

**PLANNING BOARD**  
**BOROUGH OF WOODSTOWN**  
September 4, 2019

The meeting was held in accordance with the annual meeting notice adopted at a regular meeting of Planning Board and said notice was forwarded to the South Jersey Times and the Daily Journal and posted in the Borough Hall foyer.

The meeting was called to order by Chairman Douglas Hathaway followed by the flag salute.

Members present: Glenn Merkle, Shane Godshall, Don Dietrich, Donald Johnson, Keith Johnson, Lorraine Pfeffer, Jesse Stemberger, Curt Frye, Tom Hollinger, Ed Segrest, and Chris Champigny.

Also present: Melissa Fackler, Joe Dinicola Jr., Steve Bach, Frank Hoerst, Cory Gaskill, David Feder, David Shropshire, Bill Mill, and members of the public.

The minutes of the June 5, 2019 meeting were approved on a motion by Mrs. Pfeffer seconded by Mr. Stemberger. All were in favor except Mr. Donald Johnson who abstained.

**Old Business**

**Resolution 2019-4**

A resolution recommending the adoption by the Borough Council of certain development regulation for the Historic District was approved on a motion by Mrs. Pfeffer and seconded by Mr. Stemberger followed a unanimous roll call vote.

**New Business**

Mr. Dietrich and Mr. Merkle stepped down into the public.

Mr. Segrest and Mr. Hollinger stepped up to the table.

Mr. Dinicola Jr. swore in all the Pierson Properties professional.

Mr. Bach presented his review of completeness for the Board.

A motion to deem the application complete was made by Mr. Stemberger and seconded by Mrs. Pfeffer followed by a unanimous vote except Mr. Frye who voted no.

Mr. Hoerst informed the Board that the crossover easements just need to be approved by Borough Council and Township Committee.

Mr. Shropshire recommended placing a two way stop at the entrance from Eldridges Hill Road.

Chairman Hathaway presented the Board and professionals with exhibit B-1, which he created off of a study he did himself to determine the distance and time saved if people cut through the existing and new development.

**Open to Public**

Chairman Hathaway opened up the discussion to the public.

Patricia Tedesco, 33 Kingsberry Lane is concerned with drainage issues and trees on the side of her lot, which the shrubs will be removed and a storm water pipe will be put in underground.

Timothy Love, 7 Kingsberry Lane is concern with cut through traffic from Cream Valley to Kingsberry.

Fran Rapa, 14 Kingsberry Lane is concern for safety and cut through traffic in order to avoid the intersection at Elm Street and North Main.

Shirley Ohlsen, 1 Kresswold Lane is concerned with the drainage issues on Kresswold getting worst due to the new development.

Brian Pokrzywa, 12 Kingsberry Lane had concerns regarding the new ponds being put in and the differences between a wet pond and dry pond.

Stephen James, 460 Eldridges Hill Road is concerned with the current flooding issues in the field near the back of where the new development will be.

Public Portion was closed after having no more comments.

Mr. Stemberger wanted ask questions regarding the traffic study, he wanted to make sure it met all requirements, that all emergency vehicles will be able to navigate, and that both speeding and cut through traffic were studied.

Mr. Godshall asked if we should do another traffic study, but Mr. Bach said that is not necessary. Mr. Bach suggested that Board might want to look at other traffic calming devices, but that would fall under Council to make those decisions.

Mr. Frye wanted to verify that all conditions were met in the resolution. He questioned if the different design plans were study as part of the traffic study.

The public portion was opened back up.

Fran Rapa added comments about the different design plan, which was to add a cul-de-sac and he wanted to know if a traffic study was done on that drawing. But it was not preformed considering this design would cause a loss of homes and the Borough Ordinances prevent cul-de-sac.

Having no other comments the public portion was closed.

Frank Hoerst gave his closing remarks and is requesting a motion to consider and approve the application.

A motion was made to grant Final Major Subdivision approval subject to the applicant submitting approval of the new street names and easements, revising the plans to reflect stop signs on road 3 and road 1 as numbered on the plans at the T-intersection, shall obtain and provide to the Board Engineer and Solicitor proof of a Letter of Interpretation and Flood Hazard Applicability from the New Jersey Department of Environmental Protection prior to the endorsement of plans and the applicant shall comply with all requirements and conditions contained in the preliminary site plan approval as memorialized in Woodstown Borough Planning Board Resolution No. 2018-0 approved by Mrs. Pfeffer and seconded by Mr. Donald Johnson followed by a unanimous roll call vote except Mr. Frye who voted no.

There being no further business, the meeting was adjourned at 7:44 pm  
Melissa Fackler, Planning Board Secretary