

April 7, 2015

**PEMBERTON TOWNSHIP PLANNING BOARD**

Pemberton Township Municipal Building  
500 Pemberton-Browns Mills Road  
Pemberton, New Jersey  
7:30 PM June 4, 2015  
Meeting Minutes

**PLANNING BOARD MEMBERS:**

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

**CONSULTANTS:**

William Sitzler, Attorney  
Richard Ragan, 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, Trueblood, Hullings, Hicks, Cathers, Korndoerfer, Cartier and Borders were present; Cooper and Lefebvre were absent.
5. **Public Comment**  
(No public comment)
6. **Minutes**
  - a.) May 7, 2015 Minutes  
  
Motion to approve Hullings; seconded by Cathers  
Roll: Hullings, Cathers, Trueblood, Hicks, Korndoerfer 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  
(continued from May 7, 2015 pending report from Ragan and Benedetti.)  
  
Borders stated that they had received an email from Rick Ragan and they should get a report to look at in two weeks.
9. **Applications / New Business**
  - a.) Danitom/Nova Properties, Bobolink Subdivision, Blocks 4-28 Lots  
(varying), application for final major subdivision approval

Borders asked about the status.

Patriarca stated that they were still working out the details on the water line; the engineers were out there with the water department; they are trying to bring it in on a different route; they want to come in an unimproved street and there might be a wetlands issue; there is still an issue with the pipe size; they are still waiting on the developers response.

Cartier asked if the applicant had given a time frame.

Patriarca responded that the Township is pushing on their side but they have not gotten back to them; the issue isn't necessarily how to get the water to the site but the size of the pipe.

Sitzler asked about the Township closing on the property.

Patriarca stated they should be closing at this point.

Hicks asked if it should be 30 or 60 days.

Korndoerfer commented that keeping it month to month might actually help.

Patriarca stated that they are under contact and there is a significant down payment.

Sitzler discussed having them come in because they are limited to what can be discussed but it that would cost them money for professionals.

Mayor suggested a motion to continue for 30 days.

Borders hoped the plans would reflect all of the updates and revisions when submitted.

Motion to continue for 30 days by Patriarca; seconded by Korndoerfer

Roll call: Patriarca, Korndoerfer; Trueblood, Hullings, Hicks, Cathers, Cartier and Borders voted yes.

#### **10. Comments from Board Members & Consultants**

Borders asked about the dams.

Patriarca responded that they were on schedule; they haven't been onsite because of the utility companies that are on site working; they've done a lot of preliminary work on dam #1; dam #3 is about 98% done which was the first one but their railing needs to be done and on the downstream side they are going to put a sidewalk in on the other side of the guiderail; on the upstream side is where public works is going to put a railing in; they had a contractor give them a price and it was way too high at over \$100.00 a linear foot and the Township can do it for less than \$20.00 a linear foot; they are also going to put the sidewalk on the down street side and there will need to be a railing but they are still under budget on the project; dam #2 is complete the one that sits off the road behind our late friend Christine Kallil which was tough; wished she could have gotten to come home to see it; dam #1 is on hold while the utility companies are there; they are still scheduled to be out of there late November or by Christmas.

Borders stated that he is still hearing complaints about the quality of the roads through the area; the Township has been patching them.

Patriarca said they've been receiving the same requests everyone wants them to do Split Rock and repave it; they did an overlay just to help out a little and its still better than it was; it's an inconvenience but they are not going to pave it this year; they aren't going to pave it before the bridge is done; they can shut it down and that would be easier when the bridge is done.

Hullings commented that people are moving the barriers and driving across the dam.

Patriarca stated that they put the Jersey Barriers up on dam #3 and that stopped and he may have to request them.

Hullings asked when water levels may come up on the main lake.

Patriarca responded not for a while.

11. Adjournment

Motion to adjourn by Hullings;                      seconded by Korndoerfer  
All in favor: Aye  
Opposed:    None  
Meeting adjourned at 8:02 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.