

Maurice River Township Land Use Board

The Chairman announced that this meeting was being held in accordance with Open Public Meetings Act of New Jersey.

Meeting: November 4, 2015

Present: B. Stowman, C. Thompson, J. Oliver, R. Hoffman, G. Gross, J. Pflaumer, T. Imbaratto
M. Benson, T. Cuviallo, C. Morrissey

Flag Salute

Motion to approve previous minutes Gross, 2nd Thompson, AIF, Pflaumer abstained

Correspondence

*Multiple Correspondence in reference to SJ Gas

Discussion, township is in favor. There is no opposition from the state, the opposition is from the Pinelands Alliance.

*Mosquito Control Division notice

Discussion, are there areas of concern in the township.

Wawa, Amended Site Plan Application, Block 253, Lot 8.01

Seeking approval for minor site plan modifications which include the addition of an underground storage tank to store diesel fuel and the addition of diesel fuel at the existing pumps on site.

Tyler Prime, Esquire, Prime Law

Stephanie Mulhearn, PE, Bohler Engineering and Kristin Ritz, Real Estate Engineering Manager, Wawa were sworn in.

Completeness:

Cormac Morrissey spoke on his completeness review in his report dated 9/29/15

2. Section 35-9.5.A2 and 3 requires the dimension and burial depth of each tank. He recommends that compliance plans submitted as part of any project approval contain a detail of the tank dimensions and burial depth. Recommendation to deem complete subject to the conditions described.

Motion for completeness Thompson, 2nd Hoffman, all in favor on a roll call vote.

Approval:

Tyler Prime gave an overview of what they would like to do.

They will be adding diesel for light pickups and cars. Not for tractor trailers. The rate of distribution is 10 gallons per minute versus 80 gallons per minute at a truck stop so it would not benefit a tractor trailer to fill up at this location.

They are adding a split tank, signage will be updated but not changed in size. No circulation changes.

Morrissey commented on the application.

There will be no storm water impact. The tanks will be near other tanks.

Is there any conflict created between tanks and access to Route 47?

Stephanie Mulhearn, stated her credentials.

She stated there would be no conflict.

Ben Stowman asked what the depth of the tank is, will it be similar to gas. Yes

The gas tanks were double strapped because of the high water table, will these be as well? Will they be double walled? Yes, discussion on this.

There will be monitor at ventilation on site and alarm system will notify manager and corporate office.

Kristen Ritz stated there is extensive de-watering planned and they will strap down the tanks.

Gordon Gross asked if it will be a patch? It will be a concrete pad. He explained that this Wawa has many patches in the parking area and it looks worse than most Wawa's he sees. Ms. Ritz stated she will bring it up immediately with facilities team to look into.

Motion to open to public Hoffman, 2nd Gross, AIF
All notifications made
No public present
Motion to close public comment Gross, 2nd Oliver, AIF

Mike Benson announced the motion with the condition as noted in Morrissey's report. The resolution will be to approve the site plan modifications as submitted with minor sign change, that it will remain the same size.
Motion to approve Oliver, 2nd Hoffman, All in favor on roll call vote.

Pantelidis Appeal of Zoning Decision

Mr. Jerry Pantelidis filed an appeal to the land use Board of a previous zoning decision. The appeal was submitted on 10/20/15.
Mike Benson spoke on the appeal. An appeal of a zoning decision must be made 20 days from the date of the decision. This matter is more than 120 days since the zoning decision was made. Therefore the Board has no jurisdiction to hear the appeal. The court still has jurisdiction over the matter. Mr. Pantelidis could decide to come before the Board with an application.
Motion to not take appeal for consideration Imbaratto, 2nd Thompson, Roll Call Vote Oliver and Gross Abstained, all others in favor.

Cumberland County Dept. of Planning

Discussion on letter from Matthew Pisarski dated 9/15/15 on the Cumberland County Farmland Preservation. Mr. Pisarski may come in a later meeting to discuss further.

Stowman stated we are a bronze member of Sustainable New Jersey.
Discussed Open Space and Clustering Ordinance

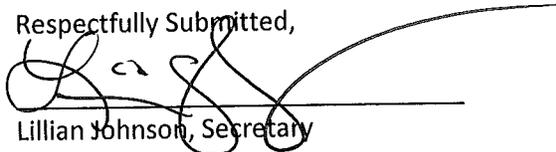
Mike Benson gave a brief overview on Whibco. They have filed a complaint seeking to set aside action taken by the Board. He gave a description of how the court proceedings will go.

Roy Oliver asked if there was any movement on the Affordable Housing Act.
Tiffany CuvIELLO stated there has been no movement, there is nothing to file by. She gave an update on Fair Share Housing. They are a nonprofit advocacy group. They are exempt from paying fees in some things. They get involved when there is a lawsuit.
Stowman asked if there is a way around it such as zoning for one area for units.
CuvIELLO spoke on vacant land adjustment, durational adjustment, etc.
There was a discussion on this. Mr. Morrissey commented on wastewater alternatives. Infrastructure and the Redevelopment area were also discussed.

Ben Stowman reminded everyone that the January meeting is on the 6th and it should not interfere with anything.

No public present for comment.
Motion for adjournment, Gross, 2nd Hoffman, AIF

Respectfully Submitted,



Lillian Johnson, Secretary