

**Woodstown Planning Board
Minutes
May 4, 2016**

This meeting was called to order by Chairman Doug Hathaway 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:

Doug Hathaway, Glenn Merkle, Jesse Stemberger, Lorraine Pfeffer, Virginia Hibbard, Lauren Morgan, Curtis Frye

Also Present: Jane Gallagher, Board Secretary, Gary Thompson, Solicitor, Steven Bach, Engineer

Members Absent:

Don Dietrich, Shane Godshall, Valerie Lacy, Keith Johnson, Doug Johnson, Cecil Colsch

The minutes from the April 6, 2016 regular meeting were approved on a motion by Ms. Pfeffer. The motion was seconded by Mr. Merkle, followed by a show of hands: Yes: Mr. Merkle, Mr. Hathaway, Ms. Pfeffer, Ms. Hibbard, Mr. Frye

Abstained: Mr. Stemberger & Ms. Morgan

Old Business:

Pierson Properties, LLC. Block 15, Lots 3 & 29

A motion to adopt Resolution 2016-6 Granting and Extension of preliminary Major Subdivision Approval and Related Approvals to Pierson Properties, LLC. Block 15, Lots 3 & 29 (Eldridges Hill Road a/k/a Country Route 617) was made by Ms. Pfeffer, seconded by Mr. Merkle, followed by a unanimous roll call vote of the Board.

ABC Learning Center / 50 Elm Street / Block 18, Lot 22

Mr. James Clancy, P.E. (Engineer for Applicant) & Mr. Bach were sworn in by Mr. Thompson.

Mr. Clancy presented a diagram of the proposed addition. He stated there might be a slight increase of 1.9% to storm water runoff.

Mr. Hathaway and other members of the Board expressed their concern with additional water being drained into an already overloaded storm drainage ditch.

Mr. Bach stated according to his calculations, there would be a 0% increase in storm water runoff when the new addition is built. He also stated that it complies with the terms of the Borough's Ordinance.

Joan Adams, Esq. presented a revised front elevation in color to each member of the Board for their review.

Public Portion

Michael Cunniff of 8 Colson Court was sworn in by Mr. Thompson

Mr. Cunniff lives behind ABC Learning Center and stated that the area behind both his and the Applicant's property is very prone to flooding. He presented pictures to the Board of previously floods in and around the property.

Mr. Bach stated that the ditch is more of a systematic problem and what the Applicant is looking to do will not contribute to the existing problem with the drainage ditch. He also stated that we have to comply with the Ordinance regarding what the Applicant is requesting. Mr. Bach stated that the plan will be subject to Engineer's approval.

Mr. Clancy presented a second design option.

Mrs. Sims stated that County and the Mayor have also looked into a remedy for the existing drainage ditch, but have not reached a conclusion.

The Public Portion was closed.

A motion granting an expansion of a conditional use, bulk variance and preliminary and final major site plan approval was made by Ms. Pfeffer, seconded by Ms. Hibbard, followed by a unanimous roll call vote of the Board.

Mr. Thompson discussed with the Board his proposed revisions to the Land Development Ordinance. According to case law, the provisions in the existing Ordinance are vague and could lead to potential lawsuits. He stated he has permission from Council to work with Mr. Bach for recommended changes. He would also like a few volunteers from the Board to assist with recommended changes. Ms. Hibbard and Ms. Pfeffer volunteered to help with this project.

With no additional business, the meeting adjourned at 7:54 PM.

Jane Gallagher, Planning Board Secretary