

MULLICA TOWNSHIP PLANNING BOARD
AGENDA
MARCH 3, 2021
7:30 PM

CALL TO ORDER

FLAG SALUTE

PUBLIC MEETINGS ACT ANNOUNCEMENT

SWEARING IN NEW MEMBER: Charles Braun

ROLL CALL: Mr. Critelli, Mr. Fognano, Mr. Gravlin, Mayor Hanselmann, Ms. Mazzarella, Mr. Merlino, Mr. Seney, Mr. Silva, Ms. Nevius (Alt #1), Mr. Braun (Alt. #2), Mr. Falciano (Alt. #3), Mr. Iles (Alt. #4), Mr. Muller

APPROVAL OF MINUTES: February 3, 2021

APPROVAL OF RESOLUTIONS: A. Resolution #5-2021 / Block 7703, Lot 8 / Variance

B. Resolution #6-2021 / Block 3510, Lot 1 /Preliminary & Final
Major Site Plan

CORRESPONDENCE:

APPLICATIONS: A. John & Dawn Thompson / Block 9801, Lot 17 / Variance

B. Viking Yacht Company / Block 5401, Lots 1& 2 / Minor Site Plan & Variance

OLD BUSINESS:

NEW BUSINESS:

PUBLIC DISCUSSION:

ADJOURN

Topic: Planning Board Meeting

Time: Mar 3, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/6579457427?pwd=dEtEQk5jUFhXbUwrT01idUlySGNtQT09>

Meeting ID: 657 945 7427

Passcode: 0117

One tap mobile

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+16465588656,,6579457427# US (New York)

Dial by your location

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+1 346 248 7799 US (Houston)
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Meeting ID: 657 945 7427

Find your local number: <https://zoom.us/j/a0XfMYEeff>

February Correspondence

From: Pinelands Commission: To: Dominic Amendolia, Block 3512, lots 6.01 & 6.02, public hearing to review construction permit on March 3.

PLANNING BOARD RESOLUTION NO. 5-2021

RESOLUTION MEMORIALIZING THE GRANT OF A C-VARIANCE TO ALLOW AN OVERSIZED ACCESSORY STRUCTURE ON LOT 8 IN BLOCK 7703 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MULLICA WITH COMMON ADDRESS OF 2120 7TH AVENUE.

WHEREAS, an application was filed by Jeff and Kathy English seeking a C-Variance to allow an oversized accessory structure; and

WHEREAS, the applicant proposed constructing a pole barn accessory structure at property commonly known as 2120 7th Avenue and listed on the tax map of the Township of Mullica as Lot 8 in Block 7703; and

WHEREAS, the property is located in the FARR (Forest Area Residential Receiving) District; and

WHEREAS, the application consisted of the formal application package and all documents submitted during the presentation; and

WHEREAS, testimony was presented on behalf of the applicants by both Jeff and Kathy English; and

WHEREAS, the Mullica Township Planning Board having duly considered the evidence presented at a meeting held via video conference on Wednesday, February 3, 2021, made the following specific findings of fact:

1. The above recitals are incorporated into this section of the Resolution as if fully set forth at length herein.
2. The Board determined that it was appropriate to hold the meeting via video conference as Atlantic County and the State of New Jersey were in the midst of the Covid 19 pandemic and social distancing requirements were in effect. The applicant had no objection to the meeting being held via video conference.

3. The Board unanimously deemed the application complete.
4. The property is located in the FARR zoning district.
5. The property is located on the westerly side of 7th Avenue between New Jersey Avenue (dirt road) and Pennsylvania Avenue (unimproved paper street).
6. There is currently an existing 2-story single family dwelling and access driveway at the site.
7. The applicants are proposing to construct a 1520 SF accessory structure and only accessory structures of 850 SF or less are allowed in the zone.
8. The applicants testified and the Board accepted that they have recently retired and have purchased an RV. The purpose of the pole barn/accessory structure would be to store the RV.
9. The property is located on a 5-acre lot including the right of way. The current single family dwelling on the property conforms with all zoning requirements.
10. The accessory structure/pole barn will be constructed in the rear of the existing property approximately 45 feet behind the single family home.
11. The Board found that having the RV parked inside a pole barn/accessory structure would be more aesthetically pleasing than leaving the same in the open air on the subject property.
12. The applicant testified that the color scheme of the accessory structure will be designed to match the color scheme and features of the single family home which the Board found would be aesthetically pleasing.
13. The Board determined that all notice requirements regarding the application were met and that it had proper jurisdiction pursuant to the Municipal Land Use Law of the State of New Jersey with respect to the relief being requested by the applicant.

PUBLIC PORTION:

No member of the public spoke in favor of, or in opposition to, the application.

Therefore, a motion was made to grant a C-Variance for the size of an accessory structure where 850 SF is permitted and 1520 SF was being proposed.

The motion was conditioned upon the following:

- a. No electricity or water are ever to be run to, or exist, at the accessory structure.
- b. There shall be no additional concrete added for the driveway or walkway.
- c. No commercial use shall ever be authorized or conducted at the accessory structure.
- d. The applicants must comply with all of the conditions contained in the report of Deborah Wahl, P.E., P.P., C.M.E., Board Professional, dated January 25, 2021.
- e. To the extent any issue arises during construction, the applicant must comply with any direction of township professionals.
- f. No one is permitted to live, or stay at, the RV when the same is being stored in the accessory structure.
- g. The applicant must obtain any and all approvals, permits, or authorizations of any other boards or bodies with competent jurisdiction concerning the subject property.
- h. To the extent that the applicant presented misinformation in the application or presentation to the Board, any approval becomes *void ab initio*.
- i. The applicant, as part of the building permit process, must have the location of the accessory structure/pole barn staked out by a licensed surveyor to document its location is in accordance with the plan submitted as part of the application package.

With said motion being made and conditioned as set forth above, the same was unanimously approved with the following Board members voting in the affirmative:

Fognano
Gravlin
Mazzarella
Merlino
Seney
Silva

Falciano
Chairman Muller

NOW, THEREFORE, BE IT RESOLVED that the C-Variance set forth herein has been granted and is hereby memorialized; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the applicant, the municipal clerk and the construction office of the Township of Mullica; and

BE IT FURTHER RESOLVED that notification of the approval memorialized herein shall be published in an official newspaper of the Township of Mullica by the board secretary within ten (10) days of the passage of this Resolution; and

BE IT FURTHER RESOLVED that if any misrepresentations were made in the application or presentation to the board, this resolution shall become *void ab initio* and of no effect and the approval granted herein shall be negated.

Dated: March 3, 2021

CHARLES MULLER, Chairman

PLANNING BOARD RESOLUTION NO. 6-2021

RESOLUTION MEMORIALIZING THE GRANT OF PRELIMINARY AND FINAL SITE PLAN AND A C-VARIANCE FOR AN OVERSIZED ACCESSORY STRUCTURE FOR PROPERTY COMMONLY KNOWN AS 3301 EAST WHITE HORSE PIKE AND DESIGNATED ON THE MUNICIPAL TAX MAP AS LOT 1 IN BLOCK 3510.

WHEREAS, an application was filed by KML Building Corporation seeking preliminary and final site plan approval; and

WHEREAS, the applicant also sought a C-Variance for an oversized accessory structure; and

WHEREAS, the subject property of the application was located at 3301 East White Horse Pike and shown on the tax map of the Township of Mullica as Lot 1 in Block 3510; and

WHEREAS, the applicant was proposing to construct an educational training facility on the southerly side of the White Horse Pike directly opposite of Second Street; and

WHEREAS, KML Building Corporation (KML) is affiliated with the Carpenter's Union and there is an existing Carpenter's Union training center on the other side of the White Horse Pike from the subject property; and

WHEREAS, the property is located in the PT (Pinelands Towns) District; and

WHEREAS, the application consisted of the formal application and all documents submitted during the presentation; and

WHEREAS, the applicant was represented by Seth Ptasiewicz, Esq.; and

WHEREAS, testimony was presented on behalf of the applicant by Frank Speziali, Nick DeMatteo and David Cella, Professional Engineer; and

WHEREAS, the Mullica Township Planning Board having duly considered the evidence presented at a meeting held via video conference on Wednesday, February 3, 2021, made the following specific findings of fact:

14. The above recitals are incorporated into this section of the Resolution as if fully set forth at length herein.
15. The Board determined that it was appropriate to hold the meeting via video conference as Atlantic County and the State of New Jersey were in the midst of the Covid 19 pandemic and social distancing requirements were in effect. The applicant had no objection to the meeting being held via video conference.
16. The Board unanimously deemed the application complete.
17. The applicant is proposing an educational training facility. The facility will include both classroom settings and practical hands-on learning.
18. The subject site will be developed in phases. The proposal includes an 18,328 SF training facility building which will be built during the second phase of the project. The site will also have 4 acres of open-air training, single lane paved entrance drives into and from the site from the White Horse Pike, a paved drive aisle with parking in front of the proposed building, stone drive aisles and parking at the side and the rear of the proposed building. The proposed building will be a 2-story structure with a foot-print of 11,315 SF.
19. There are 75 proposed on-site parking spaces.
20. The initial phase of the project will include the clearing of the site and preparation for the placing of a pad.
21. The proposed training center will be for specialized trades including piledriving, dock work and heavy highway construction training.
22. Typical class size will have between 10-14 students and in the future could have as many as 20-25 students.

23. The training center will be an open-air training center conducted in the rear of the property. There could be up to 3 instructors for each class.
24. There are wooded sites on either side of the property and the New Jersey railway site is located in the rear of the property.
25. The maximum number of people at the site at any one time would be approximately 50 students and teachers.
26. Trash and recycling would be disposed of through a private hauler.
27. There will be a loading and unloading area directly behind the proposed learning center once the same is constructed.
28. There will be an equipment storage area in the rear of the site.
29. There will be no curbing along the parking lot but stone ribbing will be placed around the same which will help with storm water runoff.
30. The applicant agreed that all lighting at the site will comply with municipal standards.
31. The applicant agreed to move the front yard sign so that no variance for the same would be necessary.
32. The Board determined that it would be appropriate to have roofing over the rear equipment storage area and therefore determined it was appropriate to grant a C-Variance to allow the rear equipment storage area to be an accessory structure no greater than 1600 feet in area. The applicant agreed to place appropriate lighting on and at the rear storage area.
33. The site consists of approximately 12.87 acres.
34. The site will be serviced by an on-site septic system and on-site well.
35. The applicant will place 10 pole lights along the front and side of the parking area on 20 foot poles. The foot candles for said lights must be supplied to and approved by the Board engineer.

36. The applicant is proposing a storm water management basin to be westerly rear of the property. The applicant agreed that the storm water management basin would be moved forward on the property so that a minimum 20-foot buffer would exist between the basin and the rear of the property.

37. The Board determined that it had proper jurisdiction pursuant to the Municipal Land Use Law of the State of New Jersey with respect to the relief being requested by the applicant and determined that all notice requirements regarding the application were complied with.

PUBLIC PORTION:

No member of the public spoke in favor of, or in opposition to, the application.

Therefore, a motion was made to grant the following landscape waivers:

- j. From the requirement that a 6-foot berm be located at the front of the property. The Board determined that placing the same would have a negative effect on storm water runoff from the White Horse Pike.
- k. From the landscaping requirements regarding the perimeter of the parking area at the side and rear of said parking area.
- l. Regarding the buffer requirement for the rear of the property.

Said motion also included the grant of a waiver from the requirement to install asphalt parking in the areas labeled as DGA parking areas.

Said motion was unanimously approved with the following Board members voting in the affirmative: Fognano, Gravlin, Mazzarella, Merlino, Seney, Silva, Falciano, Chairman Muller.

A second motion was made to allow a C-Variance which would permit an oversized accessory structure. The motion would allow a 1600 SF equipment storage area as an accessory structure where 850 feet is permitted. The motion, and the subsequent motion for preliminary and final site plan approval, was conditioned on the following:

- a. The applicant complying with all requirements of the report issued by Board Professional Deborah Wahl, P.E., P.P., C.M.E., dated January 28, 2021.
- b. The applicant must obtain any and all other approvals, permits or authorizations necessary from any other body with jurisdiction regarding the subject site.
- c. The applicant must place additional evergreen planting at the front of the site as discussed during the presentation to the Board.
- d. There must be a single drive aisle for entrance to the site and a separate single drive aisle for egress from the site.
- e. There shall be no piledriving or other operation of heavy equipment at the site other than during the hours of 7 a.m. to 3 p.m.
- f. The applicant will be required to take efforts to prohibit and prevent pedestrians from crossing the White Horse Pike between the existing training center and the subject property.
- g. The drainage basin shall be moved forward to create a buffer area in the rear of the same. The applicant shall attempt to move the basin as much forward on the subject site as possible. The same shall be moved at least 20 feet.
- h. The applicant will cooperate with Board Professionals to the extent that any issue arises during the construction phases at the site.
- i. The applicant will submit the design for the free standing sign.

Said motion, as conditioned, was unanimously approved with the following Board members voting in the affirmative: Fognano, Gravlin, Mazzarella, Merlino, Seney, Silva, Falciano and Chairman Muller.

A motion was then made to grant preliminary and final site plan approval with the conditions as set forth above. Said motion was unanimously approved with the following members voting in the affirmative: Fognano, Gravlin, Mazzarella, Merlino, Seney, Silva, Falciano and Chairman Muller.

BE IT RESOLVED that the waivers, C-Variance and preliminary and final site plan approval as set forth herein, has been granted and is hereby memorialized; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the applicant, the municipal clerk and the construction office of the Township of Mullica; and

BE IT FURTHER RESOLVED that notification of the approval memorialized herein shall be published in an official newspaper of the Township of Mullica by the board secretary within 10 days of the passage of this Resolution; and

BE IT FURTHER RESOLVED that if any misrepresentations were made in the application or presentation to the Board, this Resolution shall become *void ab initio* and of no effect and the approval granted herein shall be negated.

Dated: March 3, 2021

CHARLES MULLER, Chairman