in the community through a major storm.

**HESS EDUCATION COMPLEX: PROJECT #4937A; 04-04-2018; HS1**

Mr. Viez discussed the conceptual plans for Hess School. There are some similar projects such as parking area reconstruction; tennis courts restructure to create multi-purpose area for flexibility for school use.

Discussion ensued regarding the challenge the HTBOE has that they are trying to deal with conflicting traffic, 40 busses, restrictive driveway, wetland, boundaries and potential basin. The issue explored the Board feels the pattern presented makes sense. The objective is to have parents have curbside drop off and pickup. Pickup in the area of the cafeterias is designated as temporary parking only to assist in pickup/drop off. The Board and committee went over many options and felt this proposal is the best way. The intent is for one directional flow of traffic with proper safety measures and signage.

The applicant will also be working on the basins for better operation.

Mr. Viesz noted that the key issues are outlined in his summary report. of May 2, 2018.

Mr. Bilicki asked if they are replacing lighting in parking lot. Mr. Viesz remarked that right now they are district operated but there are some programs through some utilities, owner/operated and some programs through Atlantic Electric that they may explore. will explore.

Mr. Rogers asked about the statement of the parking lot being improperly laid the first time, and , are they going to use better material this time, or throw more money after bad. Mr. Veisz stated from experience as a Civil Engineer and explained what was in place and he doesn't want to say it was done wrong, we are seeing severe deterioration from '93 to now. We are now looking to make necessary improvements and make a long term investment. Mr. Rogers was satisfied with answer.

Chairman asked if there were any more questions from Board members, there were none.

Mr. Sartorio expressed that the HTBOE is looking for a consistency determination to the Master Plan in addition to the Board comments. He reviewed his report in that the project is in the Regional Growth Area; the Master Plan as certified by the Pinelands has been consistent since 1986; and which calls for a regional growth area where major development should be. Under our ordinance there is language that they are allowed in the Township except for Agricultural Zones.

The Hess School is in the IBP Zone, Shaner School is in the R-9 Zone and Davies School is in the GA-M Zone, all of which are a permitted use.

Mr. Bilicki asked Mr. Sartorio if he reviewed the documents and is he satisfied with the way they addressed his comments. Mr. Sartorio responded, yes and expressed again that these are only conceptual plans and looking at it, there could be things that might need to be looked at, i.e., the parking area and drop off, down the line. .

Discussion ensued regard the drop off and pickup from parents for Hess School and the traffic being backed up on Babcock Road. and not being able to get in and out. Further discussion occurred reviewing the past history, i.e. size of enrollment; amount of drop-off and pickups and the expansion of busses which have occurred during the past 25 years and the project growth in

the next few years. The applicant remarked that they have had staggered schedules over the years to help alleviate the problem.

Mr. Bilicki expressed his concerns that there seems to be more PM than AM traffic on Cologne Avenue. People are passing people parked in cars on the right hand side as and you are going towards Cologne Avenue so you are going into oncoming traffic, then you have people coming the opposite way , from Cologne Avenue who can't get into the stream of things because they are backed up too far. You explained why but is there any other reason why parents are taking so long.

Mr. Vogel remarked that the former superintendent Mr. Santilli had made improvements and the flow pattern works a lot better at Davies School. He feels Hess School is a mess. Again it is the parents dropping kids off, it is a challenge. He remarked with the original concept that they didn't see the challenge of the Hess School and that he doesn't have any suggestions either.

Mr. Bilicki remarked that since he travels that road every day, there is 25 mile/hour in front of the school but he has noticed there are no speed limit signs going from Mays Landing- Somers Point Road to Cologne Avenue (Route 40). He requested that Mr. Sartorio address this with the Police Department.

Mr. Percy inquired about making drop off zone and pickup zone for parents and discussion pursued regarding this situation. Mr. Viesz stated that it is their endeavor to have all schools create a proper route and if they don't follow it, it is their responsibility.

Motion was made by Mr. Choyce, seconded by Mr. Percy that the proposal/conceptual plan that was presented tonight by Hamilton Township Board Of Education is in conformance with the Township's Master Plan as well as with the Township's Zoning Ordinance.

ROLL CALL VOTE ON THE ABOVE MOTION:

AYE – Bilicki, Borkowski, Choyce, Rogers, Womelsdorf, Percy and Carson

NAY: (0) None

ABSTAIN: (0) None

MOTION CARRIED: 7-0-0

**Public Comment**

Rodney Guishard – The Board mentioned that they will do some roadwork and remarked about Shaner & Davies being on public streets. Mr. Viesz explained what their proposal is regarding this. Mr. Gujishard remarked that he was on School Board and remarked that they had great concern for the busses, it seemed to go very smoothly but he guesses times have changed.

**Close Public Portion:** Motion to closed by Mr. Choyce, seconded by Mr. Percy, with all members voting “aye”

**Executive Session:** None

**Adjournment:** 7:42 PM - Mr. Choyce moved, seconded by Mr. Percy to adjourn meeting with all members voting “aye”.

Respectfully submitted,

Mary A. Lisitski  
Planning Board Secretary

These minutes have been electronically recorded.