

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

July 19, 2023

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:03 pm.

Roll Call:

Present: Mr. Afflerbach, Mr. Hughes, Mr. Richardson, Mr. Wolf (alt 1), Mr. Swanson (alt 2),
Madam Chairwoman White,

Absent: Mr. Goetsch, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mrs. Wheeler

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Madam Chairwoman White led the flag salute.

Approval of Minutes:

1) May 17, 2023

Mr. Wolf moved to approve the minutes of May 17, 2023,

Seconded by Mr. Richardson.

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

Please note that Mr. Goetsch arrived to the meeting at 7:06pm

Mr. Lucas and Mrs. Nicholson were excused from this next application, as it is a Zoning Board Matter only.

New Business:

Completeness Hearing:

Adelante Conditional Use Approval and Preliminary and Final Major Site Plan Approval

125 Buck Rd, Block 72 Lot 4

Completeness followed by Public Hearing, Application #SP 23 - 01

Representing the applicant was Attorney Nick Talvacchia of Cooper Levenson at 1125 Atlantic Avenue Atlantic City, NJ 08401

The following individuals were sworn to provide testimony:

Mr. Rick Alvarado Principal at Adelante Partners

Mrs. Denise Bove Professional Engineer at Scullo Engineering at 137 S. New York Ave, Atlantic City, New Jersey 08401

Board Engineer, Stan Bitgood of Bryson & Yates, referred to his letter dated July 5, 2023 and the Board's Planner, Candace Kanaplue of Bach Associates review letter dated July 12, 2023 regarding the following requested waivers:

Item # 4 requires Affidavit of Ownership (Secretary has this)

This item has been received.

Item # 5 requires names of all corporate owners (of the land and of the applicant)

Conditionally Approved.

Item # 6 requires a list of names, addresses, and expertise of those who will testify

This has been addressed.

Item # 8 requires copies of applications to all outside agencies

Waiver is recommended for completeness only.

Item # 14 requires Certification from Tax Collector that all taxes are paid to date

This item has been received.

Item # 23 requires proposes construction schedule

Testimony has been received.

Item # 29 requires an Environmental Impact Statement

N/A

Item # 30 requires an Environmental Phase 1 Report

Waiver is recommended for completeness only.

Item # 31 requires a Traffic Impact Report

Waiver is recommended for completeness only.

Item # 32 request to Township for required ordinances.

N/A

Item # 33 requires demonstration with affordable housing compliance. A Development fee in accordance with Affordable Housing Code Section 70-4

N/A

Item # 34 requires a copy of protective covenants, deed restrictions, and/or easements

Waiver is recommended for completeness only.

Item # 37 requires drafts of proposed covenants, deed restrictions, and/or easements
Waiver is recommended for completeness only.

Item # 41 requires the locations of existing wells and septic systems and distances between them and on adjacent properties where required by the Board
Waiver is recommended for completeness only.

Item # 45 requires the calculation of required parking spaces
Waiver is recommended for completeness only.

Item # 46 requires easements proposed to be dedicated to Elk Township. (Draft Stormwater restriction, inspection and maintenance easement to Elk Township)
Waiver is recommended for completeness only.

Item # 49 requires the locations of tree masses, sizes and species
N/A

Item # 50 requires a tree protection plan.
Waiver is recommended.

Item # 51 requires the design of buffer areas. (Locations are shown, design species size and density is not)
Condition of Approval

Item # 53 requires list or statement of any historical structures within 200 feet
Waiver is recommended.

Item # 63 requires cross sections and profiles of proposed streets
N/A

Item # 65 requires plans and profiles of Utilities
Waiver is recommended for completeness only. (Gas, Electric and Cable)

Item # 66 requires commitment form Sewer Service Provider
Waiver is recommended for completeness only.

Item # 67 requires results and locations of soil borings for on-site subsurface sewage disposal
Waiver is recommended for completeness only.

Item # 73 requires Wetlands L.O.I, or approval, or Certification by Professional that no Wetlands approval is required. (Application indicates a permit has been applied for. Survey and plans call out prior wetlands delineations approval, which is more than 5 years old)
Waiver is recommended for completeness only.

Item # 75 requires the applicant to submit a Utility plan.

Waiver is recommended for completeness only. If approved, all existing and proposed utility services must be shown on an individual lot grading plan.

Item # 78 requires locations of future pedestrian and vehicular connections

Waived outright, N/A

Item # 79 requires municipal developer agreement

Waived outright, N/A

Item # 84 requires list if items not installed or completed, to be bonded

Waived outright, N/A

Both the Board Planner and Board Engineer had no additional items.

Mr. Afflerbach moved to deem the application complete.

Seconded by Mr. Swanson

Roll Call:

Voting in favor:

Mr. Afflerbach, Mr. Goetsch, Mr. Hughes, Mr. Richardson,

Mr. Wolf (alt. 1), Mr. Swanson (alt. 2), Madam Chairwoman White

Against: None

Abstain: None

7-0-0

Board Planner Candace Kanaplue referred to her July 12, 2023 letter regarding Technical Review.

A D(3) Use Variance was previously granted per Resolution 2023 – 7.

Ms. Kanaplue stated that the applicant should go over the proposed use, hours of operation, parking provision, lighting and security and the general operation for the benefit of the public and since this is a new application for Site Plan Approval.

Ms. Denise Bove Professional Engineer at Sciuollo Engineering stated:

- Self-Storage Facility with 11 Buildings with a total area of all buildings to be 89,750 square feet, ranging in size from 1400 square feet to 12,000 square feet.
- Office hours of operation will be from 9am – 6pm
- Gates will be open 6am – 10pm

- A card or other means will be required for entry
- The Facility will be inaccessible before 6am and after 10pm

Mr. Rick Alvarado Principal at Adelante Partners stated:

- Facility will be well lit
- Multiple Security Cameras per building/site that will be monitored by a company
- Gate Access System with passcodes for customers
- Overnight hours for Police and Fire if they were to become customers
- Security System will track who enters facility and at what time

Jeanne White asked if a customer enters the facility at 9:55pm what would happen?

Mr. Rick Alvarado Principal at Adelante Partners stated that the security systems are monitored and they would see who is there after 10pm.

Jeanne White asked who would be policing the area after hours to escort individuals out who are there after hours.

Mr. Rick Alvarado Principal at Adelante Partners stated the security system is monitored and someone would call the local authorities to have that person removed.

Attorney Nick Talvacchia of Cooper Levenson stated that the Police would have 24 hour access to the facility.

Jay Hughes stated that Police and Fire would need 24 access for patrols of the facility

Stan Bitgood stated that the security system could require upon exit after hours interaction with the security team before the gate opens to let the person out.

Mr. Rick Alvarado Principal at Adelante Partners stated that the security system is able to do that.

Wayne Swanson asked if there will be a 50 foot buffer for the lighting to prevent it from being a nuisance to the nearby residents.

Ms. Denise Bove Professional Engineer at Sciuillo Engineering stated that all of the lights have shields and the lights are all on the interiors (fronts) of the buildings, and that no lights are on the

backside of the buildings. There are pole lights along the access drive and the other lights are all building mounted, not facing any neighbors.

Attorney Nick Talvacchia of Cooper Levenson stated that the proposed signage of 50 square feet is compliant and a variance will not be needed for signage.

Ms. Denise Bove Professional Engineer at Sciallo Engineering stated the sign will be a 5 foot by 10 foot ground mounted sign with the street address added.

Attorney Nick Talvacchia of Cooper Levenson stated that the required parking is 4 spaces and this facility has 13 which works for the site.

Mr. Rick Alvarado Principal at Adelante Partners stated that 4 parking spaces is not enough given the size of the facility and 13 parking spaces would be better suited.

Ms. Kanaplue stated that the sight plan would need to be amended to show that the 1st Building has a height of 18 feet not 9 feet.

Ms. Kanaplue stated that there are existing woodlands within the required buffers but if there are any gaps that they be filled in with year round evergreen plantings in particular along the frontage between the residential housing and the facility.

Ms. Kanaplue stated that the lighting spillage onto residential housing would need to be diminished using Evergreen plantings.

Ms. Denise Bove Professional Engineer at Sciallo Engineering stated that there are 13 parking spaces are in front of Building 1, which houses the office, including 2 accessible spaces for people who have business in the office. She states that there are no parking spaces along any of the self storage buildings, cars would just pull up and pick up or drop off items and circle out of the facility.

Mr. Hughes asked if one or both of the accessible spaces is van accessible and Ms. Bove stated that one parking spot is van accessible.

Mr. Hughes asked the width of the lane between buildings and Ms. Bove stated that width to be 30 feet.

Mr. Hughes asked what the distance from the entry to the back building and Ms. Bove stated that to be about 1000 feet.

Mr. Hughes spoke about the Dry Hydrant System for fighting fires.

Mr. Bitgood stated that other developments in Elk have dry hydrant systems and that the total size of the project should have one, especially since the 30 feet cart way in between buildings there is significantly less than what a roadway with right of way and front setbacks provides

between buildings. There is not enough room to get the fire apparatus in position to fight the fire safely and effectively near the buildings.

Mr. Bitgood stated that having a Dry Hydrant at Buck Rd where the Tanker Trucks could deliver the water to an on-site system and 2 dry hydrants in the facility to access the water would be a good means of providing some fire protection for the numerous closely spaced buildings in the project. One hydrant would be near the bend in the driveway and the other would be at the far end of the driveway.

Mr. Bitgood spoke about labeling the dry hydrants with a brass label for ease of accessibility

Attorney Nick Talvacchia of Cooper Levenson stated they agree to this.

Mr. Bitgood spoke about the layout being very similar to that presented at the last hearing for the lot size variance.

Mr. Bitgood spoke about the access being proposed is a single curbed driveway on Buck Rd, this site is not indicated to require a bifurcated double driveway.

Mr. Bitgood and Ms. Kanaplue agreed that a note should be added on sheet 5 to require additional evergreen tree plantings within the buffer, between buildings 1,2,6 and 7 and the residences in lots 3 and 3.01, if the Township Engineer determines during construction that the buffer is degraded or inadequate. The trees to be added could be Leland Cypress as shown on sheet 5, or as approved by the Township Engineer at the time.

Mr. Bitgood spoke about the downspouts at the basin side of Buildings 2, 4 and 6 should be provided with leader pipes to prevent corrosion at splash pads and damage to the basin infiltration and slopes.

Attorney Nick Talvacchia of Cooper Levenson stated they agree to this.

Pavement at building detail on Site Plan Sheet 7 should be revised to match the architectural plans and the site grading plans. Neither indicate that a 9 inch tread/curb will exist along the building walls.

Ms. Bove stated that the step up is within the building to avoid water from coming into the building and the plans will be modified to show that.

Mr. Bitgood stated that short sections of stockade fence or dense shrubs may help attenuate hvac noise which will tend to bounce off the steel building toward the residences.

Attorney Nick Talvacchia of Cooper Levenson agreed to make this a condition of approval.

Mr. Bitgood asked and Attorney Nick Talvacchia of Cooper Levenson stated that there is no internal fire suppression.

Mr. Bitgood spoke regarding curbing in the site.

Mr. Bitgood spoke regarding a black vinyl chain link fence proposed around the perimeter of the storage areas. No fencing is proposed or required around the basins nor around the common residential property lines.

Ms. Bove spoke regarding not adding fences around the basins due to the 50 foot vegetative buffer in this area helping to prevent children and pets from entering the graded entrance to the basins.

Mr. Bitgood spoke regarding a fence between the gate and building 3 that should be located above the top of slope and 1 to 2 feet behind the curb.

Attorney Nick Talvacchia of Cooper Levenson stated they agree to this.

Ms. Bove stated for the Board that the depth of Basin # 1 is 2 feet and the depth of Basin #2 is 3 feet and that both of these basins are outside the security fence.

Ms. White stated that she felt that Basin #1 should be fenced in as it is too close proximity to the parking areas. Ms. Bove agreed to this and the height of the fence should be 4 feet.

Ms. Bove explained that the basins were connected and that they would drain towards the wetlands.

Mr. Bitgood spoke regarding grading and Ms. Bove agreed to add what was indicated onto the Site Plan.

Mr. Bitgood spoke regarding the Landscaping Plan.

Mr. Bitgood spoke regarding the Lighting Plan.

Ms. White asked if the outside lights will be on all night.

Mr. Rick Alvarado Principal at Adelante Partners stated that they will be turned off after hours.

Mr. Bitgood spoke regarding Parking.

Mr. Rick Alvarado Principal at Adelante Partners stated that 4 spots would not be enough for the size of the facility and that they calculated 13 to be the number of spaces needed.

Mr. Bitgood stated that some spots for larger SUV's 10' x 20' would be needed.

Mr. Rick Alvarado Principal at Adelante Partners stated that would be added to the plans.

Mr. Bitgood spoke regarding Stormwater.

Ms. Bove agreed to work with the Township Engineer regarding the Storm Water Plans.

Mr. Bitgood asked about the schedule of construction.

Mr. Rick Alvarado Principal at Adelante Partners stated that construction will be finished within one year of obtaining final approvals.

Mr. Rick Alvarado Principal at Adelante Partners asked if the front buildings can be opened while the back buildings are being completed.

Mr. Bitgood answered that yes that could happen if the Construction Company would work with the Township Engineer to ensure the safety of customers passing through the site.

Discussion ensued regarding the depths of the basins and if those depths were adequate.

Mr. Bitgood outlined how the basins work and stated that the calculations show that they are adequate.

Mr. Hughes moved to open to the public, seconded by Mr. Afflerbach

With all members in favor, the motion was carried.

With no comment from the public, Mr. Afflerbach moved to close the public portion, seconded by Mr. Hughes.

Mr. Swanson moved to grant Conditional Use Approval, Preliminary and Final Major Site Plan Approval seconded by Mr. Hughes

Roll Call:

Voting in favor:

Mr. Afflerbach, Mr. Goetsch, Mr. Hughes, Mr. Richardson,

Mr. Wolf (alt 1), Mr. Swanson (alt 2), Madam Chairwoman White

Against: None

Abstain: None

7-0-0

Mr. Hughes moved to enter into our General Public Portion, seconded by Mr. Swanson
With all members in favor, the motion was carried.

Mr. Christopher Creta stated that the property at 1092 Elk Rd has recently been sold and is being looked at as turning into a truck stop. He expressed concerns regarding increased traffic in this location.

Chairwoman White stated that there has been no application submitted to the Planning & Zoning Board.

Mr. Bitgood stated that the owners of the lot had come in for an informal, pre application discussion to see what the Planning & Zoning Board's process was, but no application has been submitted.

Mr. Creta asked the Board what their thoughts are regarding a truck stop in that location.

Chairwoman White stated that the job of the Planning & Zoning Board is to uphold Municipal Land Use Law and the Master Plan of Elk Township. If a complete application is *submitted*, that application will be heard without the personal opinions of the Planning & Zoning Board members.

With no additional comments from the public, Mr. Afflerbach moved to close the public portion, seconded by Mr. Hughes.

Correspondence: None

Adjournment:

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

Adjournment time: 8:17pm

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held July 19, 2023 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary