

April 6-4-15

PEMBERTON TOWNSHIP PLANNING BOARD

Pemberton Township Municipal Building
500 Pemberton-Browns Mills Road
Pemberton, New Jersey
7:30 PM May 7, 2015
Meeting Minutes

PLANNING BOARD MEMBERS:

David A. Patriarca, Mayor (absent)
Steven E. Borders, Chairman
David P. Cooper, Vice Chairman (absent)
Norma Trueblood, Councilperson
Donna Lefebvre, Board Member Secretary
Dan Hullings, Environmental Commission Member
Christine Kallil (*to be sworn in*) (absent)
Antoine Hicks
Dr. Thomas J. Cathers, Sr.
Alfred Korndoerfer, Jr. Alt. 1
Kenneth Cartier, Alt. 2 (absent)

CONSULTANTS:

William Sitzler, Attorney
Michael Wisnosky, Planner
Theodore Wilkinson, Engineer (absent)

STAFF

Donna DiPalma, Business Secretary

1. **Meeting called to order**
2. **Pledge of Allegiance**
3. **Open Public Meetings Act Statement** The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given in the annual notice which was approved by the Planning Board for the Township of Pemberton on January 8, 2015. Said resolution was transmitted to the Burlington County Times and the Trenton Times, filed with the Clerk of the Township of Pemberton and posted on the official bulletin board at the Municipal Complex, filed with the members of this body and mailed to each person who has requested copies of the regular meeting schedule and who have prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 9, 2015.
4. **Roll Call:** Trueblood, Lefebvre, Hullings, Hicks, Cathers, Korndoerfer and Borders were present. Patriarca, Cooper, Kallil and Cartier were absent.
5. **Public Comment**
(*no public comment*)
6. **Minutes**
a.) April 2, 2015 Minutes

Motion to approve by Hullings; seconded by Cathers
Roll call: Hullings, Cathers, Trueblood, Borders

7. **Resolutions**
(*nothing pending*)
8. **Matters Referred to the Board**

Zoning Board of Adjustment Resolution Z-14-2015 Annual Report for 2014
(*continued from April 2, 2015 pending report from Wisnosky and Benedetti.*)

Wisnosky stated that he had been corresponding on other matters related to the revisions to the Zoning Map to satisfy the Pinelands Commission and that they had not discussed this matter; suggested that it could be addressed by carving out a section as R-1 or make them pre-existing non-conforming and that he would have Ragan follow up.

9. Applications / New Business

- a.) Danitom/Nova Properties, Bobolink Subdivision, Blocks 4-28 Lots (varying), application for final major subdivision approval

Borders commented that he had been told that Administration has to complete something.

Sitzler spoke with Dave Benedetti when he learned that the Mayor would not be at the meeting; learned from him that negotiations had gone pretty well; they think they have a resolution that would work well for both sides on the water lines; it could be concluded quickly and the applicant should be prepared to come in quickly; asked if the Board felt they should give 30 days.

Hicks commented about holding feet to the fire but that he would rather it not be rushed and sloppy just because they are under the gun.

Sitzler advised that Benedetti suggested that 30 days may make them get the plans done and in; they would like them to have something in 30 days; suggested that he could speak with their attorney and suggest an informal hearing; then come back completed the next month.

Hullings asked about the scope of redesign from the original plan.

Sitzler responded that the Township had made agreements on all of the outstanding issues except the water lines.

Sitzler advised that Benedetti was requesting the Board give them 30 days.

Cathers asked if this was an extension that was going to extend into another extension.

Sitzler stated that the issues were Township issues; that the Mayor did not want to give them an open ended proposal and kept it at the bargaining table up to this point.

Motion to extend 30 days made by Hicks; seconded by Korndoerfer

Roll call: Hicks, Korndoerfer, Trueblood, Lefebvre, Hullings, Cathers and Borders voted yes.

10. Comments from Board Members and Board Consultants

Trueblood asked about the property that Sitzler had mentioned at the last meeting when he had received a call from an attorney from North Jersey.

Sitzler advised that he had referred it to Dave Benedetti and had not had further discussion about it; it was four lots on Arney's Mt. Rd and they were looking to see if there was a developer that might be interested in them.

Trueblood advised that the Township Council had voted on purchasing the three properties, the doctor's office, auto parts store and a home on Juliustown Rd and Bank Street; most residents were against it and that it would be another vacant lot; they wanted to know why UEZ money couldn't be available to existing businesses; but Council felt they needed to move forward.

Borders commented that change was never easy; the properties had been sitting in that condition for a long time; it would change the way the community is looked at; spoke about the Township getting the shopping center; moving the tenants out; taking it down and then having it level and ready for a developer.

Korndoerfer commented that he's never going to do anything on his own.

Hicks commented that it's a shame that there's no movement on the shopping center but this move will say that they are standing still; they are moving on; CVS is a nice anchor; there will be good foot and car traffic; an open lot is better than what is there now.

Trueblood advised that Benedetti gave a presentation to Council and answered questions; he had stayed until the end and that the Business Administrator had answered as many questions as possible; of course nothing will be done until Pinelands looks at it; the residents really

didn't want to hear that.

Hicks commented that members of the Township expect change immediately and quickly and don't necessarily understand the barriers; the layers and money that it costs; it is difficult to stay the course sometimes but there is a plan in place; there is support for it.

Lefebvre commented that the Subway closed and is another vacant business.

Lefebvre talked about the helicopters using buckets in the lake to fight the fire.

Hullings commented about it being one of the most dangerous things they do.

Hicks let everyone know there was a track meet noon on Saturday; they are a dominant young team; that Dave and Paula had been so accommodating; one kid is coming as far as Moorestown; it's a behavior first program and they focus on the things the kids can actually accomplish which gets good results and that they have had good results.

Wisnosky formally announced leaving Ragan Design Group after 30 years to accept a position in Queen Ann's County Maryland as the Planning Director; for the last three years he's been commuting from Maryland; he really appreciated his service to the Board; unfortunately things didn't move as quickly as they had hoped but asked the Board not to lose sight of that; it's a great opportunity and was sure it would come to fruition; Rick will be coming to the meetings for the rest of the year; he thanked the Board for the opportunity to serve.

Lefebvre wished him good luck; Hicks congratulated him on the opportunity and thanked him for his service and the Board members applauded him.

Trueblood commented that a couple of the residents wanted them to focus on Browns Mills but also wanted to know why they are not focusing on Pemberton Township as a whole; like 206; the Country House Restaurant and all the others so it was shifting a little bit.

Borders agreed that they need to look into other areas of the Township.

Lefebvre commented about it being a thoroughfare for people going down the shore.

Hicks commented that it might even end up being the breadbasket of the Township; that there was not enough attention paid to the importance of through traffic; Cherry Hill gets people from Moorestown and people going to Philly and that's where to money is; we've geographically been placed in a dead end because of the base and the Pine Barrens and not getting the through traffic anywhere else; the most valuable property that they have is undeveloped; the focus has always been Browns Mills; there may be a greater return on investment; it would be farther away from Browns Mills but better for Pemberton.

Borders commented that the challenge in bringing new businesses here is the relationship of the Township's demographics and whether it can support the change that they want to have; when looking for organizations or businesses, there's a large contingent of community passing through that might lend itself to growth but if anything is within the Pinelands Growth Area its always a challenge.

11. Adjournment

Motion to adjourn by Lefebvre; seconded by Cathers

All in favor: Aye

Opposed: None

Meeting adjourned at: 8: PM

Respectfully submitted by,



Donna DiPalma, Business Secretary
Planning Board and Zoning Board of Adjustment

Disclaimer: the above minutes are neither a verbatim nor a detailed version of the events of the meeting. Such detail is available on the legal recording of the meeting at the Township office during business hours.