

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

April 21, 2021

Minutes

Call to Order: meeting called to order at 7:03 pm.

Roll Call:

Present: Mr. Afflerbach, Mr. Clark, Mr. McKeever, Mrs. Nicholson,
Mr. Schmidt, Mr. Shoultz, Mr. Swanson (alt. 2), Mrs. White,

Absent: Mr. Hughes, Mr. Poisker, Mr. Richardson (alt. 1),

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairperson led the flag salute.

Approval of Minutes:

March 17, 2021

*Mr. Afflerbach made a motion to Approve March 17, 2021 minutes
Seconded by Mrs. Nicholson*

Roll Call:

*Voting in favor: Mr. Afflerbach, Mr. Clark, Mr. McKeever, Mrs. Nicholson, Mr. Schmidt,
Mr. Shoultz, Mr. Richardson (alt 1), Mr. Swanson (alt. 2), Mrs. White.*

Against: None

Abstain: None

9-0-0

Resolution(s):

2021-11:

Granting bulk variances to George and Lori Cline at 303 Moods Rd, Block 6, Lot 20

Mr. Afflerbach moved to adopt resolution 2021-11.

Seconded by Mrs. Nicholson

Roll Call:

*Voting in favor: Mr. Afflerbach, Mr. Clark, Mr. McKeever, Mrs. Nicholson,
Mr. Shoultz, Mrs. White*

Against: None

Abstain: None

6-0-0

2021-12:

Granting completeness approval of an application for a minor subdivision, major site plan, variance, and design waivers, to Mullica Hill dg, LLC, 681 Bridgeton Pike, block 10, lot 12.03. Application no.: sp-20-08

Mr. Afflerbach moved to adopt resolution 2021-12.

Seconded by Mrs. Nicholson.

Roll Call:

Voting in favor: Mr. Afflerbach, Mr. Clark, Mr. McKeever, Mrs. Nicholson, Mr. Shoultz, Mrs. White.

Against: None

Abstain: None

6-0-0

➤ **Old Business:**

None

Mr. Richardson joined the meeting at 7:15pm

➤ **New Business:**

Green, Ed and Patricia, bulk variance – accessory structure size set back.

Completeness Hearing

Roger Mattson, Esquire stated that it would not turn around off major road.

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

Seconded by Mr. Clark.

Roll Call:

Voting in favor: Mr. Afflerbach, Mr. Clark, Mr. McKeever, Mrs. Nicholson, Mr. Schmidt, Mr. Shoultz, Mr. Richardson (alt 1), Mr. Swanson (alt 2), Mrs. White

Against: None

Abstain: None

9-0-0

Public Hearing:

Driveway cannot be relocated on lot due to runoff from their lot to other properties.

Grading plan includes lighting with shielding, and metal siding with black roof.

Building light is 12.4 feet high (max height allowed is 25 feet) with a 900 square foot garage.

Mr. Hughes joined the meeting at 7:20pm

Mrs. Nicholson moved to open to the public portion at 7:21, seconded by Mr. Swanson. With all members in favor, the motion was carried.

With no comment from the public, Mr. Shoultz move to close to the public, seconded by Mr. Afflerbach.

Mr. Clark moved to grant variances and was seconded by Mr. Schmidt

Roll Call:

Voting in favor: Mr. Afflerbach, Mr. Clark, Mr. Hughes (vote withdrawn at the request of the Board Attorney), Mr. McKeever, Mrs. Nicholson, Mr. Schmidt, Mr. Shoultz, Mr. Richardson (alt 1) Mrs. White.

Against: None

Abstain: None

8-0-0

Public Hearing:

Mullica Hill, Dollar General LLC, Minor Subdivision & Preliminary Major Site Plan, design waiver variance

Jason Tuvell, Esquire

Jeff Martell Civil Engineer Stonefield Civil Engineering

Andrew Villari Traffic Engineer Stonefield Civil Engineering

Creigh Rahenkamp, Planner PO Box 222 Riverton, NJ

7:38 Mr. Tuvell subdivision 9100 Dollar General Remainder lot developer

One lot developer

One Bulk Variance - # of spaces

Open 8am – 10pm

1-2 delivery by tractor trailer

1-2 boxtruck each day

Garbage pickup

2-4 Employees

Additional Landscaping and Fencing

Did provide notice

7:42 Mr. Martell set up arial exhibit A-1 1 of 2

Parcel A North Right 2 acres

Parcel B South 2.1 acres fronts on Elk Rd.

Exhibit A-2 Ariel view existing condition
Exhibit A-3 Color site plan rendering
Landscaping added 4/19/21
Zoomed in to Lot A Dollar General
9100 Square Feet of Building
30 spaces (9x20)
1 driveway off of Bridgeton Pike
Sidewalk is added along both lots ADA compliant route
Trash enclosure
Basin

Signage plan amended 2B compliance 50, 77.9 one wall sign
6 foot fence along homes

7:50 Additional double row of evergreens
Change style to black chainlink of fence
2 more plantings to screen from lighting
Street trees are compliant
Max building coverage is 20% (10.4% coverage is proposed)
Set back to home is 110.4 feet proposed 50 ft is required
Lighting: 2 area lights/ 20 feet high/ led downlight
Septic to the right (farmland)
Basin to rear (infiltration basin)

8:04 Exhibit A5 County Access
No negative lighting impact to residential homes
Storm water design – no negative impact to residential or farmland
Applicant agrees to comply with Engineer's letter
Parking spaces comply
ADA parking and sidewalks comply
NJ DOT to approve access from Bridgeton Pike
Trash enclosure will match building

8:13 Mr. Bach
Buffer is within building setback limits
Adjacent parcel curb cut will be 50 ft/ one driveway is reasonable
Buffer – design waiver
1. 96-50 B1 #2 page 6
2. 96-50 #6 96-50E(2)(9)[4]
3. 96-47.1 B3 #8
4. Bearn 96-50-B1 #1

Design waiver spacing of street trees/ 46 ft where 50 ft is reg.

8:21 Mr. Hughes

Clarify double row of evergreen trees
Meadow grass is not mowed? If so, must have a prescribed mix
Whatever proposal confirm with planner/engineer
Landscape of irrigation but not meadow mix

8:30

Change all fence to black chain link/ along back change to black vinyl chain link
Delivery only during business hours
Refrigerator trucks? Must comply with no idle laws/ can provide signage
Bach - along fence add additional row of trees
Villari- traffic, 10/19/20 traffic report
Parking variance – study in operating how much is needed?

8:45 Mr. Rahenkamp

Mr. Bach - 2/23/21

Pg 4 - no variance
Pg 5 – 96-47 will comply
Variance off street parking

Agriculture buffer is for benefit of farmers
Bach wants appropriate protecting
Change fence to left PVC Black Chainlink
Consider extending double row of evergreens/ stop short of street and driveway
Attorney agrees to move fence inside of property line
Can make fence opaque to farm instead of chainlink/ farmer and council to work out

Farm concerns per Dale:
Height of sign
Water runoff
Ag buffer

9:02 Mr. Hughes

Dollar General Franchaise – No
Trash area fencing - style of fencing/ solid around trash and recycling enclosure
Deliveries?
Can expand if necessary/ all front in southerly direction if needed (4 spaces)

9:23 Mrs. Nicholson

Wetlands impact
Swale
LOI for DEP
GP 7 dist. For purpose of access, (there are limits for DEP)
Pipe under driveway

*Mr. Hughes moved to open to the public portion at 9:24, seconded by Mrs. Nicholson
With all members in favor, the motion was carried.*

9:28

**Joan Adams – Adams & Collins
Northern Sorbello Farms**

Concerns:

1. Ag buffer protects farmer, visual screen and buffer (chain link or vinyl), double row of evergreens, opposes meadow grass
2. Storm water – retention basin/ swale is manmade/ any additional runoff will make land useless (piping into the swale) no notice from DEP/ 2, 10 and 100 yr emergency outflow
3. 2 ft property maintenance requirement
4. Trash blocks basin
5. Deed notices right to farm
6. Routine schedule for maintenance/easement agreement/ bonding for maintenance
7. Emergency spillway
8. Storm flow/ rate of flow? Stan says yes, complies with ordinance

Jim Mundell

Concerns:

1. Asked if petition was received or was it already decided?
2. Any master plan of higher end?
3. Concerned about trash
4. Traffic concern/ K turn of tractor trailer

Mr. Martell responds:

Dollar General operates 1000's of sites
Tractor trailer 1-2 per week and box trucks 1-2 per day

Victoria Serreino 429 Mallard Lane

Clarify store hours 7 or 8am open or store to decide
Is there an hours of operation ordinance?
If there is an ordinance, do they have to comply?
Concerned about addressing crime

9:57

Traffic study done in October, traffic increases in summer

Offsite traffic cannot be considered/ DOT had jurisdiction

Wildlife or Environmental consultant?

LOI to be considered once received

Wants a vinyl fence to be erected

Mike Cintron

Waterway concern

Trash concern

Maintenance of property/ applicant has to post a bond

Engineering inspections say there is a maintenance guarantee (2years) Storm water\

Also a bond in perpetuity

Owner to provide proof of maintenance

He moved here for farmland

What would this approval do for this developer?

Mario Lopez – 45 Elk Rd

Says he was not notified

Jim Mundell

Study for the property value? Was told cannot speak to that.

Traffic study wasn't done in the summer/ can DOT relook at study?

Mrs. Serreino

Follow up to the traffic study question, will there be a turn lane?

Jacqueline Wraight – 322 Meadowbrook Dr

Also asked about a turn lane and wetlands approval

Mr. Turvell

Whenever the state responds to wetlands report

10:38 Mr. Bach

Finalize fence: all fences will be 6 ft high and solid, vinyl white in color

Along AG buffer

Meadow grass to be conventional landscaping material

Mr. Tuvell

Along the rear property line have a chain link fence
Mr. Bach didn't agree and wants all the fencing to be the same

*Mr. Afflerbach move to close to the public, seconded by Mr. Hughes.
With all members in favor, the motion was carried.*

Motion to approve:

*Mr. Afflerbach moved to grant variance, minor subdivision, Preliminary and Final site plan.
Seconded by Mr. Schmidt*

*Conditions:
Parking Variance
Minor Subdivision
Design Waiver*

Roll Call:

*Voting in favor: Mr. Afflerbach, Mr. Clark, Mrs. Nicholson, Mr. Schmidt,
Mr. Shoultz, Mr. Richardson (alt 1), Mr. Swanson (alt 2), Mrs. White.*

Against: Mr. McKeever Abstain: None 8-1-0

This application is approved.

General Public Portion

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

Correspondence:

None

Adjournment:

*Mr. Afflerbach moved to adjourn, seconded by Mr. Swanson.
With all members in favor, the motion was carried.*

Adjournment time 10:47pm

Respectfully submitted,

Ann Marie Weitzel, Board Secretary