

Mannington Township Planning Board
Regular Meeting
April 14, 2022

Present:

Donald Asay, William DeCinque, Luke Patrick, Richard Eber, Donald Richman, Jessica Lynne Winkers, Michael Colletti, Nicholas Culver, Gaynel Schneeman, Robert Schmid, Corey Gaskill and Terry Dennen (solicitor)

Absent:

David Cadwallader, John Emel, Carl Gaskill, Michael Sullivan, John Sakewicz and Michael Aimino

The meeting was called to order at 7:04 PM by William DeCinque, Vice Chairman.

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.

Richard Eber made a motion to approve the March 2022 minutes. Jessica Lynn Winkers seconded the motion.

All in Favor.

Resolution 08-2022 Resolution of Review and Recommendation from the Planning/Zoning Board of the Township of Mannington to the Salem County Vocational Technical School District Pursuant to N.J.S.A. 40:55D-31

Motion was made by Luke Patrick to approve the resolution. Nicholas Culver seconded the motion.

Roll call listed on the resolution below:

RESOLUTION 08-2022
RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE
PLANNING/ZONING BOARD OF THE TOWNSHIP OF MANNINGTON TO THE
SALEM COUNTY VOCATIONAL TECHNICAL SCHOOL DISTRICT
PURSUANT TO N.J.S.A. 40:55D-31

WHEREAS, the Salem County Vocational Technical School District ("Salem Vo Tech") intends to make certain renovations and improvements to its property, specifically the addition of a 1,508 sf Lab building, with accessory improvements, immediately adjacent to the existing welding shop ("the Project"). The Project requires the expenditure of public funds and the development of a capital project on public land; and

WHEREAS, N.J.S.A. 40:55D-31 requires that a public entity, specifically including a school district, prior to the expenditure of public funds for the development of a capital project on public land, must first refer the matter to the planning board of the jurisdiction where the Project will be undertaken for review and recommendation by said board in light of its master plan; and

WHEREAS, the Salem Vo Tech appeared before the Planning/Zoning Board of Mannington Township on March 10, 2022 and made a presentation to the Board detailing the Project that is to take place on the premises of the Salem Vo Tech; and

WHEREAS, in support of the presentation, the Salem Vo Tech provided the following:

1. Letter from Robert N. Garrison, Jr., dated February 11, 2022; and
2. Plans prepared by Brooks W. Garrison, RA of Garrison Architects, PC, 713 Creek Road, Bellmawr, New Jersey 08031, all dated January 25, 2022, as follows:
 - A-1 Overall Floor Plans
 - A-2 Enlarged Floor & Furniture Plans for Submerged Arc Welding Lab Addition
 - A-3 Enlarged Floor & Furniture Plans for HVAC Mechatronics, Robotics and Automation Engineering Renovations
 - A-4 Roof Plan
 - A-5 Building Wall Sections
 - A-6 Building Elevations
3. At the time of the hearing, testimony was provided to the Board regarding the project by Brooks W. Garrison of Garrison Architects and Dr. Jennifer Bates of Salem Vo Tech.

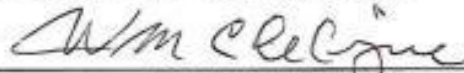
WHEREAS, Mannington Township Planning/Zoning Board did its review and made its recommendation based on the above documents and the testimony provided at the time of the hearing, including the testimony of its own professionals, and

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of Mannington Township, by a unanimous vote of 8 in favor, 0 opposed and 0 abstentions, as follows:

1. The Planning/Zoning Board of Mannington Township has reviewed the Salem Vo Tech Project in light of its master plan, as required by N.J.S.A. 40:55D-31 and has determined the project to be consistent with the Mannington Township Master Plan and Zoning Ordinances; and

2. No recommendations were made by the Board.

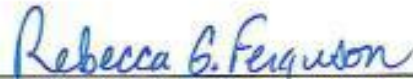
THE PLANNING/ZONING BOARD OF THE
TOWNSHIP OF MANNINGTON



JOHN SAKEWICZ, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Planning/Zoning Board of the Township of Mannington held on the 10th day of March 2022; and such resolution was adopted by the Planning/Zoning Board of the Township of Mannington at a regular meeting held on April 14, 2022, by a vote 7 to approve, 0 to oppose and 1 to abstain.



REBECCA FERGUSON, Secretary

In favor of the resolution: *Donald Asay, William DeGue, Luke Patrick, Donald Richman, Jessica Lynn Winkers, Michael Colletti & Robert Schmid*

Opposed to the resolution:

Abstained: *Richard Eber*

Harris Properties, LLC
Completeness
Use Variance Application
Lot 16, Block 61
204 Route 45
Mannington, NJ

Frank Hoerst presented the application.

Debbie Harris is the applicant.

Dale Boston is the engineer. He is recognized as an expert before the board.

Mr. Hoerst explained that this is a bifurcated application. A site plan approval will be needed.

The site plan will not reflect changes in daylily operations. It is expected that the business will grow. There will be larger parking and adding a larger building will be phase in. They are here tonight, asking the board that since nothing will change, would a use variance be required. They are expanding on the approved, permitted use.

Corey Gaskill reviewed his letter dated April 13, 2022. Testimony has been provided for affidavit of ownership.

A separate application will be submitted for the site plan. Bifurcating the application allows the applicant to save funds if they would be for things that the board would lose. Mr. Gaskill does not believe that this is the case at this time.

Mr. Asay stated that the 2009 Use Variance applies to this plan.

Terry Dennen explained that the board could determine that an application for a use variance is not needed. The board could also state that they need a use variance. Ms. Schneeman asked about the included site plan.

Jessica Lynn Winkers made a motion to deem the application complete. Richard Eber seconded the motion.

Roll Call

William DeCinque – Yes

Richard Eber – Yes

Donals Richman – Yes

Jessica Lynn Winkers – Yes

Robert Schmid -Yes

Michael Colletti – Yes

Nicholas Culver - Yes

Richard Eber made a motion that a Use Variance would not be required for this site plan application. Jessica Lynn Winkers seconded the motion.

Roll Call

William DeCinque – Yes

Richard Eber – Yes

Donals Richman – Yes

Jessica Lynn Winkers – Yes

Robert Schmid -Yes

Michael Colletti – Yes

Nicholas Culver - Yes

Tang Friendly Property, LLC

Additional Documents Submitted Regarding Completeness

Block 64, Lot 11 & 11Q

98 Old Kings Highway

Mannington, NJ

Gregory Simmons, the applicants engineer was sworn in. He now works from Ewing Associates. He is changing companies.

Corey Gaskill reviewed his letter dated 4/13. Item # B18 – The large building in the rear – what is it? It has not had building or zoning permits. The testimony previously indicated that this is a greenhouse.

If a building is listed for ag use, but it doesn't appear to be a structure for ag use, then Mr. Gaskill stated that there could be a complaint filed through the Ag Board that the building isn't being used for agricultural purposed.

The board asked if the building plans should be included as part of the application. Additionally, should unpermitted buildings be included in the application?

The septic is not put in?

There is a path into the meadow. The applicant has been advised to remove the path. This action will be clarified on the plan. The removal of the road is to be included on the plan submitted.

The Ag board can determine if items are for an agricultural use. There was a request to defer item #18 to the Ag board.

Soil erosion is going to be an ongoing issue.

The large building that, through testimony has an agricultural use, can be questioned.

There are concerns that there is a septic pit and trench. There may be a need for a septic inspection report.

The applicant is not allowed further construction at this point. All new buildings will need a CO.

There was a request for floor plans and elevations of buildings 1, 3 & 4, which are the structures with the most change.

Building 5 was in existence, building 7 was excluded and 6 had some work done.

Building #2 is the lean to over two tractor trailers.

6 needs additional information.

Item #B24 Information must be on the site plan.

B26 Application and plan are in the process of being submitted. The variances required were reviewed in Mr. Gaskill's letter.

There was discussion regarding nonconforming use.

Luke Patrick made a motion to deem the application complete. Nicholas Culver seconded the motion.

Roll Call

Donald Asay - Yes

William DeCinque – Yes

Richard Eber – Yes

Luke Patrick – Yes

Donals Richman – Yes

Jessica Lynn Winkers – No

Robert Schmid -Yes

Michael Colletti – Yes

Nicholas Culver - Yes

The applicant will notice to tell when they will come before the board.

The planning board meeting was open to the public.

The planning board meeting was closed to the public.

The meeting was adjourned at 8:48 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary