

**Mannington Township Planning Board
Regular Meeting
August 12, 2021**

Present:

Joan Adams, Solicitor, Donald Asay, Mayor, John Sakewicz, Donald Richman, Jessica Lynn Winkers, Michael Colletti, and David Cadwallader (7:42 pm)

Absent:

Nicholas Culver, Michael Sullivan, Planner, Carl Gaskill, Engineer, Cory Gaskill, Engineer, Luke Patrick, Kasey Carner, Zoning Officer, Richard Eber, William DeCinque

The meeting was called to order at 7:03 PM by John Sakewicz, Chair.

The Sunshine Law Statement was read.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Roll Call was taken to justify that there was a quorum in attendance.

The secretary of the planning board has given adequate notice of the meeting.

Jessica Lynne Winkers and Donald Richman approved the minutes from the May 13, 2021 meeting. Going forward, the minutes will include the full title and body of approved resolutions. All in favor

Conflict Engineer, Stan Bitgood, was qualified as an expert and sworn in. Donald Asay made the motion to approve the Resolution Appointing Stan Bitgood as the conflict engineer for tonight's meeting. Jessica Lynne Winkers seconded the motion. All in favor

(Resolution Below)

**A RESOLUTION OF THE MANNINGTON TOWNSHIP PLANNING/ZONING BOARD
AUTHORIZING CONTRACT WITH THE ENGINEERING FIRM OF FEDERICI & AIKIN, PA
AND MR. STANLEY BITGOOD, PE, FOR PROFESSIONAL SERVICES AS A CONFLICT
ENGINEER**

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of a Professional Engineer for the year 2021, to serve as a conflict engineer and to render professional advice to the Planning/Zoning Board on Planning/Zoning issues and to review applications for development, and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, the Planning/Zoning Board has selected Mr. Stanley Bitgood, PE., of Federici & Aikin PA., as the most appropriate firm and individuals to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Planning/Zoning Board of the Township of Mannington as follows:

1. Federici & Aikin, PA., and its representative, Mr. Stanley Bitgood, PE is hereby appointed Conflict Engineer for the Mannington Township Combined Planning/Zoning Board for the balance of the year of 2021, terminating December 31, 2021.

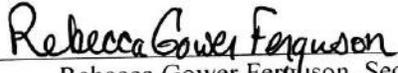
2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Federici & Aikin, PA have the special knowledge of the conditions of the Township which knowledge is particularly valuable to the Planning/Zoning Board and have agreed to serve as needed. Mr. Bitgood has many years serving municipal land development boards and is very familiar with the Salem County Planning Board as well. As such its services are of a nature where it is not possible to obtain competitive bids;

3. A copy of this Resolution shall be published once in official newspaper, The South Jersey Times as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Combined Planning/Zoning Board are hereby authorized and directed to execute an agreement with Federici & Aikin PA for services.

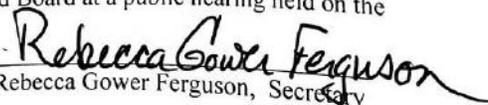
Attest

Planning/Zoning Board of Mannington Township


Rebecca Gower Ferguson, Secretary


John Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 12th day of August, 2021.


Rebecca Gower Ferguson, Secretary

Application – Salem County Office of Emergency Management

Joan Adams give a brief overview of the boards role in the review of a capital project. Clint Allen, solicitor for the applicant, given a review of the two applications that will be presented. Lauren Pomykala from the Salem County Health Department, Bruce Turner and Andrew Simpkins were sworn in.

The first project is the building at the Office of Emergency Management. Lauren gave a brief overview of the need for storage for bulk items. The location will accommodate this need, as well as offer a temperature-controlled environment. The mobile unit trailer will be stored away from the elements in this building. The six bay warehouse will hold the pod trailer, another trailer and utility vehicle.

Jessica Lynne Winkers asked how the Salem County Health Department made arrangements prior to this building construction. There was some discussion regarding where vaccinations are stored. It was explained that during the Covid-19 pandemic the OEM building housed the PPE.

Mr. Simpkins was qualified as an expert and reviewed the site plan.

Stan Bitgood explained that this application is under the threshold required for impervious material.

There will be no office space in this building, just storage.

Bruce Turner was qualified as an expert. This project is designed with maximum storage the site and will have drive thru bays. Only a small corner of the building will have climate-controlled area. The rest of the building will have fans and limited heat.

The design of the building matches the other buildings on the site. The condensing unit will be ground mounted. The building is not currently designed to have a backup generator. There was some discussion regarding what would happen to the climate controlled area housing PPE when the power goes out. The Planning Board would like to recommend a generator for the building.

There will be multiple storage racks to allow pallets to be stacked to utilize the space. There will be a forklift. The Department of Health will check on the building at least one time a week.

The items in the climate control area must be broken down and inventoried from the strategic national stockpile.

This building is in the agricultural zone. The vaccine will continue to be stored at the Health Department.

Mr. Bitgood confirmed that this use is compatible with the master plan and consistent with the existing site. The existing driveways will continue to be utilized for this project. This project will not encroach on the OEM parking needs

Donald Asay made a motion that the OEM project is consistent with the master plan and

included the recommendations discussed. The motion was seconded by Don Richman.

Roll Call Vote

1. Donald Asay - Yes
2. David Cadwallader - Yes
3. Donald Richman - Yes
4. John Sakewicz - Yes
5. Jessica Lynn Winkers - Yes
6. Michael Colletti - Yes

Application – Salem County Department of Health

This application was presented by Clint Allen. All witnesses have been sworn in and the professionals have been qualified as experts. Lauren Pomykala explained the pod model drive-through process. This will allow people to stay socially distanced and streamline pod sites. The current arrangement houses this project at the Salem County Fairgrounds and Salem Community College.

This project will allow the Health Department to utilize the site at any time and can be used for other Health Department events such as luncheons and vaccination clinics. The current pod sites include Schalick High School, Salem County Fairgrounds, Salem Community College, and Mid-Atlantic States Career and Education Center.

This project was created to meet a need. There was some explanation regarding the process of vaccine distribution. Currently, 606 people can be reached in 3 1/2 hours. If needed this could be a 24 hour day operation rotating and 12 hour shifts. There were some questions regarding parking at the site. There was some discussion regarding if there is enough room for the vehicle to lineup and sit to go through the building. There were questions asked about the impact to the Ware Building. There was a question if people would still be able to get into the Ware Building. The access and egress will allow parking and traffic flow.

This project space will not eliminate the need for other POD sites. The Sheriff's Office will help with the flow of traffic. Staff and volunteers are not allowed to direct traffic so the Sheriff's Office would be utilized. There is some discussion about parking for other events if this building is utilized for alternate activities.

There were multiple questions if there is planned access for the disabled. There was discussion of the aprons on the buildings are accessible and that there are no bathrooms. Staff would use the Ware Building bathroom Mr. Asay suggested that concrete continue to the way of building in the event that a disabled individual volunteering could get into the Ware Building. This planned building is not designed to hold meetings and events.

David Cadwallader made a motion that the OEM project is consistent with the master plan and included the recommendations discussed. The motion was seconded by Jessica Lynn Winkers.

Roll Call Vote

1. Donald Asay - Yes
2. David Cadwallader - Yes
3. Donald Richman - Yes

4. John Sakewicz - Yes
5. Jessica Lynn Winkers - Yes
6. Michael Colletti - Yes

Miscellaneous Business

The Wind Port meeting information was distributed to members prior to the meeting.

The Township Committee is working with Habitat for Humanity to find lots that might be appropriate for a building. If this comes to fruition, there may be applications coming before the Planning Board.

60% of the township is now preserved.

The meeting was open to the public.
The meeting was closed to the public.

The meeting with adjourned at 8:42 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary