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Elk Township Combined Planning and Zoning Board

Regular Business Meeting

May 15, 2019

Minutes

Call to Order: meeting called to order at 7:00pm.

Roll Call:

Present: Matt Afflerbach, Bob Clark, Jay Hughes, Ed Poisker, Donna Nicholson, Richard Schmidt, Eugene Shoultz, Jeanne White, Al Richardson (alt. 1), Wayne Swanson (alt. 2)

Absent: Al Richardson, Wayne Swanson, Jeanne White

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairperson led the flag salute.

Approval of Minutes:

- April 17, 2019

Mr. Afflerbach moved to approve the minutes of April 17, 2019, Seconded by Mrs. Nicholson.

With all other members in favor, *the motion was carried.*

Resolution(s):

2019-11- granting to Dan Smith, approval of a preliminary and final major subdivision, regarding property located at union street, block 67, lots 23 & 25, Application no.: SD-19-01

Mr. Clark moved to adopt resolution 2019-11. Seconded by Mr. Schmidt.

Roll Call:

Voting in favor: Afflerbach, Hughes, Nicholson, Schmidt, Shoultz

Against: None Abstain: None 5-0-0

➤ **Old Business:** None

➤ **New Business:**

Completeness hearing,

Johnson E. Hurff, Sr., Minor Subdivision with bulk variances, Block 47, lot 1, 201 Dutch Row Road. Application No. SD-19-02

Board Planner, Steven Bach, referred to his review letter dated, April 3, 2019 regarding the following requested waivers:

#8 Requires copies of applications to and certification of approvals from outside agencies. The Applicant should submit copies of any required applications/approvals to the Township.

A waiver is recommended.

#21 The Applicant is required to submit a list of waivers requested. The Board's Planner has provided this list.

A waiver is recommended.

#33 requires statement demonstrating compliance with affordable housing requirements, as applicable, including section 70-4. The Applicant does not propose any new dwellings at this time.

A waiver is recommended.

#36 requires the applicant to submit copies of protective covenants, easements and restrictions of record including a current title policy.

A waiver is recommended for completeness only.

#41 requires the applicant provide location of existing wells and septic systems. A well is indicated on proposed lot 1.01 however the septic location is unclear. The plan should be amended.

A waiver is recommended for completeness only.

#50 Requires a tree protection plan

A waiver is recommended.

#55 Requires the applicant to indicate contours at 20ft intervals. A full grading plan in conformance with Section 96-66-M must be provided prior to issuance of a building permit in the future.

A waiver is recommended.

#57 Requires the applicant to provide a grading plan

A waiver is recommended as no construction is proposed.

#58 Requires the applicant to provide a soil erosion and sediment control plan.

A waiver is recommended as no construction is proposed.

#59 Requires the applicant to provide a location of soil borings.

A waiver is recommended.

#66 Requires written commitment from the Elk MUA if within the sewer service area.

A waiver is recommended.

#67 requires results and locations of all percolation tests and borings if septic is required.

A waiver is recommended.

#75 requires that the Applicant submit a Utility plan.

A waiver is recommended.

#76 – 82

Waivers are recommended.

#83 requires curb cuts.

A waiver is recommended.

#84 requires cross sections and center line profiles of existing and proposed streets.

A waiver is recommended.

#85 requires items to be covered by a performance guarantee.

A waiver is recommended.

Board Engineer agreed with the waivers recommended by the Board's Planner and added recommending waivers for the following items from his review letter dated May 7, 2019:

#12, certification and monumentation required by Map filing law.

A waiver is recommended as there was an iron bar found.

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#49 location of all existing trees or tree masses.

A waiver is recommended.

#53 any structures of historic significance

A waiver is recommended.

#Item 67, results and location of all percolation tests and test borings if on-site sewerage disposal is required

A waiver is recommended.

Regarding item number #67, Mr Bach asked if the all of the existing septic system was located on the area to be subdivided. Mr. Hurff responded that part of the drain field is across the property line. Mr Bitgood said in theory you might be able to grant an easement but was not in favor of doing that. Discussion followed - Mr. Hurff owns both lots however if the remainder lot was ever sold, an easement would have to be granted. Board Planner interjected that the parcel is in farmland preservation and an easement would not be permitted by that agency.

An option would be to move the septic field within the lot to be subdivided (the applicant estimated there was 20 feet of perforated pipe on the preserved land). Mr. Bach recommended moving the piping with the permission of the Gloucester County Health Department who oversees septic installations.

Mr. Bach stated the Board cannot act on this application until the applicant determines what mechanisms to use to bring the septic into compliance with the outside agency authorities. Mr. Taylor recommended the applicant contact Farmland Preservation explaining the dilemma and ask them for guidance/solution. Perhaps they have had this situation before.

Discussion followed. The applicant agreed to provide compliance with the County and State before the filing of any deeds. Board attorney also wanted documentation from County and State that all is permissible.

Mr. Schmidt moved to grant the waivers and to deem the application complete.

Seconded by Mr. McKeever.

Roll Call:

Voting in favor: Afflerback, Clark, Hughes, McKeever, Nicholson, Poisker, Schmidt, Shoultz

Against: None

Abstain: None

8-0-0

Public Hearing

Johnson E. Hurff, Sr., Minor Subdivision with bulk variances, Completeness hearing, Block 47, lot 1, 201 Dutch Row Road. Application No. SD-19-02

Mr. Bach continued with his letter. The property is located in the RE zone which permits agricultural uses and single family dwellings. The applicant is seeking relief for minimum lot size where 80,000

square feet is required and 69,153 square feet is proposed and for the remainder lot for lot depth where 9.6 square feet exists and 200 square feet is required. Variances are required for lot size and lot depth.

Additionally, Board Engineer added that agricultural buffers are required (50 foot in width) and must be shown on the plan. Mr. Bitgood also added that lot 1 shall grant a blanket drainage easement to lot 1.01 by deed (drainage from the house towards the farm). Discussion followed as this easement would be an issue with the Farmland Preservation District and needs to be discussed with that agency. Right now both lots are owned by the same person, but that could change in the future.

Board Planner, Steve Bach, recommended the applicant consider continuing the application until they can meet with Farmland Preservation District to discuss the issues (specifically the septic and the drainage easement). The applicant agreed to continue to the July meeting date and waives the time for the Board to act on the application.

For the record, the applicant did submit a series of photographs that will be entered into the record as well as the professionals review letters received.

An announcement was made that the application would be carried to the July 17th meeting date a 7pm. No further notice will be given. ***Motion was made by Mr. Poisker, seconded by Mrs. Nicholson.***

Roll Call:

Voting in favor: Afflerback, Clark, Hughes, McKeever, Nicholson, Poisker, Schmidt, Shoultz
Against: None ***Abstain:*** None 8-0-0

Public Hearing:

➤ **General Public Portion**

Mr. Afflerbach moved to open the general public portion, seconded by Mrs. Nicholson.
With all members in favor, ***the motion was carried.***

With no comment from the public, ***Mr. Mr. Afflerbach Nicholson moved to close the general public portion, seconded by Mr. Afflerbach.*** With all members in favor, ***the motion was carried.***

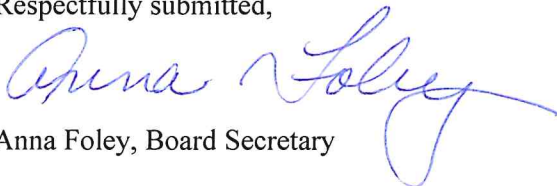
➤ **Correspondence:**

➤ **Adjournment:**

Mr. Shoultz moved to adjourn, Seconded by Mr. Clark.
With all members in favor, ***the motion was carried.***

Adjournment time: 7:54 pm

Respectfully submitted,



Anna Foley, Board Secretary