

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

March 19, 2014

The meeting was called to order at 7:08 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 Gazette 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:

**1 Year Term – 2015**

Byron Gummo

**Members Present:** Charles Pitale, John Hehre, Glenn Smith, Tom Ballistreri, Joe Pino, Joe Stuhltrager, Greg Schenker, Joel Speigle, John LaPollo, Ron Esposito, and Byron Gummo.

**Absent:**

**Others Present:** Solicitor: Jorge F. Coombs, Esq.  
Vince Polistina, PE, PP - Engineer  
Secretary: Susan Carroll

Mr. Ballistreri announced for the record Councilman Gummo is replacing Councilman Gary Kemmerer on the Planning/Zoning Board

**APPROVAL OF MINUTES:**

A motion was made by John Hehre and seconded by Greg Schenker to approve the minutes of February 19, 2014. There was a roll call vote with ayes all and abstention by Joel Speigle, Ron Esposito, and Byron Gummo.

**RESOLUTIONS:**

**02-2014** Robert Ingemi, 165 Yorktown, Hammonton, N. J. 08037, is seeking a minor subdivision to create two (2) residential lots for Block 3401- Lot 36 Application # 06-ZB-13

A motion to approve the resolution granting the Robert Ingemi application was made by Tom Ballistreri and seconded by Joe Pino. There was a roll call vote with ayes all and abstention by

Greg Schenker and Byron Gummoie.

**APPLICATIONS:**

George Eckhardt, 1350 Mays Landing Rd., Folsom, N. J. 08037, seeking a minor subdivision to consolidate 13 lots into 1 lot and re-subdivide into 3 lots, also seeking 2 C-variances for setback of house and accessory building. Application # 01-ZB-14

Mr. John Helbig, a professional planner of Adams Rehmann & Heggan (ARH) representing the applicant, George Eckhardt, was sworn in by Solicitor Jorge Coombs. Mr. Helbig is requesting a Minor Subdivision on behalf of George and Pamela Eckhardt. Currently the Eckhardt's own thirteen (13) lots of record which together compile about 85 acres – the property is located along Mays Landing/Blue Anchor Road which is County Route 561 Spur, and also has frontage along State Route 54. Recently the Eckhardts have entered into a contractual arrangements to sell the property and the Minor Subdivision we are requesting is being done to accommodate the potential buyers. The property complies as 13 lots in both Block 401 and 501. Of the entire 85 acres, about 13.8 acres along Mays Landing / Blue Anchor Road are in the Village Residential District. The balance of the property is in the Borough's Agricultural District. Mr. Helbig refers to 2 ledger size pieces of paper he handed out. The under lying lot lines on the graph show the existing lots that comprise the tract. The darker subdivision lines show the 3 lots of record if the application were to be approved. We are within the Pinelands area. We have received a Certificate of Filing from the Pinelands which allows us to come before your Board this evening.

This morning we received the approval of the Atlantic County Development Review Committee for the application being on a county road. Their approval was required as well. On the top color of rendering the subdivision would provide three (3) lots of record. Mr. Helbig refers to an updated plan which was handed out prior to the start of the Planning/Zoning Meeting. The subdivision will provide two (2) lots along Mays Landing / Blue Anchor Rd. The first lot will comprise of 8.88 acres and would accommodate the existing home the Eckhardt's live in now as well as several agricultural allowed building around the house. The 2<sup>nd</sup> lot will comprise of about 7.4 acres. The majority of which 6.4 acres of the lot will be in Village Residential District (VR). A two (2) acre minimum lot size is required. That lot is to remain vacant. The balance of the property comprising of about 68.6 acres is in the Agricultural Zone that has previously been completely deed restricted through the State Agricultural Development Committee and that lot is to remain in agricultural in perpetuity under the condition of that deed restriction. There is no land development activity proposed. There is no construction activity. This application is for subdivision purposes only. I'd be glad to answer anyone's questions.

Charlie Pitale called attention to the proposed lot line that goes east and west and asked how it is possible the lot line goes right through the barn. Mr. Helbig replies, to the extent of the deed restriction. We had several meeting with the State Agricultural Development Committee and 68.6 acre tract is what has been deed restricted. We had made an application to the State Agricultural Board to shift the deed restriction line to accommodate all the out buildings associated with the home on that lot. They said the line is the line, is the line. It has to stay where it is. What we proposed is the two potential buyers, the buyer of the farm and the buyer of the home, would work out an internal lease agreement to lease back part of the paddock area and

barn to the purchaser of the home. While the Agricultural Use would continue on the balance of the property. That was run by the State Agricultural Development Committee and they were fine with it. Their intention is to keep as much of the property in Agricultural as can. We tried to work out a swap for equal land area, but they would not approve it. So, Mr. Chairman there is a Variance required for that as well, because the property line will go right through that building.

Charlie Pitale then asked about the one (1) acre existing exception area. Mr. Heilbig replied it is part of the overall deed restriction approved by the State Agriculture Development Committee. It is a one (1) acre area that is not encumbered by the deed restriction. The idea being at some point in the future, the operator of the farm would be able to build a home on that lot. That is not part of this application. There is no home construction being proposed, but the Agricultural Board gives the option. If someone decides to build at a later date, you don't have to deal with the deed restriction and try to overturn it, because the deed restriction is very specific as to what it allows you to do on the property. It all has to be agriculturally related.

Greg Schenker asked if the lease being proposed is a long term lease or if the lease will be something that will be renewed with change of ownership or if it will be an issue in the future. Mr. Helbig replied it is something the two buyers have to work out. It has nothing to do with the lot line other than the fact that we need a lease to lease the buildings back because the line will be there. Mr. Schenker stated he understands the Agriculture may not allow an easement on the Agricultural area. Mr Helbig replied they check with the Agricultural and they were okay with the lease. They understood there is nothing else they could do with that one if the line had to stay where the line is.

Ron Esposito asked if something will be built on the 7.4 acre lot. Mr. Helbig answered not currently, no. Mr. Esposito then questioned why, is it a condition. Mr. Helbig answered no, they wanted to create a lot that met the borough bulk standard for the area, but there is no plan to build anything on it at this point.

Greg Schenker questioned who will be responsible for liability on the building when the lease is in place if somebody were to get hurt in the barn. Whose fault is it going to lie on and whose insurance is going to cover the barn. Mr. Helbig responded he didn't know he can't answer that. Mr. Coombs stated the lease would have to perceive the liability issue. Mr. Helbig state it would have to be part of the lease agreement.

Mr. Helbig addressed the Variances requested. There are 2 variances we requested. There is an existing single family home that sit along the frontage with Route 54. The set back in the Agricultural Zone is 200'. This is an existing condition providing about 82' for front yard setback. It is an existing condition not being aggravated, but we still have to receive a variance for that, as well as the variance mentioned already for the Accessory structure where the lot line will go right through the center of the structure. I would contend in trying to provide a basis for those variances this is an extra ordinary situation. Currently we have an existing home, the limit of the current deed restriction that has been place in perpetuity by the State Agriculture Board, I would contend those are an existing situation affecting this specific piece of property and the structures on them I contend that is the basis for the positive criteria. In terms of the negative criteria the impact of those variance is minimal given the size of the lot and the specific

variances we are requesting. There will be no harm done. There would be no detriment to the adjacent properties caused by the relief we are asking for there.

Charlie Pitale drew attention to the house with the 200' requirement from the Agricultural Zone. Mr. Helbig confirmed within the Agriculture Zone there is a 200' front yard setback. After conferring with Mr. Eckhardt, Mr. Helbig stated the home was built back in the 1960's and I am pretty sure it predated the ordinance. The current front yard setback is about 82.7'. Glen Smith added the house may have had a 200' setback when it was built because the road was on the other side. Mr. Helbig agreed, it is a good point it may have.

Mr. Schenker questioned if the lease of the barn and paddock is between the house and the farmer. Mr. Helbig answered, yes. Mr. LaPollo asked if it will be a 50/50 split on the barn. Mr. Helbig answered, it (the barn) is going to be occupied and used by the owner of the house.

Mr. Helbig continued, the Pinelands is having us put a deed restriction on the 7.4 acre lot. The approval is for subdivision purposes only. If anyone propose subdividing the lot or building on the lot they would have to go back to the Pinelands Commission as well as to the Borough for approvals.

Mr. Coombs questioned the 1 acre exception area, is it movable for access. Where is the access. Mr. Helbig responded, this was a question posed to the State Agriculture Board and it was not movable. We wanted to move it back. If and when anyone ever builds on the 1 acre lot the access would either have to come across the lot all the way to the exception area or through an easement.

Mr. Schenker asked where the actual Village Residential Zone stop at. Mr. Helbig, the village residential line is about 425' back off of the (inaudible). Mr. Schenker stated it is all the way across. Mr. Helbig continued, the dashed line on the plan is the Village District zoning limit. Mr. Shenker stated the Village Residential needs 3.2 to keep a basic septic system. Mr. Helbig responded, it does, yes. Mr. Schenker stated, there is two (2) acres. Mr. Helbig answered, with the alternate. Mr. Schenker responded, in the future there is a possibility of dividing one lot and the other lots. The lot with the cabin on it already, but setbacks and existing building you may not be able to do that, but it is theory. Mr. Helbig responded, if you look at it from the acreage standpoint. Mr. Schenker added, or for access they could sell off the strip. It actually has an access will still stay on there. Mr. Helbig added, there is still enough land. Mr. Schenker continued, there is plenty of land to do that so they can probably sell that down the road to whoever is interested.

Mr. Coombs asked if Mr. Helbig had any witness he would like to have sworn in. Mr. Helbig responded, Mr. Eckhardt is here if anyone has any questions about the property.

Mr. Schenker asked if ownership of the Eckhardt property will be transferred after the approvals are made. Mr. Helbig and Mr. Eckhardt answered, Yes, the sale is contingent upon recording the subdivision plan.

Mr. Coombs asked if all three (3) propose lots are three different transactions. Mr. Helbig

answered, there is two potential buyers. One for the lot with the home and outbuildings on it, and another buyer for the 7.4 acre lot and the side.

Mr. Coombs swore in Mr. Helbig.

Tom Ballistreri asked Mr. Eckhardt if he knew about the line when he built the metal stable.

Mr. Eckhardt answered Mr. Ballistreri's question about the (inaudible) when we built the stable we hadn't sold the development rights of the SATC yet. I didn't ever foresee leaving & when several months ago intention when the SATC surveyed the property had the surveyor they contacted Borough Hall here and the initial setback for the Village Residential. Mr. Helbig continued the original surveyor was retained by the State Agricultural Board back in 2004 and thought he was placing the deed restriction on the zoning boundary between the village residential and the agricultural district. We had his survey and there is a gap in there which requires these lots that run back to the deed restriction line contain primarily acreage within the Boroughs Residential Zone, but a little bit of the acreage within the agricultural district as well. There is a difference in there of about 65'. The gap is there and one of the recommendations from the Boards Engineer perhaps in the future when the master plan is done the gap can be worked out so the two lines are coincident. Mr. Ballisteri asked why the Agricultural Board was so adamant the little bit of distance. Mr. Helbig answered, they came up with a couple of ideas where they (the Agricultural Board) would get an equal or even more agricultural acreage but they just didn't want to hear it. Mr. Eckhardt added, the only way to change things with the Ag Board would be you would have to go up with the State Legislature.

Mr. Herhe asked if the northwest end of the property is in Folsom. Mr. Helbig replied, third road is the municipal boundary between Folsom and the Town of Hammonton. Mr. Schenker added it (Third Road) goes all the way down toward Kramer.

Mr. Pitale asked if the house on the agricultural area is rented out and occupied. Mr. Eckhardt answered yes. Mr. Pitale asked if the Agricultural Board said anything about having the house on the agricultural property. Mr. Helbig answered, it is an existing condition. It predated that so they allowed it.

Mr. Schenker questioned the provisions for labor housing and if labor housing could be built on the site. Mr. Helbig answered, a produce market to sell produce can be built. Mr. Shenker asked about the actual housing for the workers. Is there still a way to develop the property? Mr. Helbig answered, yes for Agricultural related Uses.

Mr. LaPollo asked if the property actually crosses Route 54. Mr. Eckhardt answered, years ago the old deed called out into the current right away on 54. As the gentleman to your left said the road use to be over. Mr. Pitale believed they changed it in the late 1950's early 1960's.

Mr. Schenker asked if there are any plans for the lot that can be to be divided into a couple different lots and if anyone planning is on building a single family home on the 7 acres in the future. Mr. Helbig answered he (the buyer) is not here tonight. Mr. Schenker stated if the property were to be subdivided sometime in the future to build wouldn't he (the buyer) have it

subdivided now while in the process. Mr. Helbig stated, it is currently farmed and his intent in the short term is to continue farming it.

Mr. Pitale asked if there are any other questions from the Board. There were no other questions from the Board.

Mr. Pitale called Mr. Polistina for the Engineer's Report. Mr. Polistina stated the report is dated March 12, 2014.

**DESCRIPTION:**

The subject property consists of a total of 84.844 acres and is comprised of Block 401, Lots 4, 6, 7, 8, 9, 10, 20 & 21 and Block 501, Lots 1, 2, 3, 4 & 5. The site is located in the Borough's VR Village Residential and AG Agricultural zoning districts. There is an existing 68.66 deed restriction on the subject property for agriculture and related uses only.

The Applicant is proposing consolidate the thirteen existing lots and create three lots. One lot, Proposed Lot 100, will consist of 68.66 acres and contain an existing single family dwelling along with a portion of existing metal barn "C" and will remain deed restricted as agriculture. Proposed Lot 100 has frontage on N.J. State Highway Route 54 and is located entirely in the AG Agricultural zoning district.

Proposed Lot 101 will consist of 8.786 acres (7.465 acres in the AG zoning District and 1.321 acres in the VR zoning district) and will contain an existing single family dwelling, several metal barn structures and the other part of metal barn "C". Lot 101 has frontage on Mays Landing - Blue Anchor Road.

Proposed Lot 102 will consist of 7.396 acres (6.403 acres in the AG zoning district and .993 acres in the VR zoning district), is currently vacant and no development is proposed for this lot. Lot 102 has frontage on Mays Landing - Blue Anchor Road.

The Applicant is seeking a minor subdivision approval to create three lots. No development or improvements are proposed. Variances for side yard and rear yard setbacks are required for the existing metal barn "C" along with an existing nonconformity for the existing home to be located on proposed lot 100.

Mr. Polistina stated the completeness items have been met.

Mr. Positina stated a single waiver is being requested for Item #21 which is the location of trees 6 inches or more in diameter. It is a large property and most of it is farm. We recommend you grant the waiver and deem the application complete.

Mr. Pitale asked for a motion to grant the waiver. Mr. Coombs added in completeness.

A motion to grant the waiver and deem the application complete was made by John LaPollo and seconded by Joe Pino. There was a roll call vote with ayes all.

**VARIANCES:** The following variances have been requested:

**Section 200-18 Table I - Minimum Rear Yard Setback** The minimum rear yard setback required in the VR Village Residential zoning district is 50 feet. The Applicant is proposing a minor subdivision which will consolidate thirteen existing lots and create three lots. Proposed Lot 101 contains a two story single family dwelling and several metal barns and one barn, Metal Barn 'C!', will straddle the proposed lot line. A rear yard setback of 0 feet is proposed whereas a minimum setback of 50 feet is required. A variance has been requested.

**2. Section 200-20 Table I - Minimum Side Yard Setback** The minimum side yard setback required in the AG Agricultural zoning district is 75 feet. The Applicant is proposing a minor subdivision which will consolidate thirteen existing lots and create three lots. Proposed Lot 100 contains an existing single family dwelling and 68.66 acres for agricultural use which has been deed restricted by the State of New Jersey Agricultural Development Committee. The existing Metal Barn 'C' located on Proposed Lot 101 will straddle the proposed side lot line of Lot 100. A side yard setback of 0 feet is proposed whereas a minimum setback of 75 feet is required. A variance is required.

**Section 200-20 Table I - Minimum Front Yard Setback** The minimum front yard setback required in the AG Agricultural zoning district is 200 feet. The Applicant is proposing a minor subdivision which will consolidate thirteen existing lots and create three lots. Proposed Lot 100 contains an existing single family dwelling and 68.66 acres for agricultural use which has been deed restricted by the State of New Jersey Agricultural Development Committee. The existing dwelling on Proposed Lot 100 has an existing non-conforming front yard setback of 82.7 feet where 200 feet is required. A variance is required.

Two Variances which describe a rear yard variance on lot 101 for the existing metal stable 0 ft. setback is proposed where a 50 ft. setback is required for the rear yard. Then on the Agricultural lot a side yard setback where 75 ft. is required and 0 ft. is proposed. The lot line right through the middle of the building. And on the existing non-conformity for the homeowner which John (Helbig) mention is 82.7 ft. where 200 ft. is required as a setback on State Highway 54. These variances would be required. Mr. Polsitina continued, if there are no any comments then I'll describe exception to you. Mays Landing / Blue Anchor Rd. are in a split zone grant out part of it as Village Residential part of it is Agricultural. Mr. Polistino recommended a discussion to move them so that those lines correspond. He recommended a \$150.00 fee for the maintenance of the tax maps. Our business will generate the change into the tax maps. We should agree to the fee for the tax maps maintenance. The have to provide evidence of all approvals that are required for this subdivision.

**REVIEW COMMENTS:**

1. The plan shows an area labeled as "Exception" on Proposed Lot 100. The Applicant must address this.
2. A copy of the deed restriction for lot 102 should be provided.
3. The Borough should discuss moving the zoning line between the AG zoning district and YR zoning district in order to eliminate the spilt lot zoning for proposed lots 101 and 102.
4. The minor subdivision will require changes to the tax map so the applicant should compensate the Borough for the changes.
5. 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.

They (the applicant) provided a copy of the deed restriction which was required by the Pinelands Commission. It is acceptable. We are recommending the Borough review shifting the zoning line to correspond with what will be the lot line if it is granted. The front two lots that are on Mays Landing / Blue Anchor Rd. are in a split zone grant out part of it as Village Residential part of it is Agricultural. Mr. Polistino recommended a discussion to move them so that those lines correspond. He recommended a \$150.00 fee for the maintenance of the tax maps. Our business will generate the change into the tax maps. We should agree to the fee for the tax maps maintenance. They have to provide evidence of all approvals that are required for this subdivision.

Mr. Pitale asked Mr. Polistina to explain the removal of the zoning line. Mr. Polistina responded, the Village Residential Zone is not going to cause harm to where we say the Agricultural Zone may be set the limits of the Deed Restriction. Mr. Pitale asked if the Zone will be further from Mays Landing Rd. Mr. Polistina answered, it is closer to Village Residential. I think should go further back and incorporate more of the home and more of the proposed lots along Mays Landing/Blue Anchor Rd. The Zoning behind should correspond to limit of the Deed Restriction that is placed on the lot. At some point it is really a Borough issue to modify the Zoning app developed to master plan whatever they want to do will be a change not that you would see because we are remodel Pinelands Zoning map, but simply eliminate what is going to be a split zone situation for Block 101 Lot 1.

Mr. Schenker questioned if the Agricultural Board will have a problem with it because you are taking a zone and pushing into an area they so cherish and not wanting to move the line on. They might have a problem with it. Mr. Polistina explained, no we are not affecting their line. We are taking our zoning map and modify our zoning map so our agricultural zoning corresponds.

Meeting opened to the public. Hearing none the public part of the meeting is closed.

Upon Mr. Ballistreti's suggestion and Mr. Coombs approval the Variances were grouped together. Mr. Coombs requested motions to approve the rear yard setback, minimum side yard setback, and front yard setback. A motion to approve the 3 variances was made by Greg Schenker and the motion was seconded by Ron Esposito. There was a roll call vote with ayes all.

Mr. Coombs requested a motion to grant the subdivision relief requested. A motion to grant the minor subdivision relief as requested was made by Glen Smith and seconded by Tom Ballistreri. There was roll call vote with ayes all.

Mr. Coombs requested another motion with regards to the Decision and Resolution in this particular matter. I've had some conversations with the Board Engineer and with Mr. Helbig. There is an understanding time is of the essence due to the sale. Typically I'm instructed to draft the Decision Resolution and come back in 30 days, 45 days later and adopt it. Due to the time constraints, and I will work with Susan on this to have a Draft Decision Resolution prepared by next week, circulated to all of the Board members as well as to our Board Engineer and Mr.



Helbig. If it acceptable to all, move to be adopted by e-mail or electronic means and then it can get recorded sooner rather than later.

A motion to proceed with adopting the Draft Decision Resolution by e-mail was made by Tom Ballistreri and seconded by Joe Stuhltrager. There was a roll call vote with ayes all.

**OTHER BUSINESS:**

INFORMAL REVIEW: Mark Mahon, Operations Manager for i-Consarc Company is purchasing Bodon Industries concrete plant located at 1220 11<sup>th</sup> Street in Foslom. He is interested in using it to fabricate and assemble steel. He is asking what if any Variance(s) or Use Change applications are needed.

Mr. Coombs swore in Mr. Mahon.

Mark Mahon whose address is 100 Indel Ave, Rancocus New Jersey. Mr. Mahon prepared a presentation for the Board. Mr. Mahon handed out presentation. Mr. Mahon stated the reason he is before the Board today is Consarc Corporation is in the process of purchasing the Universal Concrete building on 11<sup>th</sup> Street behind the South Jersey Gas Company. It is a concrete structure that use to make concrete. We are landlocked in our facilities in Rancocas. We occupy a 45,000 square foot building now. We are now building larger equipment than we have in years and we cannot fit in our building anymore. We went out looking for buildings with cranes. We thought living and working in Burlington County, Camden to Trenton we could find a building. You have the only building. There are (2) 25 ton cranes in that building that have about 21 feet usable under the hook and that is a little small but that is okay. Mr. Schenker stated we have some land on the Black Horse Pike that is available. Mr. Mahon continued, the building suits our needs and we are in the process of working with the ownership to make that a move in condition. Consarc has been in business for at least 45 years in our facility. We are a design company. We have engineering facility. We build engineered to order equipment. We have very little inventory. Our business has been pretty steady at about a 40 million dollar a year business for just around 100 people out of our Rancocas facility. As we roll up, and I'll explain, into a larger group. We are part of a much bigger, stronger organization. We are self-sufficient. We have engineering, purchasing, sales, accounting, manufacturing facilities right within our reaches. We basically build a handful of different product lines that support the aerospace business. We make the machines that material for those planes. Landing gear, turban blades, things like that. We make specialty steel. Our parent company is Inductotherm. Inductotherm is owned by the soul owner Mr. Henry Rowan. I think it is the 20 year anniversary. Mr. Rowan gave a large donation to Glassboro State, turned that into Rowen University. There is an affiliation we have with them at the current time. We get interns from there that come work for us. We have hired graduates. We keep manufacturing and engineering alive in New Jersey. There are standard product lines and each customer wants it tailored to whatever their process is. There are some various names of what they are. We handle the aero-space business. We do some gas turban specialty steals. The last item on page 5 (handout) is solar energy. We melt things. That is what we do. We have devised a way to melt silicon. We have a product line that will make square silicon ingots that can be sliced into silicon wafers for the solar business. It was real important when silicon was up over a few \$100.00 lb. Now it is back down to under \$100.00 lb. and the whole thing fell apart. We've spent \$3,000,000.00. We have a silicon furnace in Rancocoas. You can come see it. We sold one of them. We have our R & D unit still

there with a definition of the super alloy. Greg Schenker asked about the R & D in Rancocas. Mark Mahon replies, we tend not to do R &D. We try to entice our partner with a customer and then enter a joint venture with them. We keep the IP they get the product.

Greg Schenker asked if the property the plant sits on is 20 acres. Mark Mahon replies it is 15 acres.

Mr. Schenker asked if any thought has been given to expansion in the future. Mr. Mahon answered no, but there is a need to put up an outdoor storage for finished goods. Mr. Schenker questioned accessory buildings. Mr. Mahon responded Yes, not permanent. I have been talking to pole barn people from Hammonton who are convincing me to go with a pole barn because it will last forever. We build these things in a short period of time for us is about 30 to 40 weeks, depending on what kind of product line they have. Sometime we get a little landlocked and we like to put things outside. If we can, we get containers from our customers or we will work it out where we will buy a container and fill a shipping container and park it. We will leave them sit so the whole shipment can go together. A lot of business is overseas and we end up exporting it as a consolidated shipment. We use one bill of lading so all of the containers will go together. A standard piece of equipment for us would be a VAR or an ESR. The list would be 4 or 5 containers. Current we are building a VIN a Vacuum Induction Melting Furnace. It's tremendous. It is 24 tons of molten metal for Japanese aerospace. This customer is breaking into the market big.

Mr. Schenker asked if it makes one part. Mr. Mahon answered, in the VIN (Vacuum Induction Melting Furnace) they pour ingots and make sticks. They take the ingots and make a 24 ton one or they may make four (24) 1 ton ones. They have multiple molds. They have a cart that rolls in and they pour whatever they need to do. Then they take the ingots and put them in a VAR where they will re-melt it. VAR is a lot like welding, drops the ingot down, strikes an arc, and it drips it. It starts to melt. It then becomes a different type of alloy. Along the way because it is in vacuum, we are controlling the atmosphere completely and if they want to put some additives in they do. That is what the re-melt happens. We have another furnace called an ESR. It does the same thing, but in air. They make yet another type of material.

Mr. Esposito asked how many employees he will need. Mr. Mahon answered in this building we are bringing down 8 fabricators and assemblers. We are moving the whole department. A couple of them live in Pennsylvania, so I don't think a couple of them are going to make it over the long haul, but we have been in the Rancocas building for many years. I need a maintenance man. I need general labor help for cleaning, shipping, and receiving. General helper style to move things around. These people that will be coming down make on the average \$20.00 per hour give or take a couple dollars either way. Depending on which the lead men are. Generally we work 7:00 to 3:30 is our standard shift. This building is big and concrete. We will probably shift 6:00 to 2:30 in the summer time as the heat starts to rise.

Mr. Schenker asked about the amount of noise. Mr. Mahon answered, we won't make any external noise, but we will inside. The former tenant made concrete outside. They had machines that grounded. We won't have any of that. We will go in our building and close our doors. We will have deliveries.

Mr. Schenker asked if deliveries would be at night or if during working hours. Mr. Mahon answered, the deliveries would be during working hours. Mr. Schenker responded, because the Borough owns the 20 acre lot next to there, but you never know if in the future it might be sold off and utilized. There are also some neighboring houses down the street. There are some noise ordinances in place and the start of the diesel trucks to early in the morning may be an issue for neighbors. Mr. Mahon responded with yes.

Mr. Ballistreri stated, the bigger issue is environmental. Mr. Schenker responded, it sounds like all of the projects you (Mr. Mahon) are talking about are not going to be made in the plant. It will be materials brought in, but you are going to melt the material to make the machine. Mr. Mahon responded, no, what will happen in this we will make parts and any testing we would need to. We can melt silicon in Rancocas because we have the power. We don't have enough power down here to melt things and we don't have the infrastructure. Anything like that we would end up trucking it back to Rancocas.

Mr. Schenker responded you would take oxy acetylene, burning torches, cutting gage, wheels and things like that and welding them back together, make TIG or stick arc. Mr. Mahon responded, yes, yes, yes. What makes us different than Inductotherm is we do everything in vacuum. We prefer MIG because what makes us different is we do everything in vacuum. We will pull vacuum, spray helium on those welds and we will have a mass spectrometer. Mr. Schenker stated, it is like the welding in nuclear power plants. Mr. Mahon replied, similar, yes. We can't afford to be nuclear powered. Mr. Schenker stated that is the same process that is used for welding certain types of pipes in nuclear power plants. It is some of my background. Mr. Pitale stated, it is a better weld. Mr. Schenker stated, it is a safer weld too.

Mr. Mahon continued, and our problem is implosion, we don't explode things we under vacuum, oil can it, things like that. We go through cycles. Now that new planes are coming out, they are made lighter, stronger, & bigger. The standard sizes of furnaces we made over the years aren't standard anymore because they were all built for the old class. Now these new planes are coming along which is driving us and pushing us hard. We are moving some people out and start up a new facility.

Mr. Pitale speculated, so you make the furnaces that make the parts. Mr. Mahon responded, yes, yes. If you were the end user, you would buy our furnace and you would be subject to getting your FAA Clearances and go through the melting trials that they are creating pure material and they are getting what they say. We don't fall under that criteria. Mr. Esposito remarked, composite materials, nails, that's used where you may (inaudible) or variances for those materials. The fuselage is a composite. Mr. Mahon responded, we don't mix with any of the composites. We are all specialty steel, high alloy and high strength.

Mr. Ballistreri questioned if there would be no vacuum work, re-melting, electric slag. Mr. Mahon answered, no none of that will be there. We go from 5 to 50,000 AMPS to actually pull off some melts. Typically our furnace 4,000 AMPS to 70,000 AMPS of single phase of A/C power. That is a very special power supply that does that. We need more than a couple of megawatts to make that happen. We do not like to do that because it doesn't make us any money.

Mr. Ballistreri questioned the electric company with regard to electric usage. We ran a melt to long overnight and worked in the peak hours for the silicon project we are working on. The electric company said we are going to hold you for a power freeze. We are going to charge you for the next couple years for extra power.

Mr. Pitale asked if they will be hiring any skilled labor. Mr. Mahon answered, yes I plan on it. There is certainly room for at least 2 additional assembly type welding type positions. I get a gut feeling that I am probably going to lose 2 guys. They live in Bucks County. They drive 14 – 15 miles to our building now. I'm not sure they are going to be too happy to make it all the way down to Rt. 206 on a regular basis. There is one guy who lives in Glouster City who saves 6 minutes off of his trip. Mr. Mahon stated he lives in Washington Township.

Mr. Ballistreri asked if Mr. Mahon is working at Unniveral Concrete now. The ownership is taking down the outside batch plant and some other kind of mixing plant that they are taking and some other kind of cylinders in the back. We are waiting for the DEP and for our Phase 1. We are waiting for that paperwork. The inquiries we have had, have been positive, but no one has given us a Certificate saying it is okay.

Mr. Schenker speculated if everything went smooth and you can get approved when would you like to be operating in there. Mr. Mahon responds I have a very demanding boss and our tentative settlement date is April 4<sup>th</sup>. I could potentially be moving trucks in there on the 7<sup>th</sup> to off load things. I would end up leasing a fork truck, equipment in that building, making a delivery, setting stuff on the floor while we finish. The building was vandalized for one main thing. They took all of the copper busting that controls the crane. Thankfully it was only the bust not the wires in the pipes. All of the conduit is full of wire. It is this copper bust and we already purchased. The thieves got caught. The neighbor contacted the former owners, who some still live in the area, and they were there.

Mr. Esposito asked if there will be modifications to the building. Mr. Mahon answered no. They are going to take the cement mixer off the front. We will come up with some kind of façade.

Mr. Ballistreri questioned the roof. Mr. Mahon answered it is a concrete roof rubberized with stone. It is roughly 45 ft. to the roof. It's 36 ft. to the roof. I was up there a couple of weeks ago. Mr. Ballistreri asked what the square footage is. Mr. Mahon answered 27,000 square feet and the main portion of it is 60 x 350. They (Universal) mixed their concrete up and poured it into forms on long carts and it would work its way to the back door and they would haul it out.

Mr. Ballistreri asked if they were made of Jersey barriers and pipes also. Mr. Smith stated precast walls you see around bridges and parking garages. Mr. Mahon stated yes to Mr. Smith and they didn't make pipe. Mr. Smith asked if there was still an easement between the driveway to the back property. Mr. Mahon stated he has very little documentation of the site plan and what goes on there so I don't know. Mr. LaPollo stated he has Susan looking up some information on this. So far we can't find anything on the building. The building was built in 1986, but there should be something on the building. Mr. Mahon stated he asked the owner for documentation. Mr. Smith asked who the current owner is. Mr. Mahon answered Universal

Concrete, but I believe it is the Bodon Company. John LaPollo stated it on the tax map as Bodon. Mr. Mahon stated he doesn't know who they are and he has never met them. I've met their realtor once and that's it.

Mr. Polsitina asked if they will fabricate metal products. Mr. Mahon answered yes. Mr. Poslistina asked if they will manufacture metal products inside the building and if they will be shipping. Mr. Mahon answered we will make pieces and bring them and assemble them. We will make products and that will be assembled somewhere else. We will make them in Folsom and send them to Rancocas, put them together and ship them out. Mr. Polistina stated the process of making things is the whole thing. Mr. Mahon answered yes, that is the whole thing. We will never melt products together. We will bring an order of report. We will have the crane running, compressed air, bottled gas, welding machines, grinding, assembly tools, fork trucks. Mr. Schenker responded the material you are saying are aerospace materials there, but they are not making it out of those materials. Those machines that are making them in advance at a different facility. Mr. Mahon stated our stuff will be carbon steel, three ope, stainless steel and copper. To carry this much amperage instead of using cables we use flat copper bar. We make carbon steel weldents that are flood proof with water to keep them from melting while they are doing their jobs. We do simple soap bubble test, like you would in a plumbing application to make sure our water passages don't leak.

Mr. Schenker asked if the fumes are minimal with the processes of welding generic gas welding and things like that. Mr. Mahon answered, yes. Mr. Schenker asked what waste do you have when you grind or weld is your next pass. You want those metal shavings on the floor at the end of the night. Mr. Mahon answered, that's right. Mr. Schenker responded, he only states it because it is what I did for a living for 22 years. Mr. Mahon answered, okay.

Mr. Polistina asked Mr. Mahon if he will make any site improvements; parking lot, signs, or pole barn. Mr. Mahon answered; no, just maybe a pole barn. We are using what is there. They ran heavy trucks over that. There isn't any blacktop except up to the gate and they drove trucks around through the back full of concrete and full of concrete forms. Mr. Smith stated there is a foot of crushed concrete in there. Mr. Mahon responded, yes they have gone through that door. Mr. Ballisteri asked if office facilities are in the building. There are 2 small offices, a bathroom, a big wash up area with a big sink, and a little cafeteria area. It's off to the side. If you are standing on 11<sup>th</sup> Street, it is long that way and bumped off to the side, and more toward Mays Landing Rd.

Mr. Ballistreri asked when the plant was last fully operational. Mr. Mahon replied 2009. They pulled out in March of 2009. Mr. Ballistreri asked if the building is in disrepair. Mr. Mahon answered, no. There are a couple of leaks from the roof, the switch gear needs to be blown out and cleaned out, but these guys have switch gear on. All of the power is on. I stopped by there and the night lights are on. Mr. Ballistreri asked if it is a fully fenced in property. Mr. Mahon answered, it is not. Only up front is a regular swinging gate.

Mr. Ballistreri asked if the plant sits on 20 acres. Mr. Mahon replied, around 14.8. There is a small berm going down one side of the pine trees. There is a big concrete berm going across the back. Mr. LaPollo stated it has gone through Pinelands and it has a retention pond in the back.

Mr. Mahon stated the ownership said they have them and I will get them. Mr. LaPollo stated he was sure there is some sort of use condition on the property. It a matter of finding out what they are. Mr. Mahon stated potentially moving in regarding it. I haven't been there when it is raining a lot. There seems to be places to be water where you wouldn't want. There may be some regarding to level it back out. We've been talking about this since November. We found this building in November and September, but we thought we would find a better one. Now we are back.

Mr. Polistina stated, we've got a couple of options one would be a formal site plan. I'm looking through the uses that are permitted. Potentially we could find one of the uses in the code where this would fall into so it would be a permitted use in the zone. It would be a little bit of a stretch. A formal site plan will be required and Pinelands approval will be required and they would have to go through the entire process. My concern would be the Pinelands looks at Code and also what they are proposing and what you are actually doing. They could require a formal site plan. In the alternative and at minimum other towns issue a report. The term would be an Administrative Review. We have to get something on record of what the building is, the proposal of what you are doing with the building, what the site conditions are, and get an accurate record of exactly what they are proposing. The Administrative Review will go to us for review and the Zoning Officer to make sure you are in conformance of what the Borough is looking for in this type of area. There are some Agricultural, Commercial, and Industrial Uses that are permitted in the Zone. We can probably find a way to fit it in. I can do it that way then it would not require all those other outside agency reviews that could impact us. You got to give us a site plan and you got to list all the Uses for our Zoning Board. There is only a certain amount to sign off on. Then the Building Department is going to have to sign off on whatever you are doing we have to make sure the building is up to Code. You can do what you are proposing to do in there. There is a couple of different ways you can go depending on how you feel about it. Other towns will do Administrative Reviews saying just changing use not changing any of the site improves, not changing the building the inside, but it is an elaborate facility. Mr. Ballistreri commented, it is industrial, it was industrial, and it is basically going to stay industrial.

Mr. Schenker asked if in the future they decide to put a pole barn will they be required to go in front of the Pinelands at that time and will it introduce any issue being talked about now that might occur. Mr. Polistina answered, correct but it would be an operating building at that point and it is no different from concrete.

Mr. Mahon stated, we are reducing the footprint of that facility by removing these three different out buildings they have. There won't be melting there. The only melting will be welding wire. We will bring raw material to it that we process it. We have some plasma burning and some water jet cutting. We process those. We will have a handful of prints and work orders and the guys will go to work.

Mr. Polistina stated if that is the direction you (the Board) want to go in I would suggest that you recommend an Administrative Review. Mr. Mahon would have to survey the property and once he has the survey he would have to get us a site plan and along with them exactly what you are going to be doing. Mr. Pitale stated it is quick, we don't have the Environmental Assessment yet. Mr. Mahon stated we have been waiting a month for the environmental to finish. A

company from Vineland came out, did it, and processed it. They are waiting for the DEP to get back to them. The gas that we would bring would be bottled gas.

Mr. Polistina suggested, because there is no fee schedule for it, we should set fee schedule. The Application Fee should be \$500.00 and the Escrow Fee should be \$1,500.00 for this.

Mr. Ballistreri made a motion for the Administrative Review to be submitted and to set the Application Fee for the Administrative Review at \$500.00 and the Escrow Fee at \$1,500.00. Mr. Schenker seconded the motion. There was a roll call with ayes all. Mr. Pino did not vote as he needed to leave the meeting early and was not present.

Mr. LaPollo requested Mr. Mahon to contact the owner of the building and inform them they need a demolition permit for the work they started.

Mr. Pitale asked if there was any other business for the Board.

Mr. Ballistreri stated a contract has been awarded for 8<sup>th</sup> Street and it is started. Discussion ensued about the progress of the project.

Mr. Pitale asked if any other business for the Board.

Mr. Polistina mentioned he will have the sign ordinance in next month. Discussion ensued about the sign ordinance.

Mr. Pitale announced the next scheduled meeting will be April 16, 2014.

Meeting adjourned at 8:23 PM.

Respectfully submitted,

Susan Carroll  
Board Secretary

DRAFT