

April 5-7-15

PEMBERTON TOWNSHIP PLANNING BOARD

Pemberton Township Municipal Building

500 Pemberton-Browns Mills Road

Pemberton, New Jersey

7:30 PM April 2, 2015

Meeting Minutes

PLANNING BOARD MEMBERS:

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

CONSULTANTS:

William Sitzler, Attorney
Michael Wisnosky, Planner (absent)
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** Patriarca, Cooper, Trueblood, Hullings, Cathers, Cartier and Borders were present. Lefebvre, Kallil, Hicks and Korndoerfer were absent.
5. **Public Comment**
(No public comment)
6. **Minutes**
 - a.) December 18, 2014 regular meeting minutes

Motion to approve by Cooper; seconded by Hullings
Roll call: Cooper, Hullings, Cathers, Borders and Cartier voted yes.
 - b.) January 8, 2015 reorganization meeting minutes

Motion to approve by Cooper; seconded by Cathers
Roll call: Cooper Cathers, Patriarca, Trueblood, Hullings and Borders voted yes.
 - c.) January 8, 2015 regular meeting minutes

Motion to approve by Cooper; seconded by Hullings
Roll call: Cooper, Hullings, Patriarca, Trueblood, Cathers and Borders voted yes.
7. **Resolutions**
(nothing pending)

8. Matters Referred to the Board

Zoning Board of Adjustment Resolution Z-14-2015 Annual Report for 2014

Cooper made a motion to approve as submitted but added that he wanted a little analysis or something that they should address.

Patriarca stated that he had spoken to the Director of Community Development Dave Benedetti who is also a professional planner; they are looking for what they could do; it would be the Board Planners recommendation but before they approve this and recommend it to Council if the Board has something to add they should add it; they could have Dave write something up; as the Zoning Officer he sees things too; he had suggested giving the existing residents a special zone so that they are exempt from GCLI so they don't have to keep coming back to the Board.

Cooper withdrew his motion for approval and made a motion to table it until they have further comments and recommendations from their planning officials.

Patriarca said he would get Benedetti working with Wisnosky so that they have something at the next meeting.

Motion to table the Annual Report recommendations made by Cooper; seconded by Hullings

All in favor: Aye

Opposed: None

9. Applications / New Business

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

Application will not be heard and is to be re-noticed for future meeting date

Sitzler advised that it was appropriate for the Mayor to comment but that the Board should reserve any opinion while they are not present.

Patriarca stated that he had met with Critelli over the outstanding issues of the Developers Agreement and that they had come to an agreement on just about all of the issues including lighting, curbing, sidewalks and other items that were in the Developers Agreement; one outstanding issue is the size of the water line; they have done flow tests and given numbers to the engineers who have been calculating what the development would require and are working with Critelli; they have a 12" main coming down Trenton Road; off Trenton Road it comes down into Pemberton Blvd. and that end of the development into a 6" main is part of the issue; they are feeling that the 6" could potentially not be enough.

Cooper asked what the minimum diameter was for a fire hydrant.

Patriarca responded 6" may be 8"; they are very close on the resolve to that issue and that they should be able to be back at the Board the next meeting.

Cooper stated that it had been continued to that meeting and asked if there should be another motion to continue it again.

Sitzler advised that through their attorney they have waived any time limitations for the Board to act.

Patriarca recommended making a motion to move it to the May meeting.

Motion to continue the application to the May 7, 2015 meeting was made by Cooper; seconded by Cathers

Roll call: Cooper, Cathers, Patriarca, Trueblood, Hullings, Cartier and Borders voted yes.

10. Comments from Board Members

Cooper commented about the ad hoc committee being a worth while meeting but that he had missed the most recent one and asked for comments for those who had attended; asked about Kallil and that she hadn't been there in a while maybe 6 months.

Patriarca responded that she had left the State for a while partly to get away from the construction next door to her house; he will check to see if she is going to come back and if she intends to continue; discussed the subcommittee/ad hoc committee and that they had met twice now and apologized for the quick meeting schedule from the day before; it was productive on both occasions and the reason why they met yesterday is because he had previously reported to the Board that Administration has been looking at redevelopment differently; they had been focusing on one property and one project for so many years and have not looked at anything else seriously; they have started to put retailers together to make a project for a developer and took the focus off the Browns Mills Shopping Center and redirected it over to the Juliustown Road project; when they had the Redevelopment meetings with Owen McCabe over about a year periodically they went over different things until they formulated a vision for what they wanted to build in the Juliustown area; an opportunity came up with two properties; they presented it to Council the night before and they are hoping to see it on the next Council agenda; to allow them to purchase the two properties and go forward with the conceptual plan that they had come up; suggested that could be the seed for redevelopment; that section also needs redeveloping and is as blighted as around the corner; it would be utilizing UEZ funds which they can't keeping holding onto but is not enough to purchase the Browns Mills Shopping Center; every governor has been looking at that money to take it and this governor more than any wants to so they are looking to invest that money into these properties; buy them and tear them down immediately to show something is happening; Wrightstown did something similar buying the entire strip and tearing it down and now they have a vacant piece of property, but Wrightstown doesn't have the opportunity that Pemberton has because they don't have the population that Pemberton does; if they take the initiative and start this they can see it through; that was why they brought the members together yesterday to see what their feelings were.

Cooper responded that it seemed to be congruent with their efforts of a few years ago; and they should keep moving.

Patriarca spoke about the meetings they used to have with Owen and that the numbers of people attending had dwindled down over weeks and months; there were times when it was just him and Owen because no one showed up but he is hoping that discouragement would become encouragement once they start the ball rolling and that it's the right thing to do.

Borders commented that he was happy; every step that they can take to improve the community in any way they need to take.

Hullings stated that if they tore the buildings and planted grass it would be a major improvement.

Patriarca stated that they are still talking to a developer for the Browns Mills Shopping Center; they have another developer that is interested.

11. Comments from Board Consultants

Sitzler stated that he had received a call from an attorney from North Jersey who's Aunt is a lawyer in Morristown that represents a trust; the trust owns four lots near Ong's Hat; their question was whether there would be a developer interested; it is in the Pinelands and they are undersized lots; he referred it to Dave and he hasn't heard anything back.

Patriarca responded that he would check with Dave and that there could be some transfer development rights.

Sitzler stated that there were some complications because it's an estate but he believed they were workable.

12. Adjournment

Motion to adjourn by Cooper; seconded by Cathers
All in favor: Aye
Opposed: None
Meeting adjourned at 8:00 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.