

**Woodstown Planning Board
Minutes
May 1, 2013**

This meeting was called to order by Chairman Eichmann who provided a statement that adequate notice of this meeting was provided in accordance with the requirements of the Open Public Meeting Act.

Members Present: Forrest Eichmann, Judith King, Donald Dietrich, Shane Godshall, Alfred Edwards, Jesse Stemberger, Lorraine Pfeffer, Veronica Soultz, Cecil Colsch

Also Present: Gary D. Thompson, Esq., Board Solicitor, Steven Bach, Board Engineer, Suzanne Wollyung, Board Secretary

Members Absent: Keith Johnson, Donald Johnson, Douglas Hathaway, Andrew Hoglen

The minutes from the April 4, 2013 regular meeting were approved on a motion by Ms. King. The motion was seconded by Mr. Edwards, followed by a show of hands: Yes: Ms. King, Mr. Dietrich, Mr. Godshall, Mr. Edwards, Mr. Stemberger, Ms. Pfeffer, Mr. Eichmann, Abstain: Ms. Soultz

Old Business:

Adopt Resolution NO: 2013-3 Resolution Waiving Site Plan Approval and Granting a Parking Variance to 300 West, LLC RE: Block 40, Lot 3 (300 West Avenue) A motion was made by Ms. King to adopt Resolution 2013-3. The motion was seconded by Mr. Edwards with the following roll call vote: Yes: Mr. Deitrich, Mr. Godshall, Ms. King, Mr. Eichmann. Abstain: Mr. Colsch, Mr. Edwards. No: None.

New Business:

Review Revisions for the Proposed Additions and Alterations to the Woodstown High School/Middle School: Chairman Eichmann opened by asking Mr. Coleman to clarify a few items that came to light when the Board received a copy of the plans from the Cumberland-Salem Conservation District, namely the intent to put a parking lot at the Mary Shoemaker School in what is thought to be a flood zone. Ms. Danielle Farrell, Engineer from Remington & Vernick explained that the existing basketball court will be turned into a parking lot to replace the spaces that will be lost with the addition. The court has an elevation of 36' and is 5' higher than the creek. Ms. Farrell stated during the last hurricane the basketball court was not under water. A number of other items were then discussed, i.e., looping traffic around the school, road width, speed bumps, the need for a vegetative swale and the trailers.

Informal review for the Woodstown Presbyterian Church Parking Lot

Expansion: Mr. William Horner, Esq. represented the Church. Mr. Samuel Renauro, PE of SR3 Engineers presented the concept plan to the Board on behalf of the Church. Mr. Renauro stated that in 1989 the Borough gave approval for 20 parking spaces. Since then the congregation has grown considerably and they are looking to add an additional 55 spaces on the north side. He also stated that they will keep the existing trees as a buffer and create a storm basin for run off. Mr. Bach suggested alternatives for storm water management to save money and to increase the number of parking spaces. Mr. Horner thanked the board for their time and suggestions and said that they would soon follow up with a formal application and hearing.

Board Discussion: Chairman Eichmann asked Mr. Thompson to prepare a proposed amendment to section 67-13D of the Land Development Ordinance to require an application fee and escrow for an informal review of a concept plan which fee and escrow would be credited toward the fee and escrow for a subsequent formal application. Mr. Godshall mentioned the management plan proposal from the Joint Environmental Commission and Chairman Eichmann asked the secretary to email the proposal to the board members. Chairman Eichmann stated that when Borough Council approved the additions to the Banner ordinance, Section 67-5 of the Municipal Code, that they did not include a fee that had been suggested by the Zoning Officer. Mayor Dietrich said Council has passed it and that the Zoning Officer must enforce it as is.

Before the meeting ended, the Board recognized School Board President, Mr. Chapman Vail who stated that given the scope and magnitude of the project, it's uncertain how they will conduct the flow of traffic around the school until the start of the next school year. He thanked the Board for their indulgence and said that he will take their comments and suggestions back for discussion.

With no additional business, the meeting adjourned at 8:38 PM.