

**BOROUGH OF FOLSOM
PLANNING/ZONING
BOARD OF ADJUSTMENTS
MINUTES**

February 15, 2012

The meeting was called to order at 7:02 p.m.

SALUTE TO THE FLAG

CERTIFICATION: Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act pursuant to Public Law 1975, Chapter 231. Said notice has been advertised in the Hammonton News and Atlantic City Press and is posted on the bulletin board showing the time and place for the meeting.

Mr. Coombs swore in the following:

3 Year Term - 2014

Glen Smith

1 Year term – 2012

Gary Kemmerer (class II)

Members Present: Gary Kemmerer, Charles Pitale, Glenn Smith, Joel Spiegel, John Hehre, Michael Yip.

Absent: Tom Ballistreri, Rich Levey, Harold Parker, Joseph Pino, and John LaPollo.

Others Present: Solicitor: Jorge F. Coombs, Esq.
Board Engineer: Gary Auer
Board Secretary: Sherri Thompson

Minutes

A motion was made by Mr. Mr. Spiegel and seconded by Mr. Hehre to approve the minutes of January 18, 2012. There was a roll call vote with ayes all and abstentions from Mr. Kemmerer and Mr. Smith.

Mr. Stephen Phillipone, Professional Planner/Engineer presented to the board an update on the paving of Fifth Road. He stated the application was last heard in 2010. The road will be improved the length of 930 feet. The first 150 feet that is currently paved will be completely removed. The proposed road will be 20 feet wide asphalt roadway and constructed with 6” of recycled concrete, 4” stabilized based and 2” of stab base. Regarding drainage, there will be an underground trench system of stone and piping on

American Galvanizing's property which will grant an easement to the Borough for future access although the road and drainage will be maintained by American Galvanizing. He stated an access way is shown on the plan which approval was given in 2007 and so the access is shown on the current plan. There will be a cul-de-sac large enough for any type of vehicle to turn around and also for American Galvanizing to access property in Buena that was recently acquired to construct a storage yard and 2 stormwater basins. He addressed comments on the Engineer's report and stated they agreed to the requests the Engineer recommended such as placing a no outlet sign and change the radius of the cul-de-sac. They are not intending on putting curbing or sidewalks and agree to place one light at the back of the cul-de-sac.

Mr. Hehre questioned about the property that was purchased. He stated he didn't recall it being part of the application in 2010. Mr. Phillipone stated the property recently became available by Buena Vista Twp. and was purchased by American Galvanizing for their storage area and that it will be fenced in. Mr. Hehre stated in the original application American Galvanizing would maintain the road. He asked if that was for a certain time frame. Mr. Phillipone stated that they would guarantee that the road would be maintained by them.

Mr. Kemmerer questioned that the road was never deed restricted to American Galvanizing and still belonged to the town and is a public road and no gates would block the road. Mr. Phillipone stated the road would be built to municipal standard and would be maintained by American Galvanizing.

Mr. Coombs questioned whether a residential development could be built on the property directly behind American Galvanizing. Mr. Phillipone pointed out where the wetlands were and that it is possible.

Mr. Pitale questioned if the road would be deed restricted. Mr. Phillipone stated it is deed restricted with respect to American Galvanizing maintaining the road.

Discussion ensued with respect to the road being open to use if there should be development behind American Galvanizing.

Mr. Pitale asked what Buena's requirements were for the road as far as maintenance. Mr. Phillipone stated they gave the same recommendations as Folsom.

Mr. Kemmerer asked if there were plans prepared. Mr. Phillipone stated once they have the approval from Folsom the next step is to receive the no-call letter from the Pinelands and they hope to begin construction in the spring.

Mr. Hehre looked for confirmation as to who would be responsible for the maintenance of the road should American Galvanizing sell the property. Mr. Phillipone stated the deed restriction would be worded that the property owner would be responsible for maintaining the road.

ENGINEER'S REPORT

The Applicant, American Galvanizing Co. Inc. seeks municipal approval for a roadway extension at Fifth Road near the existing American Galvanizing Co. facility. The Fifth Road right-of-way is located both in the Borough of Folsom and Buena Vista Township.

The applicant proposes a 930 linear feet extension of the existing dirt roadway to its intersection with Burlington Street. A cul-de-sac terminus has been proposed at the intersection with Burlington Street. A stormwater management system is proposed both within the existing right-of-way and within a 15' wide drainage easement abutting the right-of-way on Block 2810, Lot 1, in the Borough of Folsom which is the existing American Galvanizing Site. The applicant has received a Pinelands Commission certificate of filing dated March 17, 2011 for this project. Borough of Folsom approval is required for the improvements to the municipal roadway.

REVIEW COMMENTS:

1. The proposed road is comprised of a 20' wide asphalt cartway centered in a 40' wide right-of-way. The proposed paving section is 6" dense graded aggregate base course, 4" bituminous stabilized based course, mix I-2, and 2" bituminous concrete surface course, mix I-5. Due to anticipated vehicle loads from the associated uses abutting the roadway, it is recommended that the applicant provides a mix I-4 surface to increase structural stability. The plans should be revised accordingly.
2. A cul-de-sac with a radius of 40' has been proposed. Based on anticipated vehicle size and usage, the radius may not be adequate. The applicant should confirm the anticipated traffic that will utilize the cul-de-sac and increase the radius if necessary.
3. The proposed cul-de-sac (portion) is located on Folsom Block 2810, Lot 1 (American Galvanizing site). A right-of-way dedication is required. Survey and legal descriptions must be provided for review and approval.
4. A 25 foot minimum transition radius should be provided to the cul-de-sac.
5. Street lighting should be provided at the cul-de-sac terminus. Fifth Road Extension
6. "No outlet" signage should be provided at Twelfth Street intersection. Appropriate warning signage shall be provided per the MUTCD at the cul-de-sac terminus indicating the road ends.
7. The applicant is not proposing curbing or sidewalk along the cart way. There are no adjoining curb or sidewalk areas adjacent or near the site.
8. The applicant shall verify no utility improvements are required.

9. Stormwater collection design has been addressed by a series of inlets provided at low points along the roadway. Runoff is conveyed by piping to a perforated pipe in stone trench infiltration system. A grassed swale is located within an easement on private property.
10. The Applicant has proposed a stormwater infiltration trench to accommodate additional runoff that will be generated by the newly added impervious coverage. Stormwater management calculations have been provided. PA has reviewed the calculations and finds the design acceptable in accordance with Section 200-47 and Pinelands NJAC 7:50-6.84.
11. Copy of the easement (stormwater facility inspections and maintenance as specified in the maintenance agreement) shall be provided for review and approval by the Borough Engineer and Borough Attorney.
12. A maintenance and inspection program has been submitted. In accordance with Section 200-47B(6)(f), a four year maintenance guarantee is required for the entire stormwater management system. In addition the applicant shall fund or otherwise guarantee an inspection and maintenance program for a period of no less than ten years. The program shall identify the entity charged for annual inspections and the completion of any necessary maintenance, and the method to finance said program.
13. This roadway improvement contains improvements on both Borough of Folsom and Buena Vista Township right-of-ways. Approval is subject to Buena Vista Townships' approval and evidence of approvals from Buena Vista Township shall be required.
14. This Applicant is subject to the approval of any other agency having jurisdiction on this project. The Applicant should indicate the status of Pinelands Commission approval and any other approvals.
15. The Applicant must post a performance guarantee and inspection escrow in accordance with Section 170-12.A.
16. No street trees have been provided for the proposed improvement. Street trees located within the Borough of Folsom would conflict with the proposed Fifth Road Extension stormwater management system and there is an existing woodline shown adjacent to the proposed street. The Borough should confirm that no additional landscaping will be required.
17. An estimate of construction costs dated January 27, 2012 has been provided. This cost estimate is for all roadway improvements. A revised estimate should be provided that indicates the improvements located within the Borough of Folsom only. The revised estimate should be updated to incorporate changes required by the Borough of Folsom for approval.

18. Estimated review fees for this project are \$3,500.00. The applicant should be required to post this amount as required by the Borough.

Meeting opened to Public. No public comment.

Mr. Joe Stuhltrager approached the Board with respect to 1110 Black Horse Pike. He stated he planned to salvage the existing cesspool and well and it was determined that they were not able to be salvaged. He received approval from the Atlantic County Health Department to install new well and septic which will be moved to the rear of the building from the side of the building which previously hindered the parking area. He would like to increase the number of parking spaces that were approved from 4 to 11. There was a driveway that went around the building and a concrete slab consisting of about 6500 sq. ft. He would like to utilize 5600 sq ft of gravel and concrete along with the 900 sq ft slab that is already there. That would give him the room for the 11 parking spaces to make better use of the property. Mr. Coombs deferred the request to Mr. Auer. He recommended that he file an amended site plan. Mr. Stuhltrager asked that it could not be done on the original site plan. Discussion ensued with respect to the reasons why he needed to submit an amended site plan. Mr. Coombs stated that he would go with the recommendation from the engineer that he needs to submit an application for an amended site plan.

Mr. Chuck Endicott form Endicott Engineering stated he was representing his client that has purchased the property directly behind American Galvanizing. He stated that the map shows 100 – 150 lots. The tax records show a single 9.1 acre lot with 2 rights of way labeled Roads B and C.

He was asking if an informal application would be sufficient for the Planning/Zoning Board to make a formal recommendation to Mayor and Council to vacate the two roads. Mr. Endicott's application is to be submitted for the April meeting.

The Chairman announced the next scheduled meeting will be March 21, 2012.

With no other business the meeting was adjourned at 7:47 p.m. with ayes all.

Respectfully submitted,

Sherrri Thompson
Board Secretary