

**Woodstown Planning Board
Minutes
August 7, 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, Donald Dietrich, Shane Godshall, Alfred Edwards, Lorraine Pfeffer, Cecil Colsch, Keith Johnson, Donald Johnson, Douglas Hathaway

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

Members Absent: Veronica Soultz, Valerie Lacy, Jesse Stemberger, Judith King, Andrew Hoglen

The minutes from the May 1, 2013 regular meeting were approved on a motion by Mr. Colsch. The motion was seconded by Mr. Edwards, followed by a show of hands: Yes: Mr. Dietrich, Mr. Godshall, Mr. Edwards, Mr. Colsch, Ms. Pfeffer, Mr. Eichmann, Mr. Hathaway, Mr. K. Johnson, Mr. D. Johnson

New Business:

Friend's Village Renovation Overview: Mr. Thomas Lyons stated that Friend's Village has obtained all the necessary certificates and permits to begin the renovation of the Residential Health Care wing, converting it into 8 Assisted Living quarters and adding a country kitchen. He feels the change is necessary to meet the needs of the public. The project is slated to take approximately 12-14 weeks until completion.

School District Construction: Mr. Chapman Vail, School Board President thanked the board for the opportunity to update everyone on the school addition/renovation. Mr. Thomas Coleman, School Superintendent, reported that in spite of a few unforeseen problems that the work was progressing nicely. Mr. Frank Rizzo, School Business Administrator, reported that at the High/Middle School the sewer line has been moved, the floors poured and the electric work has been completed. Construction workers will work around the clock to ensure completion by the start of the school year. They were also informed that State Grant money is now available and applications have been filed.

Woodstown Presbyterian Church, 46 Auburn Street, Block 11, Lot 2 Preliminary and Final Site Plan Review and Variance for Parking Lot Expansion-Completeness/Public Hearing: Those Board members who are also members of the Church were asked to step down. Mr. Samuel Renauro, of

SR3 Engineers, Engineer and Planner for the applicant, Ms. Terry Haaf, Elder of the Church and Mr. Steven Bach were sworn in. Mr. Bach stated that prior to the meeting that items 10, 39 & 57 be submitted so that we could recommend completeness. Because these items were submitted on 8/6/2013 by SR3 Engineers, those items are deemed complete. The applicant submitted a photograph of the site subsequently marked as Exhibit A-1 to satisfy Checklist Item 29. As pertains to Checklist Item 62, the applicant's engineer agreed to provide a certification on the plans stating that he personally visited the subject property and conducted a site investigation; that he examined the subject property on a National Wetlands Inventory Map as issued by the United States Department of Agriculture and that he has determined there are no freshwater wetlands or freshwater wetland transition areas on the subject property. Mr. Bach stated that a waiver of Checklist Item 62 was appropriate conditioned upon submission of said certification. Mr. Bach recommended that the application be deemed complete with waivers granted by the Board as to conditions 7, 13, 17, 23, 25, 26, 50, 62, (subject to submission of the required certification), 65 and 75. A motion was made by Mr. Colsh grant the recommended waivers and to deem the application complete. Mr. K. Johnson seconded the motion with the following roll call: Yes: Mr. Godshall, Mr. K. Johnson, Mr. D. Johnson, Mr. Colsch, Mr. Eichmann. No: None.

Mr. William Horner, Esq. stated that the Church is asking for a variance from the 10% maximum impervious coverage required for the R5 zoning district. 31.2% is being proposed and also a design waiver from the requirement of a 10' wide parking strip between parking aisles. Proposed instead are 2 green islands at the end of the row. Mr. Renauro further testified that the Church is requesting to add 64 additional parking spaces on the northern side of the property. Since the 5/1/2013 informal hearing, they have completed the survey, had the soil tested, met with the surrounding neighbors and completed the design. The driveway will be widened 5' to accommodate 2-way traffic. On the northern side of the building closest to the neighbors, they are proposing the installation of green giant arborvitae, and along the front of the property, dense 36" tall shrubbery to block headlights. Storm water will empty into the county system, and they have made arrangements to appear before the county on 8/19/2013 to present their storm water plan to them.

Mr. Renauro stated that the Church is asking for a variance for impervious coverage and a site plan waiver for the 10 ft. parking island. Impervious coverage in a residential R5 zone is 10%. The proposal is for 31.2%. He also testified that the Church is not in compliance with the Borough's parking requirements and that adding the proposed 64 spaces will put them in compliance and allow all on-site parking. Regarding the proposed landscaping, 9 large evergreen trees will be coming down, but along the perimeter and on the islands, there would be more green space coverage than what is presently there. The storm water management proposal would address any additional run off that would result from the increased impervious coverage.

When asked about infiltration, Mr. Bach testified that the applicant has supplied soil tests that clearly show no opportunity to do infiltration. There will be inlets in the parking lot and an elongated swale which acts like a shallow basin and meets all of the DEP requirements. Mr. Bach testified that 120 off-street parking spaces are required pursuant to the Borough's Land Development Ordinance. He testified that the Board should not include the 15 parking spaces which exist in the right of way of Grange Court. The applicant is therefore providing 108 off-street parking spaces. An additional variance is therefore required to permit 108 parking spaces where 120 spaces are required.

Chairman Eichmann then opened the meeting to the public. Mr. Douglas Hathaway, 61 N. Main Street, Woodstown was sworn in and asked the applicant what they would have to do to level off the new parking lot? Mr. Renaura answered that they will keep the gentle slopes that already exist and fill in where necessary to match the existing grades. Mr. Eichmann then closed the public portion of the meeting.

Mr. Bach then proceeded to review the Engineer's letter of 8/1/2013 and the Planner's letter from 7/30/2013 and stated that he was satisfied with the testimony provided by the applicant for the parking variance. A brief discussion over adding a double row of shrubs on the NW side and the types of trees the applicant proposed followed. Mr. Horner stated that granting the variance and waiver would allow the Church to exceed the parking requirements and cause no detriment to the public good. He believes that the application has been satisfied given the applicant's willingness to work with the engineer.

Chairman Eichmann set forth a motion to grant preliminary and final site plan approval. Motion was made by Mr. Colsch and seconded by Mr. D. Johnson with the following roll call: Yes: Mr. Godshall, Mr. K. Johnson, Mr. D. Johnson, Mr. Colsch, Mr. Eichmann. No: None.

Motion by Mr. D. Johnson to grant a waiver for the 10' wide parking strip and c2 variance for the parking spaces and impervious coverage. The motion was seconded by Mr. K. Johnson with the following roll call: Yes: Mr. Godshall, Mr. D. Johnson, Mr. K. Johnson, Mr. Colsch, Mr. Eichmann. No: None.

Mr. Godshall asked the Secretary to forward the Woodstown-Pilesgrive Management Plan Proposal to members again for discussion at the next meeting.

With no additional business, the meeting adjourned at 8:34 PM.