

APRIL 28TH, 2015
REGULAR SCHEDULED MEETING
OF THE
PLANNING AND ZONING BOARD

*LET THE RECORD REFLECT THAT THE MEETING
WAS HELD AT 135 ROUTE 73 SOUTH.*

CHAIRMAN

*CH. DEGEORGE OPENED THE MEETING WITH THE OPEN PUBLIC
MEETINGS STATEMENT APRIL 28TH, 2015 AT
5:00 PM, FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

MR. RIEBEL P
MR. ROWAN P
MR. CARLAMERE A
KELLEY MCCAULEY P
MAYOR MAGAZZU P
MR. DEPALMA A
MR. DEGEORGE P
V. CH. MCHENRY A
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI A
MR. SYKES P

COOPER/TAUNTON

*SUBDIVISION APPLICATION
450 TAUNTON AVENUE
BLOCK 1906, LOT 2.02*

*THE PARCEL-IN-QUESTION IS LOCATED ALONG THE SOUTHEAST SIDE OF
TAUNTON AVENUE, ACROSS FROM THE TAUNTON RUN APARTMENTS AND IS
LOCATED WITHIN THE I-1 INDUSTRIAL ZONING DISTRICT.*

*THE PARCEL IS SURROUNDED BY THE FOLLOWING USES, WITHIN THE NOTED
ZONING DISTRICTS:*

*A. ALONG THE SOUTHWEST SIDE OF THE PARCEL – SINGLE FAMILY HOME AND
ENVIRONMENTALLY SENSITIVE AREA, WITHIN THE R-2 RESIDENTIAL ZONING
DISTRICT,*

*B. ALONG THE SOUTHEAST SIDE- WOODED REAR PORTION OF THE LOT
OCCUPIED BY ASCELON STUDIOS, WITHIN THE I-1 INDUSTRIAL ZONING
DISTRICT,*

*C. ALONG THE NORTHEAST SIDE- RESIDENTIAL DWELLINGS WITHIN THE I-1
INDUSTRIAL ZONING DISTRICT,*

*D. ACROSS TAUNTON AVENUE – OFFICE/WAREHOUSE UNITS AND TAUNTON
RUN SENIOR CITIZEN APARTMENTS, WITHIN THE I-1 INDUSTRIAL ZONING
DISTRICT.*

*THE APPLICANT IS PROPOSING TO SUBDIVIDE THE PARCEL INTO TWO LOTS,
BOTH FRONTING ALONG TAUNTON AVENUE. THE PROPOSED LOT 2.03, WHICH
WILL CONTAIN THE EXISTING DWELLING, CONFORMS TO THE AREA AND BULK
REQUIREMENTS FOR THE I-1 INDUSTRIAL ZONING DISTRICT. THE PROPOSED
LOT 2.02, WHICH CONTAINS THE METAL SHOP/OFFICE BUILDING, COMPLIES
WITH ALL ZONING CONDITIONS EXCEPT FOR LOT FRONTAGE. **THE APPLICANT***

MUST OBTAIN A VARIANCE TO PERMIT A PROPOSED LOT WIDTH OF 73.24 FEET, WHERE A MINIMUM OF 100 FEET IS REQUIRED BY THE ZONING CODE.

THE APPLICANT HAS INFORMED THE BOARD THAT HE WILL BE DEMOLISHING THE RESIDENTIAL DWELLING AND THE METAL/SHOP/OFFICE.

THE ABANDONMENT, FILLING AND DISINFECTION OF ANY SEPTIC SYSTEM MUST BE APPROVED BY THE CAMDEN COUNTY DEPARTMENT OF HEALTH.

THE PREVIOUS OWNER HAD CLEARED AND FILLED A PORTION OF THE PROPERTY, WHICH CONTAINED WETLANDS AND WETLANDS BUFFER AREA, AND WAS CITED BY THE N.J.D.E.P. THAT OWNER WAS REQUIRED TO RESTORE THE DISTURBED WETLANDS AREA, WHICH WAS PERFORMED AND ACCEPTED BY THE N.J.D.E.P.

THE PLAN DEPICTS THE WETLANDS AND WETLANDS BUFFER LINES ON THE SITE.

THERE IS A CONCRETE CURB ALONG TAUNTON AVENUE FRONTAGE OF THE PARCEL. THE APPLICANT IS REQUIRED TO CONSTRUCT CONCRETE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROPERTY [SECTIONS 200-89.E(1) AND 200-107]. THE PLAN MUST BE REVISED TO DEPICT THESE IMPROVEMENTS AND THE RESPECTIVE CONSTRUCTION DETAILS.

TAUNTON AVENUE IS CLASSIFIED AS A COLLECTOR ROAD, WHICH REQUIRES A 60 FEET WIDE RIGHT-OF-WAY. THE PLAN DEPICTS THE DEDICATION OF A 13.5 FEET WIDE STRIP OF LAND, ALONG TAUNTON AVENUE, TO THE TOWNSHIP. THE APPLICANT MUST, ALSO FILE A DEED OF DEDICATION FOR SAID LAND WITH THE COUNTY CLERK'S OFFICE. [SECTION 200-89.E. (1)].

THE PLAN MUST BE REVISED TO DEPICT A 5 FEET WIDE SHADE TREE EASEMENT, BEHIND THE PROPOSED RIGHT-OF-WAY LINE. THE APPLICANT MUST FILE THE DEED OF EASEMENT WITH THE COUNTY CLERK'S OFFICE.

THE APPLICANT INTENDS TO RECORD THE SUBDIVISION BY FILING DEEDS OF SUBDIVISION WITH THE COUNTY CLERK'S OFFICE. THESE DEEDS MUST CONTAIN THE NECESSARY PLANNING BOARD APPROVAL STATEMENT AND SIGNATURE LINES FOR THE PLANNING BOARD CHAIRMAN AND SECRETARY.

IF THE SUBDIVISION IS TO BE RECORDED BY FILING DEEDS, IT IS RECOMMEND THAT NOTE 3 BE REVISED TO STATE "THIS SUBDIVISION IS TO BE FILED BY DEED."

7B. THE PLAN AND DEED DO NOT REFERENCE ANY DEED RESTRICTIONS OR PROTECTIVE COVENANTS.

MR. RIEBEL RECOMMENDS THAT ALL MENTION TO MAP FILING LAW BE REMOVED FROM THE PLAN SINCE IT DOES NOT COMPLY WITH THE REQUIREMENT OF DEPICTING COORDINATE VALUES FOR A MINIMUM OF THREE PROPERTY CORNERS AND IS NOT BEING FILED.

MR. RIEBEL RECOMMENDS THAT ALL STOCKPILED MATERIAL (STONE, ASPHALT, ETC.) BE REMOVED FROM THE SITE AND THE DISTURBED SURFACE BE RESTORED.

HE EXISTING WOOD FENCE IS IN POOR CONDITION. MR. RIEBEL RECOMMENDS THAT THE FENCE BE REMOVED OR REPLACED. MR. RIEBEL RECOMMENDS THAT ALL TRASH AND ITEMS, STREWN THROUGHOUT THE SITE, BE REMOVED IMMEDIATELY. MR. RIEBEL RECOMMENDS THAT ALL SETTLED AND DETERIORATED DRIVEWAY PAVEMENT BE RECONSTRUCTED. MR. RIEBEL RECOMMENDS ALL NECESSARY IMPROVEMENTS, ALSO, BE PERFORMED TO THE EXTERIOR OF THE BUILDING.

IF THE SUBDIVISION PLAN IS APPROVED AND THE APPLICANT IS REQUIRED TO CONSTRUCT THE CONCRETE SIDEWALK AND DRIVEWAY APRONS, ONCE WE RECEIVE THE FINAL VERSION OF THE REVISED SUBDIVISION PLAN, WE WILL PREPARE A COST ESTIMATE FOR SAID IMPROVEMENTS. THE APPLICANT WILL, THEN BE REQUIRED TO POST THE NECESSARY PERFORMANCE AND MAINTENANCE GUARANTEES AND INSPECTION ESCROW, AT THE APPROPRIATE TIMES.

**OPEN TO
THE PUBLIC**

A MOTION TO OPEN THIS APPLICATION TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MAYOR MAGAZZU.

THE FOLLOWING PUBLIC CAME FORWARD:

**MR. HASON
460 EAST TAUNTON AVE**

**LISA SIDDALL
305 CENTAURIAN**

**BARBRA HYMAN
470 TAUNTON AVE**

**DAWN CHANDLER
380 TAUNTON AVE**

**AUDREY BAY POWELL
460 TAUNTON AVE**

**CLOSE TO
THE PUBLIC**

A MOTION TO CLOSE THE PUBLIC PORTION WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES.

MOTION

A MOTION TO APPROVE THIS SUBDIVISION APPLICATION WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. DEGEORGE. THE MOTION WAS CARRIED OUT BY ROLL CALL.

GREEN GROVE

GREEN GROVE BAPTIST CHURCH CAME BEFORE THE BOARD INFORMALLY. THEY HAD EXPLAINED TO THE BOARD THAT THEY ARE INTERESTED IN BUILDING 3 STORY APARTMENT BUILDING, WHICH WOULD HAVE A TOTAL OF 70 UNITS. 62 UNITS WILL BE 1 BEDROOM AND WILL BE 650 SQUARE FEET. 8 TWO BEDROOMS WILL BE 750 TO 800 SQUARE FEET. THERE WILL BE A COMMON AREA, LAUNDRY FACILITY AND 72 PARKING SPACES.

BOB GIBSON

MR. GIBSON CAME BEFORE THE BOARD ON AN INFORMAL BASIS TO DISCUSS VACATING WASHINGTON AVENUE. THE BOARD EXPLAINED THAT VACATING A STREET IS DONE AT THE MAYOR AND COUNCIL MEETINGS. HE FURTHER DISCUSSED A POSSIBLE SUBDIVISION AND A VARIANCE INSTEAD OF VACATING THE ROAD.

THE BOARD EXPLAINED TO HIM THAT HE WILL NEED TO MAKE A SUBDIVISION APPLICATION AND PROVIDE A CURRENT SURVEY OF THE PROPERTY AND A SURVEY SHOWING THE PROPOSED SUBDIVISION.

PUBLIC PORTION

THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD.

RESOLUTIONS:

2015-9

**84 Haddon Avenue Associates LLC
Walker Ave , West Berlin NJ 08091
Block 105, Lot 8 & Block 701, Lot 1**

2015-10

**Resintech Associates, LLC
160 Cooper Road, West Berlin NJ 08091
Block 1101, Lot 17**

ENGINEER

MR RIEBEL BROUGHT A FEW ZONING MATTERS FOR CONSIDERATION.

MOTOR VEHICLE RENTALS, SALES AND STORAGE

THERE HAS BEEN AN UNDERSTANDING BY MANY, FOR MANY YEARS, THAT THE ONE MILE LIMITATION, BETWEEN MOTOR VEHICLE RENTALS, SALES AND STORAGE USES WITHIN THE COMMERCIAL ZONING DISTRICTS WAS, STRICTLY, GEOGRAPHICAL. THERE IS MENTION, IN SECTION 340-51.H. TO THESE USES BEING ONE MILE FROM EACH OTHER, ON THE SAME ROAD. THE GOVERNING BODY HAS INTRODUCED ORDINANCE 2015-5, LAST NIGHT, WHICH AMENDS THE CURRENT ZONING CODE TO DELETE THE MENTION TO THE USES BEING ON THE SAME ROAD AS CLARIFY THAT THE DISTANCE IS FROM PROPERTY TO PROPERTY, HAVING NO RELATIONSHIP TO WHAT STREET THEY ARE LOCATED ON.

THE GOVERNING BODY HAS REFERRED THE MATTER TO THE COMBINED BOARD FOR REVIEW AND FORMAL ACTION FOR COMMENTS AND RECOMMENDATIONS TO THE GOVERNING BODY.

I RECOMMEND THAT THE BOARD CONSIDER ADDRESSING THIS MATTER AT THE BOARD MEETING, SCHEDULED FOR TONIGHT.

MOTION

A MOTION TO RECOMMEND THIS CHANGE TO MAYOR AND COUNCIL WAS MADE BY MR. SYKES AND SECONDED BY MR. PANTANO.

TEMPORARY CANOPIES, TENTS AND OUTDOOR STORAGE UNITS

THERE HAS BEEN SOME DISCUSSION THAT THE ZONING CODER DOES NOT, SPECIFICALLY, ADDRESS THE PLACEMENT AND STORAGE OF TEMPORARY OUTDOOR SHELTER AND STORAGE UNITS (CANOPIES, PODS, DUMPSTERS AND SIMILAR STRUCTURES AND CONTAINERS. SOME OF THE ISSUES, REGARDING THESE ITEMS, MAY BE THE MAXIMUM PERMITTED TIME PERIOD, MAXIMUM PERMITTED SIZE AND HEIGHT, LOCATION ON THE LOT, SECURITY AND SAFETY, PROHIBITION OF MECHANICAL (POSSIBLY REFRIGERATION)

EQUIPMENT, PROHIBITION OF HOUSING HAZARDOUS MATERIALS, MUST BE CLEAN AND PRESENTABLE, ETC.

I RECOMMEND THAT THE COMBINED BOARD PROVIDE COMMENTS AND DIRECTION, REGARDING THE POSSIBLE CREATION OF REGULATIONS, WHICH WOULD ADDRESS EITHER THE PROHIBITION OR POSSIBLE TEMPORARY PLACEMENT OF THESE STRUCTURES AND CONTAINERS. IF THE PLANNING BOARD RECOMMENDS THAT REGULATIONS BE CREATED TO ADDRESS THESE UNITS, WE WILL PREPARE A DRAFT ORDINANCE FOR CONSIDERATION BY THE PLANNING BOARD AND GOVERNING BODY.

OTHER POSSIBLE AMENDMENTS TO THE ZONING AND LAND USE CODES

OVER THE YEARS, THERE HAS BEEN DISCUSSIONS FOR POSSIBLE AMENDMENTS TO THE ZONING AND LAND USE CODES. WE ARE, CURRENTLY, REVIEWING POSSIBLE AMENDMENTS TO THESE CODES FOR CONSIDERATION BY THE COMBINED BOARD. I REQUEST THAT ANY BOARD MEMBER PROVIDE RECOMMENDATIONS FOR CONSIDERATION FOR AMENDMENTS TO THESE CODES.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR SYKES AND SECONDED BY MR. DEGEORGE THE MEETING ADJOURNED AT 6:30 PM.