

MULLICA TOWNSHIP PLANNING BOARD
AGENDA
May 5, 2021
7:30 PM

CALL TO ORDER

FLAG SALUTE

PUBLIC MEETINGS ACT ANNOUNCEMENT

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: March 3, 2021

APPROVAL OF RESOLUTIONS: A. Resolution #10-2021 / Block 6603, Lot 9 / Variance

CORRESPONDENCE:

APPLICATIONS: A. Kristin Bakely / Block 3512, Lot 8 / Variance

OLD BUSINESS: A. Master Plan Update
B. Flood Elevation Update

NEW BUSINESS:

PUBLIC DISCUSSION:

ADJOURN

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

+13126266799,,6579457427# US (Chicago)

+16465588656,,6579457427# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

PLANNING BOARD RESOLUTION NO. 10-2021

RESOLUTION MEMORIALIZING THE GRANT OF C-VARIANCES TO ALLOW THE CONSTRUCTION OF AN ACCESSORY STRUCTURE AT PROPERTY WITH A COMMON ADDRESS OF 2340 FIFTH AVENUE AND DESIGNATED ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MULLICA AS BLOCK 6603, LOT 9.

WHEREAS, an application was filed by Adam Griffiths and Christine Gallo seeking approval to construct an oversized accessory structure at property located at 2340 Fifth Avenue; and

WHEREAS, said property is listed on the official tax map of the Township of Mullica as lot 9 in block 6603; and

WHEREAS, the applicant was seeking two C-Variances to construct an accessory structure on the property, that being a pole barn; and

WHEREAS, the pole barn would be 1170 square feet and 850 square feet maximum is permitted for accessory structures by the Municipal Zoning Ordinance; and

WHEREAS, the pole barn would increase the impervious coverage at the property from 9,630 square feet to 10,800 square feet. However, maximum impervious coverage as allowed by the Municipal Land Use Ordinance is 25% or a maximum of 10,000 square feet. Since the applicant exceeded 10,000 square feet of impervious coverage, a C-Variance is needed; and

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

WHEREAS, the applicants presented testimony on their own behalf; and

WHEREAS, the Mullica Township Planning Board having duly considered the evidence presented at a meeting held via video conference on Wednesday, April 7, 2021, made the following specific findings of fact:

- A. The board determined it was appropriate to hold the meeting via video conference as the county and State of New Jersey was in the midst of the Covid-19 pandemic and social distancing requirements were in effect. The applicants had no objection to the meeting being held via video conference.
- B. The above recitals are incorporated into this section of the resolution as if fully set forth at length herein.
- C. The board unanimously deemed the application complete.
- D. The property is located in the Forest Area Residential Receiving (FARR) district and lies between New York and Rhode Island Avenues. The property extends from Fifth to Sixth Avenue. Sixth Avenue is an unimproved paper street.
- E. The subject property is a large lot consisting of 19.427 acres. There is currently a single family home on the property as well as two sheds.
- F. The existing sheds are 240 square feet and 120 square feet in size, respectively. The square footage of these sheds, added to the 1,170 square feet pole barn proposed by the applicants, would leave the property with accessory structures equally 1,530 square feet.
- G. The applicants testified and the board accepted that the lot adjacent to the property on the side where the pole barn will be situated is vacant.

- H. The applicants testified and the board accepted that the proposed pole barn/accessory structure will be set back over 400 feet from the road and the traveling public will have difficulty seeing the structure.
- I. The neighbor on the other side of the property is a substantial distance away and the accessory structure proposed by the applicants will not have a negative impact on said neighbor.
- J. The applicants testified that they will park vehicles such as tractors, and a car, in the accessory structure as well as gardening equipment and possibly a boat.
- K. The board determined that having such items, which currently sit in the open air at the property, placed inside the accessory structure, would improve the visual environment at the property and be more aesthetically pleasing than what currently exists.
- L. The board also determined that the pole barn will be located near a vacant lot on one side of the subject property and a substantial distance away from the neighbor on the other side of the subject property.
- M. Therefore, the board determined that granting the C-Variances required would not have a negative impact on the neighborhood or the zoning plan and ordinance.
- N. The board determined that since the lot was so large, the proposed increase in impervious coverage would have a minimal effect on the property and neighborhood.
- O. The board determined that all notice requirements regarding the application were met.
- P. 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 applicants.

PUBLIC PORTION:

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

Therefore, a motion was made to grant C-Variances for the size of an accessory structure where 850 square feet is permitted and 1,170 square feet was proposed and for maximum impervious coverage where 10,800 square feet is proposed and 10,000 square feet is permitted.

The motion was conditioned upon the following:

1. The applicants obtaining any and all other approvals from any other board or body with jurisdiction concerning the subject property.
2. The applicants must comply with any conditions set forth in the report of Board Engineer, Deborah Wahl, P.E., P.P., C.M.E., dated April 1, 2021.
3. There can never be a commercial use housed or conducted in the accessory structure.
4. The accessory structure cannot be used to allow anyone to live and reside in the same.
5. The accessory structure cannot be leased or rented to a third party.
6. While electric can be run to the accessory structure, no water, sewer or other utilities shall be run to, or used at, the accessory structure.
7. No mechanical work can be conducted in the accessory structure.
8. If there is any false information in the application or misrepresentations provided to the board during the presentation, any approval will become *void ab initio* and will be of no effect.
9. No additional clearing at the site shall be performed.
10. The applicants must comply with any recommendations of board professionals if an issue arises during construction.

Said motion, as conditioned, was unanimously approved with the following board members voting in the affirmative: Critelli, Gravlin, Mayor Hanselmann, Committeeman Silva, Nevius, Braun, Falciano and Chairman Muller.

NOW, THEREFORE, BE IT RESOLVED that the C-Variances as set forth herein have been granted and are hereby memorialized; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to the applicants, 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.

Dated: May 5, 2021

CHARLES MULLER, Chairman

May Correspondence

From: Pinelands Commission: Frank Speziali, zoning permit and site plan approvals can take effect.

TOWNSHIP OF MULLICA

PLANNING BOARD APPLICATION

To be completed by applicant.

1. SUBJECT PROPERTY

Location: 3310 Reading Ave. Hammonton, NJ

Tax Map Page _____ Block 3512 Lot(s) 8

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 115' Depth 158' Total Area 2.5 acres

Zoning District Rural Development Area

2. APPLICANT

Name Kristin Bakely

Address 3300 Reading Ave. Hammonton, NJ

Telephone Number (609) 426-1111

Applicant is a Corporation ☐ Partnership ☐ Individual ☒

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

[Attach pages as necessary to fully comply.]

Name _____	Address _____	Interest _____
------------	---------------	----------------

Name _____	Address _____	Interest _____
------------	---------------	----------------

Name _____	Address _____	Interest _____
------------	---------------	----------------

Name _____	Address _____	Interest _____
------------	---------------	----------------

Name _____	Address _____	Interest _____
------------	---------------	----------------

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name _____

Address _____

Telephone Number _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No X Proposed _____

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Vacant lot

6. Applicant's Attorney _____

Address _____

Telephone Number _____
FAX Number _____

7. Applicant's Engineer James Kuppenhauer
Address 304 Logan Ave. Wyomissing, PA
Telephone Number (484) 794-9949
FAX Number _____

8. Applicant's Planning Consultant Lancaster Pole Buildings
Address 138 Rancks Church Rd. New Holland, PA
Telephone Number 717-572-2766
FAX Number _____

9. Applicant's Traffic Engineer _____
Address _____
Telephone Number _____
FAX Number _____

10. List any other Expert who will submit a report or who will testify for the Applicant: **[Attach additional sheets as may be necessary]**

Name _____
Field of Expertise _____
Address _____
Telephone Number _____
FAX Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval
_____ Subdivision Approval [Preliminary]
_____ Subdivision Approval [Final]
Number of lots to be created _____ Number of proposed dwelling units _____
(including remainder lot) (if applicable)

SITE PLAN:

_____ Minor Site Plan Approval
_____ Preliminary Site Plan Approval [Phases if applicable _____]
_____ Final Site Plan Approval [Phases if applicable _____]
_____ Amendment or Revision to an Approved Site Plan
Area to be disturbed (square feet) _____
Total number of proposed dwelling units _____
Request for Waiver from Site Plan Review and Approval
Reason for request: _____
_____ Informal Review
_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
☒ _____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
_____ Variance Relief (use) [N.J.S. 40:55D-70d]

- _____ Conditional Use Approval [N.J.S. 40:55D-67]
 _____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
 _____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]
 _____ Density Transfer

12. Section(s) of Ordinance from which a variance is requested: 144-123A(5) →
size greater than 850 sf.

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:

[Attach pages as needed]

construction of 36' x 48' horse barn for housing of
2 personally owned horses with pasture.

16. Is a public water line available? NO

17. Is public sanitary sewer available? NO

18. Does the application propose a well and septic system? NO

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? NO

20. Are any off-tract improvements required or proposed? NO

21. Is the subdivision to be filed by Deed or Plat? NO

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic County Health Department	_____	<u>X</u>	_____
Atlantic County Planning Board	_____	<u>X</u>	_____

Cape/Atlantic Soil Conservation District
NJ Department of Environmental Protection

Sewer Extension Permit
Sanitary Sewer Connection Permit
Stream Encroachment Permit
Waterfront Development Permit
Wetlands Permit
Tidal Wetlands Permit
Potable Water Construction Permit
Other _____

_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

Taxes pd. HSD

25. List of Maps, Reports and any and all information required by Schedule A, B and C for the type of application(s) involved. (Attach additional pages as required for complete listing.)

Quantity Description of Item

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's

Professional Reports Requested

Engineer _____

Attorney _____

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
20 day of April, 2021

Kimberly J. Johnson
NOTARY PUBLIC
KIMBERLY J. JOHNSON

Notary Public, State of New Jersey
My Commission Expires June 1, 2022

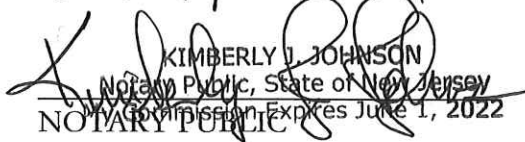
[Signature]
SIGNATURE OF APPLICANT

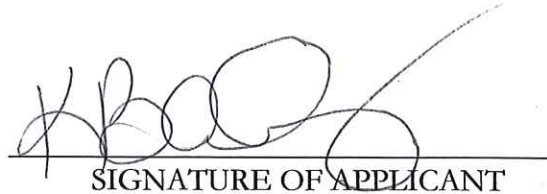
28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

20 day of April, 2021


KIMBERLY L. JOHNSON
Notary Public, State of New Jersey
My Commission Expires June 1, 2022
NOTARY PUBLIC


SIGNATURE OF APPLICANT

29. I understand that the sum of \$ 200.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Mullica, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

4.20.21
Date


SIGNATURE OF OWNER

Mullica Township Professional Staff

Engineering & Planning

Jason T. Sciullo, PE, PP
Sciullo Engineering Services, LLC
9615 Ventnor Avenue, Suite 3
Margate, NJ 08402

Planning Board Attorney

Timothy Maguire, Solicitor 609-641-1166
200 Jackson Avenue
Northfield, NJ 08225
magmaglaw@aol.com

Planning Board Secretary

Kimberly Johnson, 609-561-7070
Post Office Box 317
Elwood, NJ 08217
kjohnson@mullicatownship.org

Category

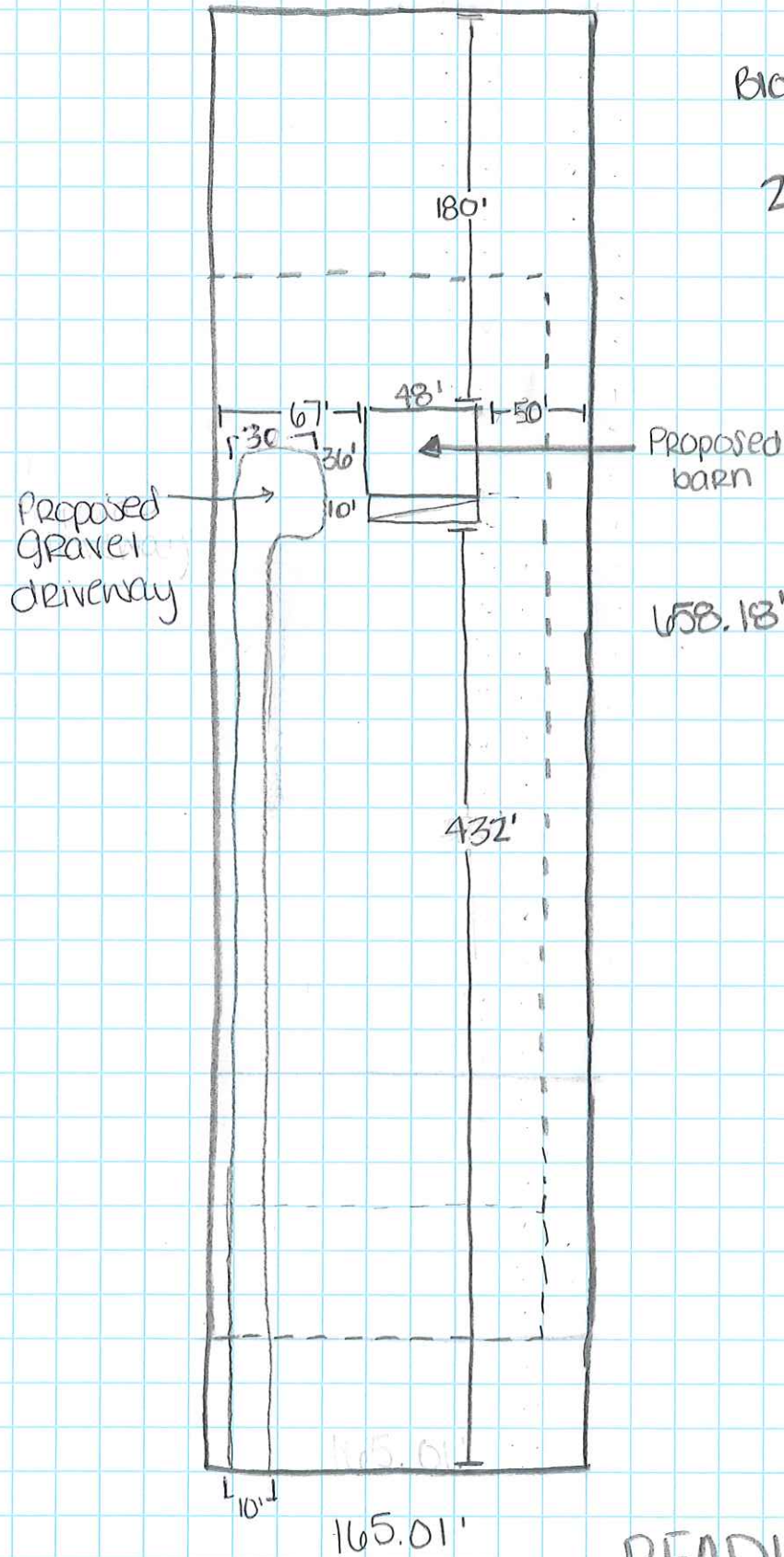
Application Fees

Escrow
Fees

RAILROAD AVE

165'

Block 3512
lot 8
2.4+ acres



158.18'

READING AVE



PHILIP D. MURPHY
Governor
SHEILA Y. OLIVER
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov



RICHARD PRICKETT
Chairman
NANCY WITTENBERG
Executive Director

May 30, 2019

Kristin Bakely (via email)
3300 Reading Avenue
Hammononton, NJ 08037

Re: Application # 1988-0446.003
Block 3512, Lot 8
Block 3514, Lot 8
Mullica Township

Dear Ms. Bakely:

We have reviewed the application, received on May 6, 2019, proposing the clearing of approximately two acres of Block 3512, Lot 8 to accommodate a horse pasture.

Both the Mullica Township land use ordinance and the Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.1(a)12)), provide that the clearing of land exclusively for agricultural or horticultural purposes does not require an application to the Pinelands Commission. However, you are still required to obtain any other approvals or permits that may be required by law. The proposed development must adhere to all other requirements imposed by law.

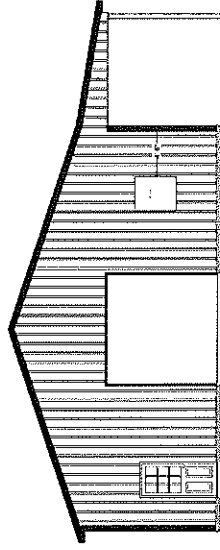
If you have any questions, please contact our Regulatory Programs staff.

Sincerely,

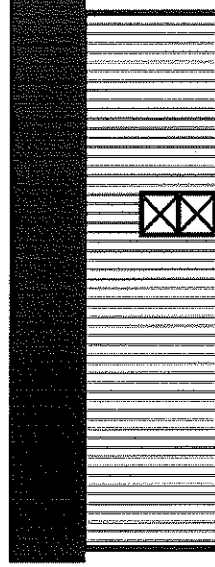
Branwen L. Ellis
Environmental Specialist

c: Zoning Officer, Mullica Township (via email)

Gable 1



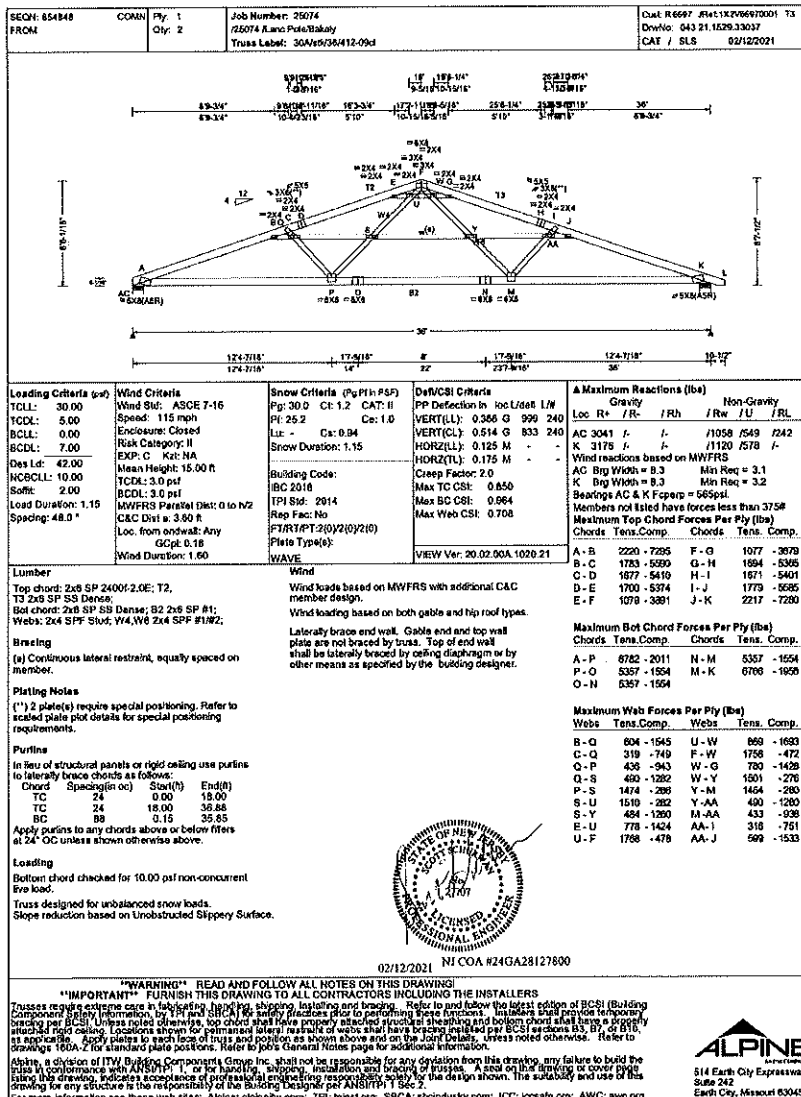
Eave 1



Kristin Bailey
3300 Reading Avenue
Hammonden NJ 08037

Kristin Bakely
3300 Reading Avenue
Hammondon NJ 08037





st purchased
e land

