

PLANNING BOARD AGENDA
MAY 11, 2020 at 6:00 p.m.

6:00 P.M. –

1. Call to Order –

2. Flag Salute -

3. Statement required by Open Public Meetings Act –

4. Roll Call:	<u>Present</u>	<u>Absent</u>
Ron Dash	_____	_____
Deputy Mayor Kaya McIntosh	_____	_____
Twsp. Manager Dr. Sharon Rogers	_____	_____
Marie Turner	_____	_____
Councilwoman Samantha Whitfield	_____	_____
Vice-Chair James Hall	_____	_____
Chairwoman Lavonne Johnson	_____	_____

Alternates:

Sarah Holley (Alt. #1)	_____	_____
Donya Jean-Baptiste (Alt. #2)	_____	_____

Professionals:

Planning Bd. Attorney	_____	_____
-Yolanda Melville, Esq		
Planning Bd. Engineer	_____	_____
-Carl Turner		
Willingboro Inspection Representative(s)	_____	_____
-Ted Evans		
Bd. Secretary – Bernadette Green	_____	_____

1. Old Business: -

- A. Approval of Minutes – April 13, 2020
- B. Resolution 2019-8 – Planning Board Budget

2. New Business: -

A. 38 Ironside Court Application – Postponed per applicant’s request to June 8th.

B. Master Plan – Subcommittee creation and/or assignment

3. **Public Comment -**

4. **Board Comment -**

5. **Adjournment:**

Planning Board Minutes
Meeting Date: April 13, 2020

6:02 P.M. – Teleconference Meeting

Call to Order **Chairwoman**

Salute to Flag **Board Secretary**

Secretary In compliance with the open Public Meeting Act this is to announce that adequate notice of this meeting was provided in the following manner.

On January 17, 2020 advance notice of this meeting was posted on the bulletin board in the Municipal Complex.

On January 17, 2020 advance notice of this meeting was mailed to the Burlington County Times, Trenton Times, The Philadelphia Inquirer and the Courier Post.

On January 17, 2020 advance written notice of this meeting was filed with the Township Clerk.

The board secretary is directed to enter into the minutes of this meeting this public announcement.

Secretary **Roll Call**

Mr. Dash	Absent
Mr. Hall	Present
Ms. Johnson	Present
Ms. Turner*	Absent
Councilwoman Whitfield	Present
Deputy Mayor McIntosh	Present
Dr. Rogers	Present
Ms. Holley	Absent
Ms. Baptiste	Present
Planning Board Attorney Yolanda Melville	Present
Planning Board Engineer	Present

Planning Board Minutes
Meeting Date: April 13, 2020

Carl Turner
 Inspections Representative Absent
 Ted Evans

Planning Board Secretary Present
 Bernadette Green

OLD BUSINESS

A. Approval of Minutes – March 9, 2020

Board Member	Motion	2 nd	Yes	No	Abstain	Absent
Ronald Dash						X
James Hall	X		X			
Sarah Holley						X
Donya Jean - Baptiste			X			
Lavonne B. Johnson			X			
Deputy Mayor McIntosh			X			
Dr. Sharon Rogers			X			
Marie Turner*						X
Councilwoman Whitfield	X		X			

*Ms. Turner was present but had technical difficulties.

B. Conclusion of 611 Beverly Rancocoas Matter – PB Solicitor Yolanda Melville stated that correspondence was sent out to all parties involved and it was concluded that planning board approval was not needed for the property at 611 Beverly Rancocas Road because it is a Child Care Facility.

NEW BUSINESS

1. 38 Ironside Court Application Update – Ms. Melville confirmed that the applicant had agreed to postpone hearing of the application until May 11, 2020. She further stated that David Frank, applicant’s attorney was present as a participant in our meeting.
2. PowerPoint Presentation – Ms. Melville presented a PowerPoint in reference to Master Plan. Board is open to suggestion of having subcommittees and there was a discussion of a specific timeframe to complete the Master Plan. Dr. Rogers stated that there needs to be

Planning Board Minutes
Meeting Date: April 13, 2020

a Resolution submitted for PB budget. Discussion was made by board in reference to the resolution not being submitted to council.

1. Public Comment

Pat Lindsey Harvey – 12 Hadley Lane, Chair of Community Development Corporation, explained the Heart and Soul Grant that was awarded. Funding nor agreements have been completed as of yet; this grant is used for community involvement and is a very strict program. The corporation will share findings of these efforts to the planning board. Asked a question in reference to Inductotherm airstrip, chair stated that it is a private airstrip.

David Frank – attorney for Ironside properties - Thanked board for bringing these meetings to teleconference. Look forward to seeing all members in May for the Ironside application. Thanked Ms. Melville for presentation.

2. Board Comment

Donya Jean – Baptiste – Just looking forward to the beginning stages of developing the Master Plan.

Marie Turner – Enjoyed presentation, had technical difficulties but was present for the duration.

Dr. Rogers – Thanked Ms. Melville and believes that Master Plan is very important to working with council and departments and can be valuable to the residents.

Deputy Mayor McIntosh – Thanked Ms. Melville for presentation, Boards Secretary and IT for providing the teleconference platform. Suggested to have information for upcoming meeting provided on social media.

James Hall – Appreciates everyone’s comments and commended Ms. Melville work.

Lavonne Johnson – Thanked Ms. Melville for presentation. Thanked Mr. Frank for his comments.

Ms. Melville – Thanked everyone for allowing her to give the presentation.

3. Adjournment: Dr. Sharon Rogers – Motioned for Adjournment; Deputy Mayor Kaya McIntosh– Second, All in favor “AYE” none opposed.

Meeting Adjourned at 7:35pm

Bernadette Green
Board Secretary

Lavonne Johnson
Board Chair

RESOLUTION 2019- 8

TOWNSHIP OF WILLINGBORO PLANNING BOARD RESOLUTION
MEMORIALIZING PLANNING BOARD'S FORMAL REQUEST FOR ALLOCATION
OF FUNDS FOR TOWNSHIP MASTER PLAN

WHEREAS, the Township of Willingboro Planning Board is a land use board tasked with, inter alia, review of applications for development for site plan and subdivision approval, make recommendations to the Township Council on any proposed changes to the land use ordinance, and grant conditional use or bulk variances in association with subdivision and site plan applications; and

WHEREAS, the Township of Willingboro Planning Board is also responsible for the creation and adoption of the Master Plan for the Township of Willingboro; and

WHEREAS, the Township of Willingboro last completed a full Township Master Plan in 1990; and

WHEREAS, the 1990 Township Master Plan was amended three times, specifically in 1997, 2008 and 2015; and

WHEREAS, the principle goals of the 1997 Master Plan amendment were to: (1) set up the possibility for the Route 130 Redevelopment Plan; (2) discuss senior housing and the Township's need; and (3) address issues regarding underutilized school facilities; and

WHEREAS, the 2008 and 2015 amendments were strictly updates to the Township's Housing Element as a direct result of changes in New Jersey's affordable housing process; and

WHEREAS, pursuant to the requirements of Section 89 of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., the Planning Board conducted a reexamination of the Township Master Plan and development regulations, prepared a report on the findings of the reexamination, titled, "General Reexamination of the Master Plan, Willingboro Township, Burlington County, New Jersey," which was duly adopted on March 29, 2018 ("2018 Master Plan Reexamination"); and

WHEREAS, the 2018 Master Plan Reexamination concluded the following:

This reexamination report concludes that while the 1997 Master Plan and 2006 Reexamination remain viable documents for the advancement of planning policy necessary for the future arrangement of land within the Township, the Township should consider the preparation of a new comprehensive master plan to revise and consolidate the goals and objectives, and to create a unified document containing multiple elements which would help to guide the Township's future development. Elements for consideration in the new master plan should include: Goals and Objectives, Circulation Plan, Housing Plan, Land Use Plan,

Recreation and Community Facilities Plan, Conservation Plan, and Green Building and Environmental Sustainability Plan. Additionally, while not critical, based on the 2006 Reexamination's reaffirming of goals, consideration should be taken towards the future inclusion of a Historic Preservation Plan.

WHEREAS, based on the foregoing, the Willingboro Planning Board desires to update the Township Master Plan in accordance with N.J.S.A. 40:55D-28 and as recommended by the 2018 Master Plan Reexamination; and

WHEREAS, the preparation of a new Township Master Plan will include, but will not be limited to, public hearings, committee meetings and consultation with a planning consultant and licensed professional planner; and

WHEREAS, since 2017, the Willingboro Planning Board has made ongoing requests to the Township Council for the necessary funding to prepare a new Township Master Plan; and

WHEREAS, the Willingboro Planning Board will seek to utilize resources to assist in the preparation of the new Township Master Plan, including, but not limited to, resources provided by the Burlington County Economic Development Office, Edward J. Bloustein School of Planning and Public Policy School at Rutgers University (or other similar university), and the Delaware Valley Regional Planning Commission, in order to limit/reduce costs incurred by the Township; and

WHEREAS, notwithstanding, the Willingboro Planning Board recognizes that there will be expenses incurred in the creation and finalization of the Township Master Plan, including but not limited to, the execution of the Township Master Plan by a licensed professional planner and other professional services; and

WHEREAS, this Resolution memorializes the budgetary needs for such services; and

WHEREAS, the Willingboro Planning Board formally requests an allocation of funds up to \$125,000, in order to prepare the Township Master Plan; and

WHEREAS, the Willingboro Planning Board reserves the right to request any additional monies from the Township of Willingboro and agree to return any surplus monies that are not requested

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Township of Willingboro, County of Burlington, and State of New Jersey, on October 21, 2019, hereby requests that the Township Council of the Township of Willingboro, authorize the allocation of funds up to \$125,000, for the preparation of a Township Master Plan.