

PLUMSTED TOWNSHIP LAND USE BOARD

April 4, 2017

A regular meeting of the Plumsted Township Land Use Board was held on Tuesday, April 4, 2017 at 7:30 p.m. in the Municipal Building with the following members present:

 X Douglas Hallock, Chairman
 X Michael McGuire
 AB Wendy Galloway
 AB Ronald Dancer
 X Robert Minter
 X Robert Hardy, Vice Chairman
 (Mayor's Designee)
 X Glenn Riccardi

 AB Eric Sorchik
 X Jack Trotta, Mayor
 X Dominick Cuzzo, Alt #1
 , Alt #2
 X Robert Bowen, Alt #3
 AB John Neyenhouse, Alt #4
 X John Mallon, Engineer
 X Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve and accept the meeting minutes of November 1, 2016 was made by Mr. Hardy and seconded by Mr. McGuire, passing unanimously.

RESOLUTIONS:

The following Resolutions were read and adopted.

2017-01

**WALL- APPROVAL OF GROUND MOUNT SOLAR ARRAY, Block 40.01,
Lot 3, 1 Lawrence Drive, Cream Ridge.**

Old Business:

Discussion of Jack's visit to EME with report.

New Business:

WaWa Trash Enclosure Resolution 2015-02; Time extension:

Attorney, Tyler Prime representing WaWa Inc., Block 77/Lot 70.01, 633 Pinehurst Road, requested a one year extension for the approval of a trash enclosure Resolution 2015-02 which was approved on March 3, 2015. Chairman asked for a motion to approve a one year time extension. Mayor Trotta made the first motion to approve, and Mr. Minter seconded followed by all ayes.

Brayco, Preliminary & Final Site Plan with Variance, Block 40, Lot 7:

Attorney for applicants Randy Bray and Lydia Mancini, Brayco Inc., introduced the project to the Board. Mr. Mallon read over his review letter. The scope of the project is located in the LI-2 Zone, they are requesting to construct a one-story expansion to the existing warehouse to include offices. The shared gravel driveway is proposed to be widened and expanded. A new septic field, storm water basin is also proposed. Removal of the existing trailer and two garages from the property. A use variance is required for the front yard set back for the home which is at 68.1 ft. where 80 ft. is required. Which will not be changed. However the existing residence which is not

permitted in the LI-2 zone and with expanding the permitted use, it intensifies the effect on the non-conformity. Making it two uses on one lot. The applicant is asking for waivers noted in Mr. Mallon's review letter. After the reading of the review letter, Mayor Trotta recused himself as part of the application is a Use Variance.

Mr. William Stevens, PE was sworn in as a qualified witness to address the application and review letter findings. The enlargement cover sheet was marked as A-1 and the site plan marked as A-2. Brayco is a steel fabrication company. The driveway will be widened to a dimension of 26' and will also be paved in from the roadway into the property about 100'. The existing home has an existing set back of 68.1 ft. and that will not change. Currently the home is used partly for office space and one employee resides there. The proposed building addition will now include the office space returning the home to a single residence which the Bray's will utilize for themselves which will enable the owners to operate the facilities in the back.

A LOI was applied for the Crosswicks Creek with the DEP, hoping to get a 50' buffer. DEP is requiring 150' buffer. The application had to be modified for the DEP. They originally applied for a footprint disturbance application just to develop the small area. However you cannot get a transitioning averaging permit without delineating the entire 54 acres. There was a septic system located on the East side of the existing home and a new septic system was going to be placed there. The freshwater wetlands buffer change wouldn't allow for that. So a new septic system will be located west of the new gravel driveway to be constructed. In addition to the new septic a small retention basin will collect any new and some of the existing water run off on the property.

Currently there are seven employees and with the proposed addition approval, the hopes to hire a few more. Gravel parking is proposed. Outside lighting for security purposes with minimal signage. Traffic concerns are noted in the traffic study report as being a very small amount. Because of the presence of some endangered species, the DEP gave reason for extending the buffer zone to 150'.

Mr. Randy Bray and Ms. Lydia Mancini were both sworn in to testify about the application. Mr. Bray said the expansion of the facility here is to support their business up north. Brayco's business is pipe and steel. Currently one of the employees occupies the home with the office also being in the home. Part of the addition will be to designated office space. The driveway is proposed to be expanded which has been discussed with the neighbor Chip Ondrushek whom they share the driveway with.

Security lighting is sufficient as stated by Township Engineer, Jack Mallon. Mr. Mallon referred the applicant to the County. Mr. McGuckin asked about the access driveway, approval of a recorded easement, proposed expansion and paving about 100'. Already recorded in the deed is the right-of-way and the sharing of the driveway and the expansion and improvements and maintenance will be noted. A waiver for curb and sidewalk since none is in the area. The applicant will delineate the detention basin from the gravel with a split rail fence.

Open to the public-None..... closed to the public.

Mr. Riccardi made a motion to approve the Bray's application. Mr. Cuzzo seconded. All attending board members approved the application.

Informals/Public Comment:

Ms. Sue LaChance of Oak Lane, New Egypt addressed the Board about bringing her dog grooming business from Main Street to her residence on Oak Lane. Mr. Riccardi was unsure if the type of business fell under guidelines under "home occupation" or if Ms. LaChance would need to submit a site plan or a site plan waiver. Ms. LaChance stated her customers come during the day at staggered times and that there is no need for added parking. Ms. LaChance will be upgrading her cesspool to a qualified septic system to accommodate the home as well as the dog grooming business.

Mr. Mallon stated that it qualifies as a home business and that zoning would be the only requirement submitted along with a statement of operations containing maximum number of customers and vehicles per day.

Discussions from the Board:

Lennar is not ready to submit to the Board as they are waiting for more reports and plans.

EME was inspected twice and Mr. Mallon sent a report.

No further discussion

Chairman Hallock asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca