
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, Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Allison, O’Leary.

Members Excused: None.

Members Absent: Corcoran, Aikens.

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

MINUTES: February 23, 2017, March 23, 2017

A motion to approve the minutes of the February 23, 2017 meeting was made by Mr. Leuthe. It was seconded by Mr. Allison and passed with a roll call vote. Ayes: Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Allison, O’Leary.

A motion to approve the minutes of the March 23, 2017 meeting with the noted correction was made by Ms. Van Sickle. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Luthman, Leuthe, Taylor, Van Sickle, Allison, O’Leary.

COMPLETNESS / HEARINGS / CONCEPT:

1.) CMS Mid-Atlantic B:10 L:3.02 & 4 PSP17-3, FSP17-4

Mr. Chad Warnken, Esq. was representing the applicant. He said the site is about 77 acres in size and is in the recently created cemetery zone.

Mr. Taylor advised the Board that the Engineer for the project is a friend of his. He felt he could reasonably hear the application and not be bias one way or another. Ms. Leo did not see this as a disqualifying conflict of interest.

Mr. Bernard Stoecklein, chairman and CEO of CMS Mid-Atlantic Inc., of 609 Epsilon Ave, Pittsburg, PA was sworn in by Ms. Leo. Mr. Stoecklein gave an overview of the project. He said the proposed name is Eternal Sunset Memorial Park Cemetery. He felt this property was ideal because of the vistas and views. He gave a short history of CMS Mid-Atlantic. Mr. Stoecklein said the cemetery will be regulated by the Cemetery Board, the Department of Consumer Protection and The Department of Charities. He said there are many statutes and strict regulations in New Jersey that regulate cemeteries. He said they will get a certificate of Approval from the State to operate. Mr. Stoecklein explained the State licensing of the employees. He said all of the pricing and the trust fund are filed with the State. He explained that a percentage of every dollar that comes in must be placed in an irrevocable trust fund which cannot be taken out by anyone. The interest and dividends are used for the maintenance of the cemetery.

Mr. Stoecklein said they are expecting that it will be 300 to 400 years before all of the property is sold. He said they will develop the property according to the plans presented with primarily ground burials, some garden cremation niches, crypts and mausoleums. He explained that the development of the cemetery will happen over a long period of time in phases. He said cemeteries are parklike settings and people use them to stroll through and are a peaceful place to be.

Mr. Stoecklein explained the funeral service process. He said there can be on average 20 to 40 cars for about a 25 minute service. He said the burials are from 10:00 am to 3:00pm and that there will not be many in the beginning. He said properties that are sold today will not be used for about 20 to 30 years. The use is low impact on the surrounding community. The cemetery will be open 7 days a week.

Mr. Duveneck asked how long after the approval would they start burials and services. Mr. Stoecklein explained that after the town gives approval it would take a few months to get a certificate from the State and then they would set up a section for burials and at that time they could start the burials.

Mr. Allison asked for a list of the other cemeteries that CMS Mid-Atlantic operates. Mr. Warnken said he will get that for the Board.

Mr. Luthman agreed with Mr. Stoecklein that the number of cremations is equal to burials but he felt it was not because of a lack of land but because of the cost of a burial. Mr. Stoecklein explained that cremation is the oldest form of internment. He said that Americans are just starting to be more open to it. He explained that New Jersey law states cemetery owners cannot be funeral directors and funeral directors cannot own cemeteries. No cremations will be done at this site.

Mr. Banisch asked which days are the heaviest for burials. Mr. Stoecklein said it might be a Monday or Tuesday however they bury seven days a week. Mr. Banisch asked what the sales projection is for the first year to which Mr. Stoecklein said about 500 sites. Mr. Banisch asked who they market the plots to. Mr. Stoecklein said that 65% of people do not own a cemetery plot in their own name. He said the market is huge. He said they do door to door prospecting and this is allowed by statute. He said they do some direct mail and very little phone marketing. He said they will visit group and community events to market the cemetery.

Mr. Banisch asked if they are proposing a trailer for an office in the beginning stages of the project. Mr. Stoecklein said they are because the cemetery has to be self-sustaining and they do not want to over build the cemetery because they will not have the money for it. He said they want to match the expense of development with the revenues the cemetery is bringing in. A mausoleum must start construction within four years of the first posted sale. He said typically a building will be 40% sold before they can start the construction. Mr. Warnken said they are asking for a temporary office trailer for a two year period. There was a discussion on the timeline of the construction of the mausoleum and the burial space.

Mr. Mario Cutegno, Vice-President of Operations, 1621 Stuyvesant Ave., Union, NJ was sworn in by Ms. Leo.

Mr. Stoecklein explained that cemeteries are developed in small areas at a time. He said they would only open two or three gardens at a time. Mr. Stoecklein said that 65 % of the cemeteries in NJ are bankrupt. He said there are about 400 cemeteries that are non-profit. He said the most important thing for a successful cemetery is to sell the property and that requires a good business and sales plan. He said the average customer wants to be buried in a well maintained cemetery and is willing to travel up to 50 miles for a good cemetery.

Ms. Didyk asked about the moving of a buried coffin. Mr. Stoecklein said once a person buys a plot they own it forever. He explained the process to the Board.

Mr. Luthman asked why the proposed office is so large. Mr. Cutegno explained that it will contain a fire proof vault to store the paper records. He said they also need meeting rooms to conduct business. Mr. Luthman asked if they sell headstones. Mr. Stoecklein said they are not allowed to sell them.

Mr. O'Leary opened the meeting to the public. Ms. Nancy Podkowka of 19 Route 15, Lafayette asked where the entrance will be located to which Mr. Stoecklein said it will be a shared driveway with the existing Sunrise House driveway. She asked about the gardens to which Mr. Stoecklein said they have outside landscapers handle the gardens. She asked how many gravesites will fit into this cemetery. Mr. Stoecklein said that over the next 200 years there will be about 30,000 sites.

Mr. Nick Buccino of Fiddlers Way, Lafayette said his property abuts the proposed cemetery. He said he gets water runoff from the property. Mr. O'Leary said that is a question for the engineer.

With nobody else coming forward, the meeting was closed to the public.

Mr. Joe Jaworski, PE was sworn in by Ms. Leo. He gave his qualifications which were accepted by the Board.

Mr. Jaworski handed out a packet of renderings dated 3/1/17 which was marked as exhibit A-1. He explained the existing conditions of the property. He said it was previously farmland. He explained the existing access point. Mr. Jaworski explained the elevations of the property. He noted the wetland area on the map.

Mr. Jaworski presented a color areal of the site dated 3/1/17 which was marked and entered as exhibit A-2. He also presented a color rendering of the overall site dated 3/1/17 which was marked and entered as exhibit A-3. Mr. Jaworski explained the proposed site to the Board. He noted the various building and burial locations. He explained the roadways and walking paths. He said the wetland area has been delineated. Mr. Jaworski explained the setbacks and buffers to the Board. He went over the building setbacks as well as the burial site and stockpile areas.

Mr. Jaworski presented a color version of the access drive which was marked and entered as exhibit A-4. He explained the internal roadway to the Board.

A color version of the terraced burial areas was presented and marked as exhibit A-5. Mr. Jaworski explained the terraced burial areas to the Board. He discussed the maximum disturbance of the area. He showed the areas that were already disturbed due to farming. He noted the newly proposed disturbed area.

Mr. Jaworski gave the Board a handout of page 5 of the application map which was marked and entered as exhibit A-6. He explained the viewshed area and how the proposed cemetery will be incorporated into the area. He said none of the buildings will be seen from the roadway. He said the existing vegetation will remain and additional screening where it is needed. He said the existing trees are about 30 to 40 feet in height. Mr. Jaworski explained the sign detail and said they will need a variance for it. There was a discussion on the curb cut application that was sent to the D.O.T. Mr. Jaworski said it was for maintenance vehicles only. Mr. Luthman felt it is too dangerous for a funeral procession. Mr. Banisch suggested that a detailed recording of the conditions be recorded at the County level since the development could last for 200 years. There was a lengthy discussion on the proposed access onto Route 15.

Mr. Jaworski presented a rendering of the office area which was marked and entered as exhibit A-7. He explained that the office will be about 2,988 square feet. It will have two driveways and a parking lot. He explained the two proposed mausoleum buildings and the walking paths. Mr. Jaworski explained the stockpile area and the maintenance area. He said they are proposing an office trailer for the first two years while the buildings are being built. Mr. Jaworski said they are proposing 40 parking spaces of which two will be ADA spaces. Mr. O'Leary asked if there is a different calculation for the ADA parking spaces considering the use. Mr. Jaworski said the calculation is based on the total number of parking spaces. Mr. Warnken said they can increase the number of ADA spaces if the Board wants that. Mr. Luthman felt the total number of parking spaces could be reduced. Mr. Jaworski said that people come and park there for various reasons, not just for funerals.

Mr. Jaworski presented a rendering of the proposed office building dated 5/25/17 which was marked and entered as exhibit A-8. He briefly explained the structure to the Board.

Ms. Didyk asked about the lighting. Mr. Jaworski said there is a lighting plan that was submitted which shows 5 lights in the parking lot with a height of 15 feet high and a few sconces on the building. He said the office is the only building that will be lit and the use is a dawn to dusk operation. Mr. Jaworski said the building will be done in earth tones and will be offices and storage. Nobody will live on site.

Mr. Jaworski presented a rendering of the mausoleum which was marked and entered as exhibit A-9. He described the structures to the Board. These will not be built right away. Mr. Luthman asked where the cremation remains will be stored until the mausoleum is built. Mr. Stoecklein said they would build a temporary crypt until the mausoleum is built.

Mr. Jaworski presented a rendering of the maintenance area dated 5/25/17 which was marked and entered as exhibit A-10. He explained the access drive, stockpile area and screening of the

area. He said it will not be seen from the residential lots. He said the building will have a well and a small septic for the maintenance building.

Mr. Jaworski presented a rendering of the burial area dated 5/25/17 which was marked and entered as exhibit A-11. He explained the areas to the Board and noted the terraced burial areas. Mr. Banisch asked if there was another way to address the slopes without all of the proposed concrete. Mr. Stoecklein said if the terraced areas are not built then they would have to do a foundation with each individual monument. The terraced areas are more efficient. Ms. Didyk asked if the retaining walls could be made out of stone. Mr. Cutegno said the concrete works best for this type of terrain. Mr. O'Leary asked for pictures of the retaining wall. Mr. Cutegno said the retaining walls help level out the ground and makes it easier to walk around.

Mr. Jaworski explained the rain garden and how the rain water gets to the garden. He will bring a picture of the rain garden for the next meeting. He said it is depressed area with a garden in it. It is a landscaped area with plants and river rock. It is used to handle the stormwater.

Mr. Jaworski presented a Phasing Plan with a date of 5/25/17 which was marked and entered as exhibit A-12. He explained that the site will be developed in 4 phases. He said the temporary trailer will be onsite for about 2 years. Mr. Luthman asked the applicant to reconsider the burial areas which are shown between the two existing residential lots. Mr. Jaworski explained the four phases to the Board.

Mr. Duveneck asked how the phases will be stabilized after the farming stops. Mr. Cutegno said they will plant grass. Mr. Jaworski went over the wetland areas with the Board and said they calculated for a 150 wetland buffer.

Mr. Jaworski said the sign will not be illuminated.

Mr. O'Leary opened the meeting to the public. Ms. Nancy Podkowka said she gets runoff from the field and has lost two driveways so far. She asked if the applicant can redirect the water. Mr. Jaworski said he will take a look at it.

Mr. Allen Podkowka asked about the proposed sign on Route 15 to which Mr. Warnken said it was an error and will be removed from the plans.

With nobody else coming forward, the meeting was closed to the public.

A motion to carry the meeting without further notice was made by Ms. Didyk. It was seconded by Ms. Van Sickle and passed with a roll call vote. Ayes: Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Allison, O'Leary. Mr. Hughes was not in the room at the time of the roll call.

AUDIENCE:

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

OLD BUSINESS:

1.) Possible Amendment to Renewable Energy Ordinance

The Board went through the proposed amendment and made some minor corrections.

A motion to recommend the amended Renewable Energy Ordinance to the Township Committee with the noted corrections was made by Ms. Didyk. It was seconded by Mr. Allison and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Allison, O'Leary.

NEW BUSINESS:

1.) Update to Township ROSI

Mr. O'Leary went over the newly acquired properties which were added to the ROSI.

A motion to authorize the chair to sign the ROSI and send it to the Township Committee was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Allison, O'Leary.

2.) Proposed Amendment to the Sign Ordinance – Special Awards

Mr. O’Leary went over the changes with the Board. There was a discussion on how the proposed ordinance would be handled with a shopping center. The Board carried this matter to the next meeting.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

BILLS: List #5

Mr. Leuthe went over the bills with the Board

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

CORRESPONDENCE:

- 1.) From: Mary Jean Negri
Re: Cemetery Application

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Secretary