
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:34 pm and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL **Members Present:** Hughes, Luthman, Corcoran, Didyk, Taylor,
Van Sickle, Aikens, Allison, O’Leary.

Members Excused: Leuthe.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE
David Banisch, PP

The Board Secretary advised the Board that Mr. Cutler had resigned his position as Zoning Officer.

COMPLETNESS / HEARINGS / CONCEPT:

1.) CMS Mid-Atlantic B:10 L:3.20 PSP17-3, FSP17-4

Mr. Chad Warnken, Esq. said they wanted to address some of the questions from the last meeting.

Mr. Joseph Jaworski, PE gave a recap of the proposed site plan. He discussed the secondary driveway onto Route 15. He said the ordinance allows for secondary driveways onto Sunset Inn Rd and Route 15. They will use the proposed secondary driveway onto Route 15 for maintenance and service traffic only. Mr. Luthman expressed a concern with safety issues with the primary driveway on Route 15. Mr. Warnken said the secondary driveway could be used for occasional overflow traffic as well. Mr. Jaworski said they have applied to the D.O.T. for an entrance permit and discussed the required stopping sight distance.

Mr. Jaworski presented a rendering entitled Site Line Profile #1, dated 7/27/17 which was marked and entered as exhibit A-13. He explained the proposed driveway and the line of vision to the Board.

Mr. Jaworski presented a rendering entitled Site Line Profile #2, dated 7/27/17 which was marked and entered as exhibit A-14. He explained the grade and the existing trees to the Board.

Mr. Jaworski presented four photos of various Rain Gardens with a date of 7/27/17 which were marked and entered as exhibit A-15. He explained that the rain gardens are depressions with drainage that capture rainwater and allow it to seep into the ground. They are planted with landscaping to look like gardens.

Mr. Jaworski said he had met with the Board Engineer and went over some of the stormwater issues for the area. He explained the main basin at the north end of the property and the outlet which was not very aesthetic. He said they redesigned them and presented an enlarged rendering of the proposed basins which was dated 7/27/17 and marked and entered as exhibit A-16. He said it was designed for the 100 year storm. Mr. O’Leary asked that the trees in the area be replaced if they should die since it was a high profile area. Mr. Jaworski said with the existing row crops the rainwater just runs off the property. He said the grass they will be planting will be a plus and help with the stormwater runoff. Mr. Duveneck said he went to the property on Fiddlers Way to look at the runoff issues that were brought up at the last meeting. He felt if there is a water issue on Fiddlers Way; it was not coming from the proposed site but coming from the existing ledge. He felt comfortable that the stormwater runoff will not be coming from the proposed cemetery site.

Mr. Jaworski presented a picture entitled Terraced Burial Area which was dated 7/27/17 and marked and entered as exhibit A-17. He explained the terracing to the Board. Mr. Banisch asked how someone would walk from one terrace to another. Mr. Jaworski said they would walk in from the end of each terraced area. Mr. Stoecklein gave some additional detail on the terraced

areas. He said they will be adding hedges along the edges. Ms. Didyk felt the edging looked like bands of concrete. Mr. Jaworski said it was cultured block and that the picture was a little deceiving. Mr. Jaworski said they were working with the existing slope of the land.

Mr. Warnken gave an overview of the overlay zone for the cemetery zone. He thought the cemetery overlay zone would have taken the Ridgeline out of play. He said there are two variances that will be required; one for the cut and fill and one for the 2000 square foot maximum disturbance cap. He felt the intent of the Ridgeline Viewshed overlay was more for the construction of houses and not for a project of this nature. Mr. Banisch said the overlay was more for residential development or a cluster development and agreed with Mr. Warnken. Mr. Warnken said they are requesting the variance to exceed the disturbance cap in the Ridgeline Viewshed area. Mr. Jaworski said the disturbance will happen over a very long period of time. It will not happen all at once.

Mr. Banisch asked if the applicant was amenable to adding additional landscape buffering along the property line of lot 1. Mr. Jaworski said they would and the landscaping detail will be revised to include supplemental plantings. Mr. Stoecklein said they will include white pines and blue spruce. Mr. Banisch was agreeable with those trees.

Mr. Luthman asked if there were any issues with the access to the Sunrise House. Mr. Jaworski said there is an existing easement and there are no issues.

Mr. Duveneck asked if there was any discussion with the Sunrise House to combine the signs. Mr. Stoecklein said he would be amenable to sharing the proposed sign.

There was a lengthy discussion on whether preliminary and final approval can be granted at this meeting or if the applicant will need to return for final site plan approval. Mr. Hughes felt the applicant had supplied sufficient information to have a preliminary and final approval. Mr. Warnken said they were agreeable to return for final if the Board chose that. Mr. Duveneck said he did not have any problem if the Board gave final approval so long as the applicant is agreeable to any of his comments for final approval. He said the applicant has been very easy to work with and felt he would not have any problems working with them.

Mr. O'Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

Ms. Leo went over the variances that were requested and the conditions of approval.

A motion to approve preliminary site plan for the overall property and final site plan for Phase 1A and 1B with the requested variances and noted conditions was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Didyk, Taylor, Van Sickle, Allison, O'Leary.

AUDIENCE:

Mr. O'Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

OLD BUSINESS: None.

NEW BUSINESS:

Mr. Hughes advised the Board that the former Zoning Officer had resigned and the Township Committee has hired a new official. Mr. O'Leary requested the new Zoning Officer continue with the Zoning Reports.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

The Board Secretary noted that the Zoning Officer could not approve a zoning application for Mr. and Mrs. Navarra because their property, along with the neighboring property is in the Public Zone. Mr. O'Leary read a letter submitted by Mr. and Mrs. Navarra. Mr. Duveneck said

he had reviewed the zoning map a while back and looked for just such errors and thought the revised zoning map was supposed to fix this error. He said he will look at his notes to see what he had recommended.

Mr. Banisch felt the setbacks for the non-conforming lots would apply and it does not matter what zone they are in.

BILLS: List #7

The Board Secretary went over the bills with the Board.

A motion to approve the bills as presented was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Didyk, Taylor, Van Sickle, Allison, O'Leary.

CORRESPONDENCE:

- 1.) From: SC Department Soil Conservation
Re: SCMUA – Soil Erosion Plan

- 2.) From: Mr. & Mrs. Navarro
Re: Zoning of 66 Route 15

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Ms. Van Sickle. It was seconded by Mr. Hughes and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary