

## **February 18, 2020 Planning Board**

Pursuant to the "Open Public Meeting Act," The Sentinel and the South Jersey Times were notified of this meeting. A public notice was posted in the Municipal Building. The meeting of the Township of Franklin Planning Board was called to order by Chairman, Joseph Petsch at 7:00 PM with the following members present: Dave Deegan, Heather Flaim, Pat Dougherty, John Melleady, and Kevin Constantine-A-1 and Ralph Travaglione. Absent: Jim Rohrer, Jim Kelly, Vacant Positions: A-2 & Class II. Chairman Petsch led in the flag salute.

**Approve Minutes 1/21/20**

**Approve Resolutions: None**

**Approve Secretary's Report**

**App # PB19-4 Richmond American Homes of Maryland Inc., B904 L13 Minor Subdivision 1 new lot for stormwater basin only Peach Tree Drive**

**App #PB19-5 Richmond American Homes of Maryland Inc., B903 L12 Minor Subdivision 1 new lot for stormwater basin only Cherry Tree Court**

**Land Use Board Members Training MLU JIF Certified Members**

**Correspondence**

**Open Public Portion**

**Closed Session, If Required**

**Adjourn**

**Mr. Borelli swears in Dave Deegan and Heather Flaim** for the year 2020 as they were absent last month. Everyone congratulates Mr. Deegan and Mrs. Flaim.

**Approve Minutes 1/21/2020**

Upon a motion by Mr. Dougherty, seconded by Mr. Iglesias, all in favor, to approve Minutes of 1/21/2020 meeting. Three abstentions: Mr. Deegan, Mrs. Flaim, Mr. Constantine. Motion passed.

**Approve Secretary's Report 10/31/19**

Upon a motion by Mr. Dougherty, seconded by Mr. Travaglione, to approve Secretary's Report of 1/31/2020 in the amount of \$500.00.

**Roll Call Vote:** Mr. Deegan, abstain; Mrs. Flaim, abstain; Mr. Dougherty, yes; Mr. Melleady, yes; Mr. Constantine, abstain; Mr. Travaglione, yes; Mr. Petsch, yes. Motion passed.

**Approve Resolutions: None**

**PB19-4 Richmond American Homes of Maryland Inc. B904 L13 Minor Subdivision** to create one new lot for storm-water basin on Peach Tree Drive

**Mr. Borelli** states public notice papers are in order.

**Clint Allen**, Esquire of Archer Greiner, PC in Haddonfield, NJ states proposed subdivision lots on this application for 126 Peach Tree Drive B904 L13. Mr. Allen states applicants are here to subdivide lots so single-family dwelling is separated from the basin lot and in working with Township of Franklin, they are willing and able to take care of storm-water basins with Richmond American Homes working with the Township to get all done with consent of ownership.

Mr. Deegan states additional work has to be done and does not want Township to take ownership until this is taken care of.

**Rod Ritchie, PP, PE**, of NJ of Taylor, Wiseman & Taylor states his credentials to the Board and he is familiar with application and the Board accepts Rod Ritchie as expert witness. Mr. Ritchie describes Exhibit A-1 as aerial photo existing lot 13, proposed subdivision plan and to be the storm-water management lot and Exhibit A-2 Subdivision plan in R-A zoning type one subdivision with full purpose of storm-water management. Mr. Ritchie explained variance requirements and feels that the purpose of the MLUL will be advanced for future and there is no detriment to the Master Plan and/or Zoning Plan.

Mr. Allen states Mr. Ritchie stated that purpose of subdivision application is only new septic change no visual/physical changes on subdivision.

Mr. Ritchie states he has no issues with Mr. Nardelli's report.

Mr. Petsch would like Mr. Ritchie to address Mr. Deegan's question. Mr. Ritchie states that additional improvements drainage will be for storm-water drainage plan.

**Kevin Wingate** of Richmond American Homes is sworn and states they have had to do subdivision prior to the storm-water basin.

Mr. Ritchie states the Gloucester County Soil Conservation District approval has expired and they will work on it.

**James Winckowski**, PE, PP of CME Associates is sworn and states this is all about maintenance and can't be maintained by a property owner. If this subdivision is approved, then it will be handed over to the Township. If part of drainage improvements are approved, it is all tied together and phased.

Mr. Petsch asks when will closing be of Sheridan Avenue and do they have to come back again.

Mr. Winckowski states going back to 2006 have drainage improvements just a filed change on drainage plan, The DEP is waiting on storm-water basin under Township control.

Members do not want a long delay, so it is mitigated.

Mr. Borelli states subdivision deed of conveyance between lot owner to landowner until it can be sent by deed to Township and Gloucester County Planning Board will say something about this.

Mr. Allen states in 90 days estimating the subdivision resolution and doing the drainage issue in dispute, intent is for front yard setback variance for 67' existing vs. 75' required front yard setback.

Mr. Winckowski is comfortable with Mr. Nardelli's report.

Upon a motion by Mr. Melleady, seconded by Mrs. Flaim, all in favor, to open the public portion. Motion passed.

**Bill Morris** of Oak Avenue is sworn and asks if there will be a fence before Township takes possession. Mr. Petsch states he would defer to applicants attorney. No one else for comment or question.

Upon a motion by Mr. Melleady, seconded by Mr. Dougherty, all in favor to close the public portion. Motion passed.

Mr. Travaglione asks if township holds the bond. Mr. Winckowski states he believes it is, as it is in Phase II and this is Phase III.

Mr. Travaglione has an issue of Basin that is not approved.

Mr. Allen states Township is holding our bond, we are agreeing to put in the drainage improvement once complete by your engineer. Mr. Winckowski states it is confusing, Phase III, Phase III after that it may be a long term maintenance bond.

Upon a motion by Mr. Deegan, seconded by Mr. Constantine to approve PB19-14 along with front yard setback variances.

**RCV:** Mr. Deegan, yes; Mrs. Flaim, yes; Mr. Dougherty, yes; Mr. Melleady, yes; Mr. Constantine, yes; Mr. Travaglione, yes; Mr. Petsch, yes. Motion passed.

**App #PB19-5 Richmond American Homes of Maryland Inc.**, B903 L12 Minor Subdivision 1 new lot for storm-water basin only Cherry Tree Court

**Mr. Borelli** states public notice papers are in order.

**Clint Allen**, Esquire of Archer Greiner, PC, in Haddonfield, NJ states proposed subdivision lots on this application will not be 1.5 acres but 56, 538 sq. ft and existing storm-water lot will require bulk variance property for basin lot 30.18 on curb of cul-de-sac creating subdivision with setback issue.

**Rod Ritchie**, PE, PP, of Taylor, Wiseman & Taylor, NJ states his credentials to the Board and he is familiar with application. The Board accepts Rod Ritchie as expert witness. Mr. Ritchie explains all variance requirements and currently there is a fence. Mr. Ritchie states that the purpose of the MLUL will be advanced and there is no detriment to Master Plan/Zoning Plan.

Mr. Winckowski states he has no issues with report from Mr. Nardelli, PE and the Township does not take over Basin after approve of this subdivision.

Mr. Petsch asks if this drainage retention pond is working now. Mr. Winckowski states that we do not go back and say it is designed, I know that of Peach Tree having issues, and not aware of any overflows on Cherry Tree Court. Mr. Petsch are we conditionally taking on this basin. Mr. Winckowski states it looks to back plan as it may be a non-issue and says he can talk to the property owner and review the old design.

Upon a motion by Mr. Melleady, seconded by Mrs. Flaim, all in favor, to open the public portion for PB19-5. No one for question or comment. Upon a motion by Mr. Melleady, seconded by Mrs. Flaim, all in favor, to close the public portion. Motion passed. Upon a motion by Mr. Travaglione, seconded by Mrs. Flaim, to approve PB19-5 with all variances requested. Mr. Borelli interjected that monuments need by to clarified by Steve Nardelli of Fralinger Engineering. Mr. Travaglione and Mrs. Flaim states Monuments are to be clarified by Steve Nardelli and included in Motion.

**RCV:** Mr. Deegan, yes; Mrs. Flaim, yes; Mr. Dougherty, yes; Mr. Melleady, yes; Mr. Constantine, yes; Mr. Travaglione, yes; Mr. Petsch, yes. Motion passed. Clint Allen thanks Board members and Mrs. Rafuse.

#### **Land Use Board Members Training MLU JIF Certified Members**

Mr. Borelli proctors Heather Flaim and Kevin Constantine on the Land Use Board member training, they are sworn in and sign log-in sheet.

**Correspondence** all informative

#### **Open Public Portion**

Upon a motion by Mr. Deegan, seconded by Mr. Travaglione, all in favor, to open public portion. No one for question or comment. Upon a motion by Mr. Melleady, seconded by Mr. Travaglione, all in favor, to close public portion. Motion passed.

Unidentified woman wanted to speak.

Upon a motion by Mr. Travaglione, seconded by Mrs. Flaim, to reopen the public portion.

**Brenda Ronnenberg** of Rail Road Avenue received Rosa notice and there was no Rosa on agenda, can you answer about Rosa application.

Mr. Borelli states the Attorney for Rosa on Rail Road Avenue and Swedesboro Road prematurely provided notice to everyone within 200' of site and this has not been deemed complete as yet. Once this is deemed complete, you will properly receive notice and you may call Mrs. Rafuse at the office with questions.

Upon a motion by Mr. Travaglione, seconded by Mr. Melleady, all in favor, to close the public portion. Motion passed.

**Closed Session, Not Required**

#### **Adjourn**

Upon a motion by Mrs. Flaim, seconded by Mr. Travaglione, all in favor, to adjourn the meeting at 8:14 PM.

Sincerely,

E. Lynne Rafuse, Secretary  
Planning Board, Township of Franklin