

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

November 20, 2013

The meeting was called to order at 7:04 PM

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.

Members Present: Charles Pitale, Glenn Smith, Tom Ballistreri, Joel Spiegel, Joe Pino, John Hehre, Joe Stuhltrager, and John LaPollo.

Absent: Gary Kemmerer

Others Present: Solicitor: Jorge F. Coombs Esq.
Board Engineer: Vincent J. Polistina, PE
Board Secretary: Susan Carroll

APPROVAL OF MINUTES:

A motion was made by Mr. Ballistreri and seconded by Mr. Pitale to approve the minutes of October 23, 2013 with three minor corrections. There was a roll call vote with ayes all and abstentions by Mr. Spiegel, Mr. Pino, Mr. Hehre, and Mr. Stuhltrager.

RESOLUTIONS:

Richard and Debra Levey, 2011 Lake Drive, Folsom, NJ 08037 seeking C-Variance for Block 3407 Lot 5. Application # 04-ZB-13.

A motion to approve the resolution granting the application was made by Mr. Ballistreri and seconded by Mr. Pitale. There was a roll call vote with ayes all and abstention by Mr. Pino and Mr. Stuhltrager.

At 7:30 Mr. Pitale and Mr. Smith recused themselves for the Briana, LLC application due to conflict of interest and Mr. Pino took over as Chairman.

APPLICATION

Brianna, LLC, 1512 Mays Landing Road, Folsom, N.J. 08037 seeking Re-subdivision with no Development and C-Variations for Block 1502 Lots 1, 2, 29, 30, & 31. Application # 03-ZB-13

Mr. Frank Olivo, representing the applicant, Briana, LLC, stated he has testimony along with Mr. Lance Langraf of Marathon Engineering. Representatives for BAriana LLC are also in

attendance in the event they will be available to answer any questions that may arise. Upon request of Mr. Coombs, Mr. Lansgraff gave his qualifications as principal planner for Marathon Engineering in Atlantic City, has been a licensed planner since 1991, is City planner for Brigantine and Mullica Township, and has been practicing for 24 years now.

Mr. Coombs swore in Mr. Lansgraff.

Mr. Olivo also stated the applicants are in attendance should there be any questions regarding ownership. Mr. Olivo explained the details and purpose for the application. He states the Application is for a lot line re-alignment to afford a subdivision; the property will have the same uses, there will be no Change of Uses. The property in question involves Block 1502 – Lots 1, 2, 23, 30, & 31; the property was under ownership of (in some regards) Statewide Highway Safety N. J. Corporation as well as the Smith Family; and there is a need to re-figure the lots to make them more consistent with the current uses that are there. Variances are required for pre-existing situations and nobody is contemplating an application for development. Mr. Olivo introduces Mr. Lance Lansgraff to explain the Application.

Mr. Lansgraff explains the lot re-alignment is taking five lots (Lots 1, 2, 23, 30, & 31) and making them into three lots. He presents an exhibit A-1 labeled Minor Site Plan for Brianna LLC, dated 09/17/2013 of the property involved. It was based on a survey by a private surveyor. It identified what the property will look like if the five lots are combined into three lots and noted the three lots are in three different colors. The five Lots are a 52 almost 53 acre piece of land.

The front portion, shown in yellow, is residential and will consist of 3.91 acres. It's a mixed use and also has commercial use on it and it will remain.

The middle Lot is shown in green will be 34.22 acres. It is the commercial portion. Mr. Lansgraff states the major Commercial portion is in the back of the lot with building structures. It will house the major commercial use that is on the property already. There are various buildings throughout the site. A main building with the office; smaller makeshift structures in the center; fuel pumps; and fuel tanks. A small temporary office trailer, which was attached to the main office, has been removed. This removes one of the variances. Mr. Landgraf stated when he looked at the plans the sub-division plan had seven (7) variances listed which have been reduced to four (4) with some clarifications and removal of the office trailer. Mr. Olivo confirmed with Mr. Landgraf that Marathon engineering did not complete the survey.

The rear lot is shown in blue will be 14.77 acres and will remain farmland. It will be deed restricted and it is planted with blueberries.

Explanation ensued between Mr. Landgraf and Mr. Olivo as to why the request to re-align Lots 1 and 31; and portions of Lots 2 and Lot 29 into Lot 30. We wanted to enlarge a portion of the site, 34 acres, to be maintained with the commercial use. We need that area under Pinelands for part of the demonstration of that application to require as much of the area as we could be associated with commercial use. Its present use is commercial and has always been. It pre-dates Pinelands prior to 1979.

Mr. Lansgraff and Mr. Olivo give explanations for the variances. The first variance for Lot 29 deals with the lot area. It is 14.77 acres and 15 acres are required. Pinelands is okay with the

reduction for under 15 acres, but it has to be deed restricted for agriculture.

The second variance is for side yard setbacks on Lot 30. The center lot 27.33 feet to the lot line next to the office. The other variance was removed. It is supposed to be 6.8 ft. to the trailer. The trailer has been taken out. Now there is 27.33 ft. there. The office building has been there in excess of 20 years. The 27 ft. is the variance here to the office building.

Then you also have a 40 ft. setback for the same structure to remove the lot line between the front Lot 2, and Lot 30. At one time it was a family situation where everything was owned by one family. It was built close because it was easy to get to. There are also some above ground storage tanks in this area that pre-existed this sub-division, but was close to a property line. In the past it didn't matter. It is an existing non-conforming. That lot line is not changing either. It is to benefit commercial use.

The other two were for Maximum Lot Coverage. There was a miscalculation by the surveyor indication the lot coverage was 23% for lot 30. It is actually 2%, so we are under the 3% that is under the ordinance.

The same for lot coverage on Lot 2. It is proposed at 6.8% and the lot coverage in that zone is 20%. No variances are required in that regard.

Mr. Olivo addressed issues with signage and Mr. Lansgraff responds. Mr. Olivo understands there was a recommendation from the Boards Engineer about possible signage. Although, it is not showing on the plan right now. There is a commercial use associated with the residence on Lot 2 and will be maintained. There is going to be a signage at the entrance drive out and at the main entrance as well. It was not needed to be shown on the plan, but there is an easement that will be granted by Briana to the property which is shown in yellow. It will ride with the lot forever. There is access to the rear of the property for any deliveries.

Mr. Lansgraf presents an Ariel view of the property and it is marked as Exhibit A-2, known as The Ariel, NJNEP 2012 Ariel Image, Briana LLC Site, Folsom, N. J., dated 10-23-2013. He explains how the access drive runs through the property and how it will be able to maintain for use of the rear and access through back of the properties.

Mr. Lansgraf highlights details of the application:

- Essentially a lot of these existing non-conforming conditions are the hardship type variances.
- We are not changing the majority of lot lines.
- We are actually eliminating some variances here, making the area much larger. Most of the variances deal with this and lot lines here and along the rear property.
- The setbacks that exist and required is 100ft. into the VR Village Residential and a 75ft. setback into the Commercial Zone. We are not changing any of these setbacks and we really can't because there are existing buildings and garages in the way.
- The consolidation will reduce the non-conformities. They have several offsite impacts in the benefit of the lot line & enhance the use of the property & certainly satisfy the Pinelands with what they have been required to do.
- Most of the impacts are going to be to the remaining Smith property. No environmental

issues are foreseen as to what is being proposed.

Mr. Coombs questioned how access can be gained to the rear lot, Lot 29, the blueberry field. Mr. Landgraf stated the same access point. The majority of the area is cleared up to that parcel. You can get all the way through because it is an open yard. They can get to the back of the property. If need be, access can be provided from 10th Street.

Mr. Ballistreri questions what is in the white area. Lance responds, two existing lots with two residential houses are there. Mr. Olivo explains the entire property along Mays Landing Road was all developed a long time ago. There is all existing residential uses all along Mays Landing Road in this area.

Mr. Balistreri ask if there are separate owners for each of the colors. Mr. Olivo explains, Mr. Smith is the owner of one of the parcels, another parcel belongs to M. L. Ruberton, actually, Briana is the LLC that owns the real estate and the corporation that runs out of that location is M. L. Ruberton, and the back lot the name of the company is Billy Boy Farms owned by the young Mr. Mortellite, he has blueberry farming operations in several locations and that is one of the locations. Mr. LaPollo questions if Mr. Mortellite is the actual owner. Mr. Olivo states he will be the owner shortly once the subdivision is granted, but it is under operation and it has been planted and improved to the extent of agricultural use. Mr. LaPollo states he (Mr. Mortellite) has access off of 11th Street also. Mr. Olivo responds that is correct. Mr. Olivo continues to explain some of the properties are in the Smith family as well. It was at one time a family compound which is not unusual in a large family and not unusual for families to build next to each other.

Mr. Ballistreri asked how many residences are in the white two or three lots? Mr. Olivo responds two. Lot 3 and Lot 4.

Mr. Coombs inquires about Lot 2 questioning the storage facility there and a garage with a concrete pad won't be commercial use. Mr. Lansgraf responds it will stay in commercial use that's been historic on property. Mr. Coombs questions if the VR and the Commercial that is right behind it is a blended lot, blended use. Mr. Lansgraf responds the lot is and if you look at the zone line on the plan I'm referring to as A1, the zone line comes across right to the setback area and involves the rear property line, comes down Mays Landing Road and then across creating a triangle, Lot 1 which is going to be eliminated and become Lot 30 when complete. It will be VR in the front and F20 and F30 in the back.

Mr. Ballistreri questioned the commercial sign, if there is another business being put in there. Mr. Polistina stated there are two existing commercial buildings on the residential lot, the yellow lot, that are going to remain commercial entities as they have historically been. We are requesting, so people on Mays Landing Road, are not out, not knowing where these commercial buildings are that a small sign be installed at the driveway so people can locate those businesses. Because if not, it's literally located behind a home you will never be able to figure out where they are.

Mr. Ballistreri states he was not aware they were business and thought they are for personal use. Mr. Olivo's response is it was suggested to the extent there is some commercial activity behind residential lot. Mr. Polisina states it is his understanding it is going to be a mixed use property.

There is commercial in the back in those two buildings and the residential along Mays Landing Road.

Mr. LaPollo asked if the easements for access to the buildings will be put in writing. Mr. Olivo stated it would. The Deed of Easement will be drawn which will be supplied to the solicitor which will be an access, or ingress and egress across Lot 30 to run to the benefit of the lot that is now colored in yellow (Lot 2) and it will run with the land forever. Mr. LaPollo states as long as there is something in writing in case the Smith's or Briana sells. Mr. Olivo stated there will be a signed Deed of Easement granted.

Mr. Coombs questioned whether the pump islands aren't accessible by the public. Mr. Landgraf stated they are private for the use of M. L. Ruberton.

ENGINEER'S REPORT

The subject property consists of 52.9 acres and is known as Block 1502, Lots 1, 2, 29, 30 & 31. The site is located in the Borough's VR, F-20 and F-30 zoning districts.

Existing Lot I in Block 1502, owned by George & Lorraine Smith, contains 0.60 acres and is located in the F-30 zoning district. The lot is currently vacant and has frontage on Mays Landing Road and Tenth Street. The Applicant proposes to convey the 0.60 acres of Lot I to Proposed Lot 30.

Existing Lot 2 in Block 1502, owned by George & Lorraine Smith, contains 12.76 acres and is located in the VR and F-20 zoning districts. Lot 2 currently contains an existing one story masonry dwelling, existing frame storage building, an existing garage and an existing 50' wide access and egress easement. The existing dwelling is accessed by a driveway from Mays Landing Road. The Applicant is proposing to convey 8.85 acres of Lot 2 to Proposed Lot 30 and to eliminate the existing easement.

Existing Lot 29 in Block 1502, owned by Booper, LLC, contains 19.77 acres of existing farmland and is located in the F-20 zoning district. Existing Lot 29 has frontage on Tenth Street. The Applicant proposes to convey 5.00 acres to Proposed Lot 30 and the remaining lot will contain 14.77 acres.

Existing Lot 31 in Block 1502, owned by Brianna, LLC, contains 9.89 acres and is located in the F-20 zoning district. Lot 31 currently contains an existing construction business consisting of a one story office/garage maintenance building, above ground storage tanks and a vehicle and equipment parking area. The site is accessed by a driveway through Existing Lot 2 from Mays Landing Road. The Applicant is proposing to convey the entire lot, 9.89 acres, to Proposed Lot 30.

Existing Lot 30 in Block 1502, owned by Brianna, LLC, contains 9.89 acres and is located in the F-20 zoning district. Lot 30 currently contains a one story storage/maintenance building, a one story frame maintenance building, a repair building and a metal office/maintenance building. The Applicant is proposing to convey portions of adjacent lots to Proposed Lot 30. The Applicant also constructed a 720 square foot temporary office trailer on Proposed Lot 30.

The Applicant is seeking a minor subdivision approval to reconfigure the subject lots. Variances for minimum lot area, side and rear yard setbacks, and lot coverage are required. The Applicant is also required to obtain site plan approval for the existing office trailer.

COMPLETENESS REVIEW: This application has been reviewed using the Borough's checklist for minor development. The following items were found to be deficient:

*Item 14 – Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. **The plans do not show the correct setbacks and the information provided in the zoning table is incorrect. The Applicant must provide the appropriate building setbacks for each lot in accordance with Table I in the zoning ordinance.***

*Item 17 – Provide a polaroid or other similar photograph of the premises in question taken from opposite side of the street. **This information should be provided.***

*Item 27 – Location of existing wells and septic systems. **This information should be provided.***

A motion to grant checklist waivers from Items #17 & 27 and deem the application complete was made by Mr. Ballistreri and seconded by Joe Stuhltrager. There was a roll call vote with ayes all.

VARIANCES: The following variances are required:

1. Section 200-15.A., Table I - Minimum Lot Area. The minimum lot area required in the F-20 Forest Area zoning district is 20 acres. The Applicant is proposing to subdivide the subject property and convey a 5.00 acre portion of Existing Lot 20 to Lot 30. Lot 29 has an existing lot area of 19.77 acres and will have a proposed area of 14.77 acres. A variance is required.

2. Section 200-15.A., Table I - Minimum Side Yard Setback. The minimum side yard setback required in the F-20 Forest Area zoning district is 75 feet. The existing side yard setback measured to the existing one story office/garage maintenance building is 47.03 feet on Lot 30. The Applicant has located a temporary office trailer on Proposed Lot 30 which has a side yard setback of 11.8 feet whereas a minimum setback of 75 feet is required. The existing above ground storage tanks located on Proposed Lot 30 encroach 6.61 feet onto Proposed Lot 2. A variance is required.

3. Section 200-15.A., Table I - Minimum Rear Yard Setback. The minimum rear yard setback in the F-20 Forest Area zoning district is 100 feet. The existing rear yard setback measured to the existing one story office/garage maintenance building is approximately 30 feet on Lot 30. The Applicant has located a temporary office trailer on Proposed Lot 30 which has a rear yard setback of 6.7 feet whereas a minimum setback of 100 feet is required. A variance is required.

4. Section 200-15.A., Table I - Maximum Lot Coverage. The maximum lot coverage permitted in the F-20 Forest Area zoning district is 3%. The Applicant is proposing to subdivide the subject property and as a result, Proposed Lot 30 will have an area of 34.22 acres and a proposed lot coverage of 23%. A variance has been requested.

5. Section 200-18.A. Table I - Maximum Lot Coverage. The maximum lot coverage permitted in the VR Village Residential zoning district is 20%. The Applicant is proposing to subdivide the

subject property and as a result, Proposed Lot 2 will have a lot area of 3.91 acres and a proposed lot coverage of 28%. A variance has been requested.

REVIEW COMMENTS:

1. The zoning table provided on the plans does not correspond to the plan. The zoning table should be revised. The variances required for the temporary office trailer must be included in the revised zoning table. The non-conformities including the encroachments by the fuel pumps and sheds that will remain must be indicated in the zoning table and appropriate variances must be requested.
2. The Applicant must highlight the required setback lines on the plan so the Board can easily identify all improvements with existing and proposed non-conformities.
3. The building setback lines shown on the plans must be revised on Proposed Lot 30. The lot has frontage on Tenth Street and Mays Landing Road and a 200 foot setback is required on both frontages. The rear yard setback must be shown as 100 feet as required by Table I.
4. The Applicant must address the encroachment by the existing above ground storage tanks onto Proposed Lot 2. The existing asphalt driveway on Proposed Lot 30 also encroaches onto Proposed Lot 2. The Applicant must address the encroachments.
5. The Applicant must demonstrate that all owners of the properties consent to the subdivision of the respective properties.
6. The application form lists Lot 28 as being part of the proposed subdivision. According to the plan submitted, Lot 29 is part of the subdivision. The Applicant must submit a revised application listing all of the lots to be included in the subdivision and the plan must correspond.
7. The adjacent property owners list provided on the plan is inaccurate and includes Lots I and 29 in Block 1502 which are part of the subject property to be subdivided. Lot 12 in Block 1502 is not included in the list provided on the plan. The owner of Lot 29 in Block 1502 is listed as Family Acres, LLC in the list on the plan and shown as Booper, LLC in the application form. The Applicant must provide the adjacent property owners list certified by the Tax Assessor.
8. The Applicant must provide evidence of building permits and approvals for the existing improvements on the site including the "temporary office trailer" on Lot 30.
9. In accordance with Section 200-15.A., commercial uses are not a permitted use in the F-20 Forest Area. The Applicant must provide evidence that the existing use was a legal permitted use prior to the adoption of the current zoning.
10. The Applicant is proposing a minor subdivision that will create Proposed Lot 29 which will be an undersized lot. In accordance with the Pinelands Commission's Certificate of Filing, a recorded copy of a deed for Proposed Lot 29 containing the requisite deed notice must be submitted to the Commission. The Applicant is required to comply with all conditions and requirements of the Pinelands Commission.

11. A subdivision plat conforming to the NJ Title Recordation Act (formerly the Map Filing Law) must be provided. The plan does not include any of the required certifications required N.J.S .A. 46:26B-2.b.

12. The plat must contain the appropriate signature blocks, including, but not limited to the Atlantic County Planning Board approval block.

13. The block and lot numbers must be approved by the Borough Tax Assessor prior to the filing of the plat.

14. This application is subject to the approval of any other agency having jurisdiction on this project. Evidence of approvals from all other agencies shall be required.

A motion to approval of the variances was made by Mr. Stuhltrager and seconded by Mr. Ballistreri. There was a roll call vote with ayes all.

Mr. Polistino mentions they have addressed the majority of the comments and questions. If the Minor Subdivision will be filed by the plan there may be some additional clean up. I know they worked on it, but we could still use some clarity on that plan. Mr. Olivo states, whatever you want to have done we will have done.

A motion to approve the Minor Subdivision was made by Mr. LaPollo and was second by Mr. Ballistreri. There was a roll call vote with ayes all.

Mr. Pitale and Mr. Smith rejoined the meeting at 7:34.

APPLICATION

Robert Ingemi at 165 Yorktown, Hammonton, N. J. is seeking a minor subdivision to create 2 residential lots for Block 3401 – Lot 36. Application # 06-ZB13.

Charles Endicott of Endicott Engineering introduces himself on behalf of the Applicant Mr. Ingemi. He does not have any witnesses, but Mr. Ingemi is present if there are any questions for him.

Mr. Coombs swore in Mr. Endicott.

Mr. Endicott states he is there seeking minor subdivision approval for a 20 acre parcel. It is located to the south corner of Folsom. The parcel in question are Lot 36 and Lot 34. A map was presented and marked as A1. We are proposing to subdivide the existing 20 acre lot into two separate lots. One being approximately 7 acres and the remainder lot being 13 acres. The 7 acres lot located on the lower portion of the lot will be for the personal use of Mr. Ingemi. The 13 acre lot will remain vacant at this time. Mr. Ingemi is proposing to build his house here. We conform to all of the bulk and area requirements of the Zoning district. It is located in the Rural Development of the Zoning district. We are not seeking any variances. By all measures this is a by right subdivision. It is a fully conforming Minor Subdivision. We are not seeking variances.

We are not seeking sign waivers. We are in full conformance with every portion of the ordinance.

Mr. Coombs questioned why the L shaped lot, why not do roughly square or rectangular lots?

Mr. Endicott responded the area of the lot you see is the existing clear area. There is a portion of the lot has been used for a few things. Most recently for agricultural use. There was some grapevines out there. So they are cutting out the open portion of the lot at this point.

Mr. Ballistreri asked how the property will be accessed. Is there an improved road there and where the municipal boundary is?

Mr. Endicott responds, it's been cleared. It's a dirt road, but it is open. There are several residences on the other side of Fifth Road in Buena Vista Township. The municipal boundary runs down the middle of Fifth Road.

Mr. Ballistreri asks if they are going to do anything about the dirt road. Mr. Endicott answers it is not the plan at this point to improve that road at all.

Mr. Pitale asked if the access of that road is through Buena Vista? Mr. Endicott answered the Municipal boundary is right down the center of the road. Mr. Endicott replied it is off Eight Street. The dirt portion of Fifth Road extends out to Eighth Street.

Mr. Stuhltrager questioned where is the mailbox going to be? Mr. Endicott assumes it is going to be on Fifth Road because Eighth Road is down a bit.

Mr. Ballistreri questions if there is any expectation of the Borough to maintain the dirt road whatsoever for snow removal. Mr. Endicott stated, there is certainly no expectation other than what the Borough currently does. Mr. LaPollo informs the Board that Buena Vista goes down there once in a while and re-grades. They will plow the heavy snow if it's not heavy snow they might not do anything.

Mr. Ballistreri questions Mr. Polistina if the road isn't approved, what is our responsibility? The Borough right of way is going to be the same that it has historically been and if Buena Vista has been maintaining it I would assume they will continue to maintain it.

Mr. Ballistreri questioned the ability for emergency vehicles. It's sufficient. The full width of the right away is cleared of trees and the dirt road itself is probably 20 to 24 ft. wide. Recently Buena Vista had come through and excavated some of the softer areas and put some gravel. They are fairly active in maintaining it.

Mr. LaPollo asks if this particular lot butts up to the lots that was recently deed restricted for North or South Pinewood.

Mr. Endicott responded, there was a subdivision that received preliminary approval from this Board. We actually have not finalized that subdivision, but there is a 20 acre lot between that lot and the next.

Mr. Pitalle expressed concern for emergency vehicles becoming stuck because we don't know what the road construction is. Mr. LaPollo explained the road is a gravel road. Buena Vista, Collings Lake fire department is aware of the conditions of the road. Newtonville is aware of the conditions of the road. They have taken their trucks back there. They do have access. The road is wide enough for them. The fire chief of Newtonville actually is on the Road Department for Buena Vista.

Mr. Ballistreri expresses concern for liability of the Borough if the road becomes unmaintained and unpassable for emergency type vehicles. What is the liability of the Borough if we can't get to this gentleman's home because the road is not being maintained properly?

Mr. Polistina explained the responsibility today without the house there is no different after the house is there. Half of the road is in the Borough of Folsom. Mr. Coombs questioned if there are any other residential properties on the road. Mr. Endicott stated not of the Folsom side, but there are on the Buena Vista side. Mr. Polistina stated should something happen to one of the Buena Vista Homes now due to half the road is in Folsom you have the same responsibility now that you have a resident in the Borough of Folsom. Mr. Ballistreri questioned if Folsom has to improve the road as far as asphaltting. Mr. Polistina stated the Municipal Land Use Law says that you have to have frontage on an improved street in order to get a Building Permit. If the Construction Official considers that road cleared, graveled, maintained by Buena Vista an improved street than a Building Permit can be issued. Obviously if it is woods and there is no street and no access the Construction Official will be stopped from being able to issue a Building Permit. It really comes down to his interpretation of what an improved street is.

Discussion ensued as to the location last house is in relation to this lot on the Buena Vista side? Is it right across the street from it? Yes it sits directly across the street probably midway. Just need to know where that house was if they have access to that house right now in relationship to this. The road is clear and passable all the way up to the end of the lot. At the end of the lot there is some dirt mounds and then it becomes a wooded once again. Mr. Ballistreri asked, which way the fire trucks come in? Mr. Endicott stated they would enter from Eighth Street. It would be coming from Newtonville and turn right

Mr. Coombs swore in Mr. Joe Ingemi, 2024 Lake Drive, Folsom, N. J. Mr. Ingemi states Buena Vista picks up trash every week. Buena Vista plowed that road when it snows and I guess Atlantic County can plow and picks up the re-cycle. Mr. Ballistreri questions if there has been heavy trucks on the road on a pretty regular basis. They do push snow off of it? That was my other concern. Is it firm enough for that. Mr. Ingemi confirms the use of heavy trucks on the road.

COMPLETENESS REVIEW

Item #17 – Provide a polaroid or other similar photograph of the premises in question taken from opposite side of the street. This information should be provided.

Item #18 – Contours to determine the natural drainage of the land. Contours shall be at 2 ft. intervals. The Applicant has requested a waiver and has indicated that the information will be made available at the time of final approval.

Item #19 – Natural and artificial watercourses, streams, shorelines, and water boundaries and encroachment lines. The Applicant has requested a waiver and has indicated that none exist.

Item #21 – Location of trees 6 inches or more in diameter, as measured four feet above ground level, outside of wooded area, designating species of each. The Applicant has requested a waiver and has indicated that none exist.

Item #27 – Location of existing wells and septic systems. This information should be provided.

Mr. Polistina, Board Engineer, gives his report of November 19 for a 2 lot minor subdivision. Both lots continuum. One lot at 6.99 acres and the second 13.3 rough. They will comply with Pinelands requirements are. There are some checklist waivers there. Mr. Polistina questions Mr. Endicott if he will seek all of the Checklist Waivers. Mr. Endicott answers yes for all checklist waivers. Mr. Polistina continues, Items 17, 18, 19, 21, and 27. If so inclined you should make a motion to grant those checklist waivers and deem the application complete.

A motion to grant the waivers and deem the application complete was made by Mr. Ballistreri and seconded by Mr. Smith. There was a roll call vote with ayes all.

Mr. Polistino continues, Subdivision conforms, all the bulk requirements that are shown on the chart with some technical review comments which were aptly addressed, but we have no other comments it is agreed all of the comments in there are just minor things. The contours were granted a checklist waiver.

A motion to approve minor subdivision was made by Mr. Smith and seconded by Mr. Ballistreri. There was a roll call vote with ayes all.

Chairman Pitale announced the next scheduled meeting will be held on December 18, 2013.

The meeting was adjourned with ayes all at 7:53 PM.

Respectfully submitted,

Susan Carroll
Board Secretary