

**PLANNING BOARD AGENDA
NOVEMBER 9, 2020 at 6:00 p.m.**

6:00 P.M. – Teleconference

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 Manager Walter Howard	_____	_____
Deputy Mayor Kaya McIntosh	_____	_____
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. New Business: -

- Approval of minutes June 8, 2020 and October 19, 2020
- Budget Discussion for upcoming 2021 year
- Planning Board professionals schedule for interviews

2. Old Business: -

Resolution 2020-12 - Resolution to increase the not to exceed amount for Solicitor

Discussion of the progress of the Master Plan Sub-Committees

- Goals & Objectives – Councilwoman Whitfield, Chair
- Land Use Plan, Economic Plan, Historic Preservation Plan – Deputy Mayor McIntosh, Chair
- Green Bldgs. & Environmental Sustainability Plan, Infrastructure Plan, & Recycling Plan, Donya Jean-Baptiste, Chair

3. Public Comment -

4. Board Comment -

5. Adjournment:

DRAFT

TOWNSHIP OF WILLINGBORO PLANNING BOARD

RESOLUTION NO. 2020-12

RESOLUTION AUTHORIZING THE AMENDMENT OF AN EXISTING CONTRACT FOR PROFESSIONAL SERVICES WITH COOPER LEVENSON, P.A. FOR LEGAL SERVICES FOR AN AMOUNT NOT TO EXCEED \$5100

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1, *et. seq.*, provides that a contract for professional services may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type; and

WHEREAS, the Township of Willingboro Planning Board (“Planning Board”) requires the services of various professional service providers; and

WHEREAS, in March 2020, the Planning Board selected Cooper Levenson, P.A. to serve as its Planning Board Attorney from March 2020 through December 2020; and

WHEREAS, the Planning Board desires to amend a professional services agreement with Cooper Levenson, P.A. for the providing of additional services in conjunction with providing legal counsel; and

WHEREAS, the existing agreement for said services shall be increased from \$5100 to \$6100; and

WHEREAS, the Township of Willingboro’s Chief Financial Officer has certified that sufficient funds are available in the amount of \$6100; and

WHEREAS, the services are professional services that are exempt from public bidding under the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i).

NOW, THEREFORE BE IT RESOLVED, the Township of Willingboro Planning Board hereby authorizes and directs an amendment to the existing agreement with Cooper Levenson, P.A. for professional legal services for the period of March 2020 through December 2020 consistent with this Resolution; and

BE IT FURTHER RESOLVED, the original contract for professional services and this amendment are awarded without competitive bidding as a professional services agreement as authorized under N.J.S.A. 40A:11-5(1)(a)(i); and

BE IT FURTHER RESOLVED that notice of this Resolution shall be published in the Burlington County Times and the Courier Post as required by law.

_____ offered the above resolution and moved its adoption. Seconded by _____ and adopted by the following vote on roll call:

Board Member	YES	NO	N.V.	A.B.	MOT	SEC
R. DASH						
M. TURNER						
S. WHITFIELD						
K. MCINTOSH						
S. ROGERS						
S. HOLLEY, Alternate						
D. JEAN-BAPTISTE, Alternate						
J. HALL, Vice Chair						
L. JOHNSON, Chairwoman						
X – Indicates Vote NV – Not Voting AB – Absent MOT – Motion SEC - Second						

Adopted: September ____, 2020

Bernadette Davis-Green, Planning Board Secretary

Planning Board Minutes
Meeting Date: October 19, 2020

6:06 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. Ron Dash	Absent
Mr. Walter Howard	Present
Deputy Mayor McIntosh	Present
Ms. Marie Turner	Present
Councilwoman Whitfield	Present
Mr. James Hall	Absent
Ms. Lavonne Johnson	Present
Ms. Sarah Holley	Absent
Ms. Donya Jean-Baptiste	Present
Planning Board Attorney Yolanda Melville	Present
Planning Board Engineer Carl Turner	Absent

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Inspections Representative Ted Evans	Absent
Planning Board Secretary Bernadette Green	Present

1. New Business: -

Resolution 2020-13 Memorialize 48 Ironside Court

Board Member	Motion	2 nd	Yes	No	Abstain	Absent
Ronald Dash						X
Deputy Mayor Kaya McIntosh		X	X			
Deputy Manager Walter Howard			X			
Marie Turner			X – reflected by thumbs up			
Councilwoman Samantha Whitfield	X		X			
Sarah Holley (alt. #1)						X
Donya Jean- Baptiste (alt. #2)					X	
Vice-Chair James Hall						X
Chairwoman Lavonne Johnson			X			

Motion passes with 1 abstention, Resolution 2020-13 approved

Planning Board Minutes
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Resolution 2020-14 application approval for 19 & 27 Ironside Court

Board Member	Motion	2 nd	Yes	No	Abstain	Absent
Ronald Dash						X
Deputy Mayor Kaya McIntosh			X			
Deputy Mgr Walter Howard			X			
Marie Turner			X			
Councilwoman Samantha Whitfield	X		X			
Sarah Holley (alt. #1)						X
Donya Jean- Baptiste (alt. #2)					X	
Vice-Chair James Hall						X
Chairwoman Lavonne Johnson			X			

Motion passes with 1 abstention, Resolution 2020-14 approved

2. Old Business: -

Resolution 2020-12 - Resolution to increase the not to exceed amount for Solicitor (was previously tabled, must be taken off the table and put back on until the next meeting)

Discussion was made in reference to Resolution. Solicitor stated that there may not need to take any action, and that the Resolution can stay on the table. Councilwoman Whitfield suggested that Chairwoman Johnson to forward to council.

NOTE: Mrs. Holley has joined the meeting @ approximately 6:20pm.

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Meeting Date: October 19, 2020

Resolution 2020-14 application approval for 19 & 27 Ironside Court

Board Member	Motion	2 nd	Yes	No	Abstain	Absent
Ronald Dash						X
Deputy Mayor Kaya McIntosh			X			
Deputy Mgr Walter Howard			X			
Marie Turner			X			
Councilwoman Samantha Whitfield	X		X			
Sarah Holley (alt. #1)						X
Donya Jean- Baptiste (alt. #2)					X	
Vice-Chair James Hall						X
Chairwoman Lavonne Johnson			X			

Motion passes with 1 abstention, Resolution 2020-14 approved

2. Old Business: -

Resolution 2020-12 - Resolution to increase the not to exceed amount for Solicitor (was previously tabled, must be taken off the table and put back on until the next meeting)

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NOTE: Mrs. Holley has joined the meeting @ approximately 6:20pm.

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Discussion of the progress of the Master Plan Sub-Committees

- Goals & Objectives – Councilwoman Whitfield, Chair, presented a presentation to the committee that included resources and suggestions.
- Land Use Plan, Economic Plan, Historic Preservation Plan – Deputy Mayor McIntosh, Chair, will be starting now that a framework has been presented. Will solicit assistance from residents and a few of the boards and commissions. Secretary did clarify the resident interest, and stated that the notice would be ongoing.

NOTE: Planning Board Engineer has arrived to the meeting @ approximately 6:30pm.

Chairwoman confirmed that resident participants had joined the meeting because of interest in the sub-committee.

- Green Bldgs. & Environmental Sustainability Plan, Infrastructure Plan, & Recycling Plan, Donya Jean-Baptiste, Chair, stated that the report may need to be tweaked a bit. Also stated that the sub-committee did have a meeting and will address infrastructure plans to include phone lines. Stated that during research the infrastructure was included in the Master plan and that it would be able to be rolled into capital budget. The township does have infrastructure needs. She also stated that the ownership of roads is listed in other townships master plan, where it is not listed in ours. Ms. Jean-Baptiste stated the goals of each of the plans and stated that she will reach out to other boards and commissions such as The Green Team and the Environmental Commission and MUA.

Discussion continued between board members in reference to sub-sections of the Master plan.

NOTE: Vice-Chair James Hall had arrived @ approximately 6:45pm.

Mrs. Holley sent an email and stated that her power went out and that she will not be able to rejoin the meeting at approximately 6:50pm.

Councilwoman Whitfield stated that a Resiliency Plan should be included as a separate sub-section of the Master Plan or as part of the Sustainability Plan.

3. Public Comment –

Pat Lindsay-Harvey – 12 Hadley Lane, Referenced PSEG cutting trees and also stated that PSEG sometimes tries to cut all vegetation. Power outages, Country Club and parts of Twin Hills are all out. Green initiatives, during personal research has found that using

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recycled materials for paving the streets are more cost effective. Referenced the last meeting and a remark made that the professionals bills were high, through an OPRA request she does not understand the comment. Are there bills that you guys know about that hasn't been turned in? Did not understand what very high meant? Chairwoman stated that she has not heard of anything. Discussion continued in reference to Ms. Lindsey Harvey concerns and she was satisfied with the responses from the board.

Eric Miller Sr. – 44 Globe Lane, stated that there is a transformer that PSEG never installed at 69 Gamewell. The transformer has never been installed for about 6 months. It is sitting in the neighbor's yard with cones around it. PSEG needs to do an upgrade. Further discussion between board members and resident in reference to PSEG, their responsibilities and our responsibilities.

Secretary asked that if there are member of the public interested in working with the sub-committee to verbalize their intent.

Resident responses – Eric Miller II, would like to be involved with the infrastructure and possibly other sub-committees as well.

Sharon Anderson – Goals & Objectives or Land Use

Chairwoman stated that up to the election will be very busy. The next meeting will be November 9th. Councilwoman Whitfield stated that the sub-committees should look at the data sources available and possibly meet to begin preparing the SDOC analysis and existing conditions report.

Legal update from solicitor in reference to the Executive Order from the governor and guidelines from the DCA concerning the Executive Order.

- Public comment can be submitted via email
- Disruptions to the meeting must receive a warning before removal.
- Land Use boards should determine if the application can be heard via teleconference to be determined on a case by case basis. Solicitor does not foresee a problem. Factors were listed.
- Adequate electronic notice and make sure applicants exhibits are submitted/converted by applicant and accessible to the public prior to the hearing.
- Testimony/Swearing in will be given by individuals via audio and video.

Secretary asked if availability of plans/exhibits in the clerk's office sufficient for this guideline? Solicitor stated that it was not and that the applicant is responsible for submitting/convertng said exhibits.

4. **Board Comment -**

Councilwoman Whitfield – Stated that she is excited to begin on the Master Plan. She is able to put her recently received Master's Degree to real life application. Clarified that according to PSEG policy, they are not cutting the trees incorrectly. She further stated that PSEG policies are designed to protect their infrastructure.

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Deputy Mayor McIntosh – Is excited to get the ball on the road with the Master Plan. Glad to have more professionals involved as part of our team, volunteering expertise and time.

Donya Jean-Baptiste – Thanked everyone that is interested in the infrastructure sub-committee. Looking forward to working on the Master Plan.

Walter Howard – Thanked everyone for joining in. In reference to the mailing about the sewer warranty that went out, the township did post information about it and read the correspondence that the residents receive.

Marie Turner – Exciting night and I am ready to go.

Vice-Chair Hall – Thanked all that joined the meeting and is looking forward to working with everyone.

Chairwoman Johnson – Thrilled to see new faces and the old timers that are still with us. Welcomed Walter Howard again and stated that it's terrific to have Councilwoman Whitfield and her educational background to help guide us along.

5. Adjournment:

Motioned by: Deputy Mayor McIntosh

Seconded by: Donya Jean-Baptiste

All in favor "AYE", none opposed

Meeting adjourned at 7:40pm

Lavonne B. Johnson, Chairwoman

Bernadette Davis-Green, Secretary

Planning Board Minutes
Meeting Date: June 8, 2020

6:06 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.

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

Secretary

Roll Call

Mr. Ron Dash	Absent
Deputy Mayor McIntosh	Absent
Dr. Sharon Rogers	Present
Ms. Marie Turner	Present
Councilwoman Whitfield	Present
Mr. James Hall	Absent
Ms. Lavonne Johnson	Present
Ms. Sarah Holley	Present
Ms. Donya Jean-Baptiste	Present
Planning Board Attorney Yolanda Melville	Present
Planning Board Engineer	Present

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Carl Turner
Planning Board Conflict Engineer Present
Rakesh Darji
Inspections Representative Absent
Ted Evans

Planning Board Secretary Present
Bernadette Green

1. **Old Business:** - Under the advisement of the Chair in consideration to the professionals, Old Business was moved to the end of the meeting.

2. **New Business:** -

A. 38 Ironside Court Application – BLK 13/Lot 8.20

Chairwoman Johnson

Mr. Frank and your professionals can now have the floor.

David Frank

Thank you very much Madam Chair. David Frank, attorney at law admitted to practice in the State of New Jersey. With me this evening as witnesses, Professional Engineer Thomas Bechard, Owner representative – Gino DiBattista, and Mr. Harry Muhlschlegel, who can testify to operations as he has been closely involved in operating these terminal facilities on Ironside court for 40 years and you know him well. I would ask Madam Chair that we swear all three of them in. It is a preliminary matter and I also ask that if you would waive Mr. Bechard's credentials as he has appeared here several times and has previously been accepted as our Civil Engineer.

Ms. Melville

OK, Madam Chair? Chairwoman Johnson, may I go ahead and swear the witnesses in for tonight?

Chairwoman Johnson

Yes, I was going to ask you to but someone muted me by mistake.

Ms. Melville

Mr. Frank can you state one more time for the record all of your witnesses?

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David Frank Yes, our professional engineer – Thomas Bechard, our applicant representative, Gino DiBattista, and Mr. Harry Muhlschlegel.

Ms. Melville Is the applicant representative on the phone?

Davis Frank Mr. Muhlschlegel is by telephone, yes.

Ms. Melville OK, what about Mr. DiBattista?

Davis Frank Mr. DiBattista is here with us. He’s the second on the right from the top. He is not centered in the screen despite my instructions.

Ms. Melville There you are. OK, Mr. Bechard and Mr. DiBattista, would you both please raise your right hand. Do you swear to tell the truth and nothing but the truth?

Mr. Bechard I Do

Mr. DiBattista I Do

Ms. Melville Mr. Muhlschlegel I can’t see you so I need an oral affirmation.

Mr. Muhlschlegel OK, can you hear me?

Ms. Melville I can hear you. Do you swear to tell the whole truth and nothing but the truth?

Mr. Muhlschlegel I Do

Ms. Melville OK, Chairwoman all of your witnesses for the applicant have been sworn in.

Chairwoman Johnson OK and Madam Secretary will you note that Mr. Dash has joined us.

Secretary Yes ma’am

Rakesh Darji Madam Chair?

Chairwoman Johnson Yes

Rakesh Darji I believe that this is the first time I will be providing testimony to the board and I believe that our associate should swear me in as well.

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Chairwoman Johnson Oh really, Ms. Melville will you please swear in our conflict engineer?

Ms. Melville Absolutely, let me find you on the screen here.

Rakesh Darji I got my hand up.

Ms. Melville There you are, Mr. Darji, do you swear or affirm to tell the whole truth and nothing but the truth?

Rakesh Darji I Do

Ms. Melville Your conflict engineer has been sworn in.

Chairwoman Johnson Now, Mr. Frank are you ready to proceed with your application presentation?

David Frank Great, thank you very much. So preliminarily, we are here to amend the existing site. There has long been a truck terminal warehouse building at 38 Ironside Court and many of you know that street very well. On both sides of the street there are similar buildings leading up to the Municipal Sewer Plant at the end. So briefly, what we are proposing to do is a reconfiguration of the parking areas and the addition of new driveways on Ironside Court. We are asking for several variances. One of them is for side yard setback. And that relates to a driveway, the existing driveway that we want to reconfigure. This site adjoins 48 Ironside and we were here about 48 for preliminary approval to make some similar improvements there. And we are going to be coming back very shortly for final approval for 48. What we are proposing to do is essentially create what will look like one big driveway between the two buildings, 48 and 38. It will better facilitate truck turning in and out of both sites. Its gonna help keep Ironside Court, which you are newly paving with some State Grant money which is very fine. The grant money you got was a transportation hub grant I might add, reflects the uses that we have there. So we are going to be

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better able keep the street from deteriorating, with sharp turns from trucks, have safer ingress and egress. The other part of that, the 48 part of that, we were prepared to submit that but had a little friction, not friction, a little discontinuity getting it in your door because of the COVID 19 limitations on access. We hope to accomplish that in the next day or so with Bernadette's kind cooperation. So you will be seeing the 48 side of that enlarged driveway in the application that you should get this week. And we'll bring all of that together. So, here at 38, we are going to be expanding the driveway to the edge of the property line to meet the driveway at 48, that's going to be expanded, removing a small island in the front, adding a little bit of parking in the back, adding that front driveway, and reconfiguring a little bit of the parking and things of that nature. So a couple of minor variances, also very similar to the ones that you have already granted to 48 and 37 for front yard parking setback. And I think that's it on the variance front. We are also asking for a design exception, a waiver on having to provide a dumpster. The trash and recyclables are currently addressed with a dumpster at the rear of the building that is not currently visible from the street and it has worked that way for 40 years. We don't propose to change that and create a structure somewhere, it seems functional and doesn't seem to injure anybody's aesthetics or abilities. Those are the two variances that we are asking for, that's the exception that we are asking for. So with that, I am going to turn it over to Tom Bechard and ask him to show you the site drawing. Mr. Dash has been motioning in the corner I am not sure why.

Chairwoman Johnson

We all should be muted right now while they give their presentation, ok?

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Thomas Bechard

I believe that there were some exhibits that were submitted, should we start with the Aerial Exhibits, just to kind of orient everyone with the site.

Chairwoman Johnson

Yeah, that's a good idea.

Ms. Melville

We will mark this exhibit as exhibit A-1 (see attached)

Thomas Bechard

This exhibit shows the outline of the site which is in red, it's 38 Ironside Court. It's about 1.29 acres. As you can see there is an existing driveway along the southerly property line. Along the southerly side of the building there is currently 12 car parking spaces and in the rear of the building there are two loading docks and one drive in door. The dumpster that Dave mentioned a little earlier is also in the rear of the facility.

David Frank

Tom, can you point out where 48 Ironside is on that drawing.

Thomas Bechard

Yeah, 48 Ironside court is directly to the south. It extends to the southerly property line of the red rectangle all the way down to where the solar field is. You can see the tractor trailers parked adjacent to the solar field. So that site, 48 Ironside court consists of multiple lots but have all operated as a single site for close to 40 years.

David Frank

Thank you

Thomas Bechard

Shall we switch to the overall site plan now and I can describe the proposed changes to the site. OK, would this be exhibit A-2?

Ms. Melville

A-2, yes (see attached)

Thomas Bechard

OK, so we have slightly rotated the view so it fits nicer on the sheet. You can see north is now pointed up and to the right. Just to kind of orient you with the drawing, the brown shaded area is the building, the turquoise shaded area represents the existing paved area, there is a hatch pattern in the rear of the property that represents stone which for all

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intense and purposes is impervious surface and the light gray shaded areas represent the proposed paving. The proposed paving in the rear is actually compacted DGA, for all intense and purposes it's impervious but we are going to add asphalt to provide dust control and a cleaner surface in the rear. The turquoise shaded area which is existing paving, we will be doing a variable depth mill overlay in that area to put a new surface. (inaudible) To accommodate the little bird baths that are out there right now, it's minor grading, but it will all be done with a variable depth mill and overlay.

David Frank

Tom when we're done it will all look like one smooth surface?

Thomas Bechard

Correct, so the gray shaded areas and the blue shaded areas will be new paved surface. So on the plan left side of the building, you can see there is a square with a four in it, that's the area where the existing 12 car parking spaces are. We are proposing to add 4 overhead doors along that, so we are reconfiguring the car parking. You can see to the north, we are going to shift three of the car parking spaces. And then just to the south, we will have our accessible space into the building. And then to the south of that we will have 7 additional parking spaces, extending more or less to the front property line.

Chairwoman Johnson

Mr. Bechard can I interrupt? Do you have any way of using a pointer on the map, while you are doing this or not?

Mr. Bechard

Can anyone see my pointer? I can see my pointer, but I don't know if anyone else can.

Chairwoman Johnson

No, I see my own pointer, I don't see yours. I might now I think.

Thomas Bechard

I'm moving it around, does anyone else see it or no?

Chairwoman Johnson

No

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David Frank Can your IT people enable that?

Dr. Rogers So, I can see his pointer and Bernadette's our host.

Chairwoman Johnson Bernadette, can you enable his pointer. There I see his pointer now.

Dr. Rogers He just needs to move it slower.

Chairwoman Johnson Yea, OK. Could you go over what you showed us before the square with the 4? I couldn't follow where you were.

Thomas Bechard Certainly, my pointer is the white pointer here. I'm pointing at the 4 right now. Can everybody see that?

David Frank No, I cannot see that.

Chairwoman Johnson No, I see a little black pointer at the top.

Secretary That's my pointer.

Chairwoman Johnson Oh, Bernadette we don't need your pointer dear.

Ms. Melville Is it possible Bernadette to make Mr. Bechard, a co-host?

Councilwoman Whitfield I was just about to suggest that.

Dr. Rogers This is Dr. Rogers No it is not.

Thomas Bechard Is it possible to share my screen, I have the same exhibit up on my screen. If you would allow me to share my screen then I can use my pointer and everyone will see it.

Dr. Rogers OK, so Bernadette would you just turn over the host to him and he can turn it back over to you? All you do is make him the host.

Secretary OK, there you are

Thomas Bechard OK, now we will need that exhibit back up or I can share my screen if that works better.

David Frank God ahead and share yours, Tom.

Thomas Bechard Can everybody see my screen now? And you can see like a hand there?

David Frank Tom, are you able to zoom in just on the exhibit and not have the ribbon on the right with the detail. That's helpful, what you just did, that's great.

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Thomas Bechard

The four that I mentioned previously is this right here. Those four thick lines represent the overhead doors, where tractors will drive into the building for maintenance purposes. So that's four loading spaces into the building. The three car parking spaces will be more or less in the same spot up here. This parking space will be converted to an accessible space, I'm sorry just a regular parking space. The one below is the main door into the building and just below that is accessible space with the unloading bay here and then the seven spaces below, the accessible space are in here. So this gray shaded area the new paved area come that would come all the way down to –it's about 1.38 feet from the front right of way line. And that would be a variance that we would be requesting. The driveway that David mentioned in his opening statement is right here with this existing driveway. Right now tractor trailers – and they have been doing this for 40years-they come down Ironside Court, if you could follow my pointer, and in order to get into the site, they actually have to go into the opposing lane down here to make a wide sweeping turn to get into the site. Currently what they are doing is coming into the rear of the site and then backing into these loading docks. Currently these are loading docks. What we are proposing to do is, to widen the driveway all the way to the property line, which will allow tractor trailers to stay in their lane on Ironside Court. If you are following my pointer, they will be able to come into the site without coming into the opposing lane. They'll be able to make this turn, will come all the way around the building, and then these loading docks are converted into drive-in so the tractor trailer will come all the way around, come into the building this way and then there will be a new overhead door in front of the building

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where the tractor trailer will come out and then turn back out onto Ironside Court to leave.

Chairwoman Johnson

Got it

Thomas Bechard

This drive-in door will remain the same, it's a slightly larger door. So that's the extent of the proposed improvements. The dumpster that we talked about earlier is represented, if you can see my pointer, it's in the back corner of the building with this "D" right here. For all intense and purposes it's not visible from the street, and that's the way it's been operating for forty some odd years. We do have turning templates in the plan set that show the turning movements, and I can switch that if you would like, that show the tractor trailer coming around the site, coming through the building and we've also shown a garbage truck, how it's able to come around and then load the dumpster.

Chairwoman Johnson

The loading docks in square 4, are they for smaller trucks?

Thomas Bechard

These are for just the tractor part of the tractor trailer. So if a tractor needs maintenance, just the tractor part will come in to these doors here. It wouldn't have the big trailer on it. The trailer would be able to come all the way through the building over on this side.

Chairwoman Johnson

ok

Thomas Bechard

For Rakesh's review letter we have added signage in the midpoint of the building here as well as the midpoint of the building in the rear, which says NO IDLING. So idling is permitted in any of these entry points. There is also a stop sign and a stop bar for the tractor trailer that exits the building here before it comes onto Ironside Court.

David Frank

Tom, is there anything from Mr. Darji's May 29 2020 letter that we cannot comply?

Thomas Bechard

No

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David Frank Ok, Can you point out to the board the area on Ironside Court where we are proposing also to remove the island in the front?

Thomas Bechard Yes, so this right now if you follow my pointer is currently an island. The curbing comes to this point right now and it ends at this point right here on 48 Ironside Court. So we're proposing to remove that entire curb and then extend that paving on 48 into this area here that is currently grass.

David Frank We are showing that this on the final site plan drawing, is that we're submitting today or tomorrow or the next day into the Township for the board, correct?

Thomas Bechard That's correct

David Frank In accordance with Mr. Darji's earlier letter we are proposing to do cross easements for access between the two sites. Is that correct?

Thomas Bechard That's correct

David Frank So truck traffic will be allowed to cross that imaginary line, legally allowed to cross that imaginary line if they need to for purposes of maneuver, is that correct?

Thomas Bechard Correct

David Frank OK. If there are no questions, Madam Chair, that's essentially our case.

Chairwoman Johnson Are you replacing any of the grass you're taking out of the island? Like putting more in the back between this, or are you going to keep that all stone back there? Or in other words, are you exchanging one little green area for another, perhaps? I just hate losing green, you know, pervious surfaces with grass.

Thomas Bechard We're currently not proposing to remove any of the stone or paved area.

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Chairwoman Johnson Do you have any space anywhere there or on forty eight to expand a little bit of grass instead always removing grass and paving more?

David Frank Madam Chair, we really don't think that we do. And I do want to point out that. This is under the storm water threshold, and it's. It's within the impervious cover limitations of your ordinance.

Chairwoman Johnson Ok

David Frank I respect your view of these things very much. I like green things, too. You know, I'm a farmer, but all things in their place as well, I think. And this is a place where this sort of activity needs to be paved.

Chairwoman Johnson Do you have a front, very front between the exit driveway and then the new wide driveway, you're putting in. that white box at the bottom right off Ironside court right there, is that grass?

Thomas Bechard That's all grass correct.

Chairwoman Johnson Is that a rain garden or just ordinary grass?

Thomas Bechard Grass, just grass

Chairwoman Johnson OK, you're going to keep that

Thomas Bechard Yes, and this whole area on this side of the building is all grass as well.

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Chairwoman Johnson

Good

Rakesh Darji

And as part of our review, we did ask that that area in between the two driveways be supplemented with some planting because I believe there some plants that are some vegetation being removed to construct that new driveway off of Ironside court. So we did ask for replacing some of that vegetation in that open area in between the two driveways.

Davis Frank

And we'll work with Mr. Darji to come up with some plantings, things that don't interfere with the side triangle but which enhance the aesthetics of it there.

Chairwoman Johnson

Does anyone have any questions on the site plan put forth at this point?

Councilwoman Whitfield

Yes, Madam Chair, just to piggyback off of what your comments were, I think some of my concern would be the stormwater runoff reduction with removing some of that vegetation in that green space. So are there any plans to implement any additional measures to decrease the amount of runoff?

Thomas Bechard

Not for this application, the threshold for New Jersey Department of Environmental Protection says that a major development is required to provide stormwater management for peak reduction, water quality and groundwater recharge. And the thresholds for that trigger triggering mechanism would be either an acre of

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disturbance on your site or a quarter of an acre of new impervious surface. We're proposing 0.16 acres of new impervious surface and more disturbing, less than five thousand square feet. So we don't trigger the requirement to provide additional stormwater management. I will note, however, at the end of our inside court, there is an existing borrow from the original quarry operation that does provide water quality for this site, as well as all the other sites on Ironside court.

Councilwoman Whitfield

OK, thank you

Chairwoman Johnson

Mr. Darji, Have you calculated the impact that this would have on, you know, adding to all the other sites on our Ironside court in addition to this additional the totality of it going into the retention or detention pit? At the end

Thomas Bechard

There is a retention pond on it. So it's a wet pond at the end of the court.

Rakesh Darji

I have had a chance to review the application and I will say I can't really do it. I can't make any representations as to the the borrow pit or the retention pond. Mr. Bechard is talking about only because I don't know the parameters of I don't know the depth and size and all that. Typically, a pond of that size, again, typically provides about 80, 90 percent of TFS removal as long as it can retain some water, which it appears to be doing. I do agree with Mr. Bechard as a standalone application. This this project doesn't meet the threshold requirement for a major project for stormwater management purposes in accordance with the DEP

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requirements where DPI require DPI requires the development with a greater than a quarter acre and previous coverage or net increase in press coverage and greater than one acre disturbance to meet the requirements for greater production rate of runoff reduction, water quality and recharge. I mean, usually when you have a project that doesn't meet that requirement, there is we do try to encourage incorporating measures to mitigate stormwater impact, not necessarily having to meet the mathematical or quantitative requirements that DEP has. I do tend to agree with our chair in that if it were possible to reduce some coverage in other places that would benefit this application. I do that. So I would ask that the applicant could maybe consider some of the superfluous stone cover that's in that north. Northern corner of northeastern corner, you can see on the top right corner in this illustration where it goes right to the property line, if it's possible to reduce maybe not necessarily a one to one, but some form of production to mitigate some of the impact that would go a long way. And one other thing that I might want to know is I think, Mr. Bechard, you said that there's an increase of 1/6 acres, but that also accounts for the existing that calculation, I believe, accounts that compacted area that you're paving is as correct?

Thomas Bechard

That area. We're saying is existing impervious? It's been stone. It's been driven on. We've made the argument across the street with 37 Ironside court. It's been driven on for 40 years.

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Rakesh Darji

And I would tend to agree with that. Then I guess based off of that then I'm not seeing that, that, that large increase that you would talk about. .16 is kind of large. I'm seeing more like. No, we are splitting hairs. I'm getting more like .11 or .12 acre's, which is just the driveway in the parking lot widening closer to.

Thomas Bechard

Yes, our calculation also includes the right of the additional impervious surface within the right of way.

Rakesh Darji

OK. That would probably make up for that difference. I agree with that, yes. So is it possible at all to reduce that impervious coverage, the existing zone coverage in the back right corner? Because like I said, it appears to be a little superfluous because I don't imagine that the applicant is parking vehicles right up to the property line, which shouldn't be a problem there. So if that's possible, that certainly would again go towards mitigating some of the stormwater impact.

Davis Frank

Mr. Darji, again, with all due respect to your point, and it is well taken and Madam Chair as well, this is a functional industrial site. The purpose and use of this site is to park, maneuver, load, unload and service heavy over the highway trucks. Really, every piece of this site that is improved for that purpose is useful to that purpose. And so we're really reluctant to take away from space where trucks can be parked, where trailers can be maneuvered and trucks maneuvered. It's all useful and functional to the purpose of this site. And we really would ask that, that not be a consideration here? With regard to 48, with regard to the

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proposed improvements that we have at 19. There, we are over the threshold, the jurisdictional thresholds for having to provide stormwater management and we are proposing to do that where we are legally required to do that. And so I'd ask that at this site, which is in separate ownership, although part of the Muhlshlegal family, that this be allowed to go as it is.

Rakesh Darji

Yeah, I'm not at all disputing whether the stormwater regulations apply or not. I think it's clear, based off of my understanding of the regulations that, you know, if you have less than a quarter acre or four weeks as a standalone project and you have less than one acre to serve and so the DEP regulations don't apply, I was only asking really that, again, typically when you have something that doesn't qualify for the it doesn't qualify as far as the threshold go for DEP requirements, we typically, again, try to do end to the site designed to mitigate the impact of stormwater runoff. And I was asking if there was consideration on applicant's part like that. That's main point.

David Frank

I understand very much what you're saying, Mr. Darji. And I do think that we all need to respect that this runoff is not going naked into a natural water body, as pointed out by Mr. Bechard. This runoff is going down to the bottom of Ironside court where, like all of the other properties on Ironside court, none of which I point out other than the ones that we're proposing for the future, have any stormwater management measures at all. And so this is not just going out into the stream, it's stopping in that basin where it can settle, where the solids can come out of it. And

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so. Mr. Darji, I understand exactly what you're asking, and I appreciate very much what you're saying about needing to do in mitigation, because in many, many sites what we observe is that we're putting storm water directly into a storm sewer system that goes directly into a stream where you either have water quality or quantity issues. And we can mitigate the impacts in a significant and meaningful way by doing something small on the site. Here, we're really not faced with that because we do have that stopping point and this is a little bit different. Again, I'd ask that we be able to use this site as fully as we can for everyone's benefit.

Chairwoman Johnson

I appreciate it and I think we all realize this is an industrial site, we understand the industrial park of this sort of business, I think our concern is for those of us who were on planning board last year, is that that retention pond, it's basically taking in all of the stormwater runoff from all the sites on our site does not reach or exceed capacity in that the township itself has had more flooding issues over the last couple of years. And our water threshold seems to be a little lower. Our tolerance for more water seems to have lowered over the years because the increase in rain and rain and storm water. So that, I think, is the cumulative effect that we're concerned about, that that's basically what we're looking at. And since it's all sort of downhill toward Rancocas Creek rather than the other direction, it looks like, and then retention, you know, we're just concerned about the capacity of that retention pond. If Mr. Darji, see if he could have some records of the other three sites that you were presenting to us about your drainage plans for the

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other three sites, and so the cumulative can be calculated a little better, I think we'd feel more reassured that this is not going to be a problem. I realize this is a fairly small site compared to the others.

David Frank

Madam Chair, I think it's not appropriate to in any direct way link an approval which meets the standards of your stormwater and impervious, covered, surface impervious surface ordinance to mitigation measures to be made on other sites. That is not an appropriate linkage as a matter of legal concern. So I'm not going to let us do it on a legal basis without significant resistance. But what I am going to tell you is that in discussing this issue with Mr. Bechard prior to the hearing, what will become apparent from the presentation that we'll do on 48 and 19 when those plans come before the board, is that as a practical matter, and again, I will not accept this as a legal constraint, but as a practical matter, we are in fact building the basin at 19 large enough that it will mitigate any increased flows from this site.

Chairwoman Johnson

We need some sort of assurance like that.

David Frank

So I'm going to represent that to you based upon what Mr. Bechard told me. But I'm going to ask that the board not connected in a legal way in your resolution of approval and somehow or other that has to be there. This is a part of our community of interest here that we move ahead with this and we will deliver that when those applications come before you.

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Rakesh Darji

Madam Chair from an engineering perspective, I appreciate what Mr. Frank is representing. I did get a chance to speak to Mr. Bechard ahead of this meeting. Just discuss this issue, because I had an inkling that this would be an issue. So from a just to answer your concerns regarding the weather, from a water quantity standpoint, from a flooding standpoint, I'm satisfied that this won't have that impact because we are downstream of the best of most of the township. The water from this this site discharges due to the existing borrow pit, which serves as the retention basin, and then that goes into the creek. So from a quality standpoint, we don't have a concern. Really, the only concern that we really would have is from a water quality standpoint. And for all practical purposes, my understanding in talking to Mr. Bechard is that the stormwater basin this proposal on another lot in this area by the applicant or by another applicant can say legally owned by another, another entity will offset the impact of this additional purchase coverage. I'm confident that that can get accomplished. I did do a just a brief calculation here before the meeting as far as from a volume standpoint, what kind of volume we would be looking at for a stormwater infiltration basin strictly for water quality. You'd be looking at about a 500 cubic feet of water that would need to be retained and infiltrated in the ground to offset the or to provide the water quality you would need for this increase in impervious coverage. I think that can get accommodated on the other site that Mr. Frank was discussing.

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Thomas Bechard

And if I can add something, Rakesh, that proposed basin on 19 Ironside court. Will infiltrate up to the one hundred year storm for 1.15 acres of impervious surface, so nothing will be coming out as designed as a complete retention infiltration basin up to the one hundred year storm event.

Rakesh Darji

So then that that site would provide it enhanced water quality beyond the 80 percent. Right. Then at that point. So that would offset the increase impervious or offset the water quality required for this site. But I do agree with Frank that legally, I don't believe it suits, it's not required for this. I don't believe that. And again, not to not to speak from Ms. Melville , but I think it's appropriate that that this site shouldn't be linked to that site only because from construction stagey perspective and all that, I would think it would be appropriate.

Yolanda Melville

Yes. So I've been listening, and that is correct. You all, even though you hear different applications, you cannot condition or link any of your conditions here on any other applications. And so Bernadette and I discussed that prior to the planning board meeting, but I think that probably was lost. So I apologize.

Thomas Bechard

I believe I'm still listed as the host and I see three people waiting in the waiting room, should I admit them or should I?

Dr. Sharon Rogers

Yes. Could you give it back to Bernadette, please?

Thomas Bechard

Yes, how do I do that?

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David Frank You see Bernadette's name, you can click on more and then make host.

Thomas Bechard OK, there it is.

Bernadette Green Thank you.

Thomas Bechard Sorry about that

David Frank And Tom, it looks like you're still sharing your screen.

Thomas Bechard Can I click on stop share?

Davis Frank Probably not

Chairwoman Johnson I think we can all look at it for the questions that people are presenting us, who is next in line to ask a question? OK, who's next in line to ask a question? Can you tell can you tell Bernadette?

Yolanda Melville Madam Chair?

Chairwoman Johnson Yes.

Yolanda Melville Have we finished the testimony from the engineer for the township?

Chairwoman Johnson I believe no, I don't. I think he's I think, Rakesh you have anything else to add?

Rakesh Darji Now, I was just going to summarize that the applicant has this is our second review letter, the one that we issued on May 29th, our initial review that it submitted revised plans, addressing much of our comments and the additional comments that we did have the applicant provided the testimony that we had requested. We did have a couple of questions as far as the use of the property. I don't know if that would benefit the board the board may already be familiar with from a prior application. As far as what the property is used for, I'll leave it to Mr. Frank as to whether that testimony should be offered. But other than that, the actions addressed just about all the comments in our review

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letter, I'll be happy to answer any questions the board or the public may have.

David Frank

And Madam Chair, this is another one of the truck terminal buildings that we use as we do 48 and 19. If the board would like any testimony about that use. Mr. Muhlschlegel is here to talk about how it functions. He's testified to the board a number of times about the different sites already.

Chairwoman Johnson

OK, do we have anyone from the rest of the board or the public that has an engineering specific question for Mr. Darji so that he can wrap up because he does need to leave our meeting a little early?

Rakesh Darji

Actually, I am committed to stay through this whole application, that's not a problem at all.

Chairwoman Johnson

Oh, OK OK, I wasn't sure.

Rakesh Darji

But I do appreciate that.

Chairwoman Johnson

You're welcome, so who is next with a question?

Ron Dash

Hello

Chairwoman Johnson

Ok go ahead Mr. Dash.

Ron Dash

I've been sitting by here or I've been trying to get in here for a while and apparently I wasn't able to get in. So let me apologize for that. But I'd like to know, are we are we discussing Lot 8.20, which is the application that we should be addressing?

Chairwoman Johnson

38, 38 Ironside

Ron Dash

No, no, no, no, no, no, no, no, no, no. We are. The application for the season was supposed to be on lot 8.20
Are we addressing that?

Rakesh Darji

yes that is the current application.

Ron Dash

So we should not be addressing any other application if not before us. What we agreed on that when I was standing by,

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no one heard me OK. I would not have agreed to that because we are we're stepping into something before we even address this main issue, OK? And then here and then to hear that yes.

Yolanda Melville

Mr. Dash, I'm going to preface this by saying that we can only discuss the application before us.

Ron Dash

That's correct and that's Lot 8.20

Yolanda Melville

Lot 13 Lot 8.20 also known as 38 Ironside.

Ron Dash

Yes that's correct

Yolanda Melville

OK

Ron Dash

That's correct, Why are we speaking on other things
Madam Chair?

Chairwoman Johnson

Well, we were concerned about stormwater runoff doesn't abide by block and lot.

Ron Dash

Are we, are we speaking of the quality of the water runoff, if it's hot and whatnot, it goes into the river and it will pollute the station stuff. Is there provisions for that?

Chairwoman Johnson

Well, that and yeah, quantity, quality of water, quantity of water, capacity of the retention pond. It's all related to every lot on Ironside, but we're not allowed to legally tie it to the other applications, that's all. But it comes up when you discuss stormwater runoff.

Ron Dash

So, Madam Chair, through you, if I may continue, I know I was able to hear most of the conversation and I would also like my attorney to address it as well, as far as us hearing about 38 years to 40 years of operation. And when they came to us with this with these applications, it is now 2020. And we are told here by our company that we are putting into the bylaw the new. And also, what is originally the ordinance is 370-75g. Is there a proposal that is being made that they are attempting to consolidate the two lots?

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Yolanda Melville
Ron Dash
David Frank
Ron Dash
Rakesh Darji
Ron Dash
David Frank

Mr. Dash, I can't factually attest to that.
No the attorney is there, so he can answer the question.
Mr. Dash, which 2 lots are you referring to?
Well you are referring to 17, to lot 17
Lot 8.17
yes
(inaudible) No., we are not proposing to consolidate those lines with this lot with the subject of tonight's hearing.

Ron Dash

OK, so that we can only speak to the lot and we can only speak to the individual lot. And according to the ordinance, in 2020 that we are to follow. We can't go back 40 something years. We can only deal with what we're facing today and going forward in our community. That is in it is in the new planning map. So we have to adhere to 370-75G.

Chairwoman Johnson
Ron Dash

By that you mean 38 Ironsdie?
Yes. Then also if I may, with the as far as the as far as the, the putting the shed or you what you are required to have as opposed to the dumpster, all other non- resident properties are required to follow the same build that on the ordinances and we would like for you to follow as of 2020.

Chairwoman Johnson
Ron Dash
Chairwoman Johnson
Ron Dash
Chairwoman Johnson
David Frank

Ok, are you referring to the dumpster?
Yes. I am.
Pretty much northwest side, OK
Yes, I am.
Is that enclosed, Mr. Frank?
No, it's not enclosed. That's what we are seeking the waiver for.

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Chairwoman Johnson

Is there some reason you need the way we want, can you explain the necessity for the waiver?

David Frank

Well, it's worked that way for 40 years for us, it is more flexible, easier to access. And it would seem to us that the purpose of the enclosure, which is principally visual screening, is accomplished by the bulk of the building and its location in this industrial street. It's our understanding that none of the other sites on Ironside have such a trash enclosure.

Ron Dash

But moving forward, moving forward, I understand how you've used it for 40 years. But according to the ordinance, if there is no hindrance that is prevailing to you and you have been comfortable with that, that's fine. But we must take and look at where we are sitting on this board and looking at the ordinance that tells us to guideline for everyone else. And it should apply to you as well. And that is 370-92.

Councilwoman Whitfield

Also, just to add to Mr. Dash's comments, I also took a look at the Ordinance 370 -92. And that ordinance has been in place since 1993, I believe so that would mean that. It's been about 27 years that that dumpster has been out of compliance with our ordinances. So 27 of the 40 plus years.

David Frank

And I'd point out that during those years we have not had a raft of citizen complaints about the negative visual impacts, haven't had difficulties with trash blowing on Ironside court, it's been a non-issue and a non-factor because it works just fine the way it is.

Ron Dash

Mr. Frank, in all due honesty, you have not come to us prior to the 2020 with that and in that we have we have to adhere to what our ordinance guides us to do. If I may make that clear through the chair.

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David Frank

Mr. Dash, I'm sure that your counsel will confirm this, but one of the most important reasons that the authority to hear and decide application is.

Ron Dash

I'm sorry, did I lose you?

David Frank

I can hear you Mr. Dash.

Ron Dash

OK, I can't, I can't see you.

David Frank

I believe I'm still visible. Mr. Dash, I think one of the most important reasons that the authority has been vested in your board to hear and decide applications like this is that your board is vested with discretion with regard to granting reasonable relief from otherwise applicable wording and standards when it makes sense to do that. And I think very clearly in a commercial location, a restaurant or a shop, a place that has traffic of the public, a place where it would otherwise be visible from the street, that it makes a lot of sense to provide dumpster enclosures. But here none of those issues arise. This is an industrial location. It's in the back of the building. We don't have public traffic. We just have people who come and go in their trucks, so who are essentially employees of the business. So it's really not the same kind of thing. And I would put forward you, Mr. Dash, that and most respectfully, that this is exactly the kind of exercise of discretion to reduce application of ordinance standards. That is why your board is here.

Ron Dash

But given the fact that you have operated with everything according to what was comfortable, I do not see where it would be a hindrance or create any problems that we have throughout the township, everyone else to meet this criteria at this time.

Chairwoman Johnson

Mr. Dash, I think, we will take your words under advisement along with Mr. Franks as we discuss this,

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because I can agree on both sides of your arguments and I imagine others can. I do want to hear from some of the others. It looks like we have three people in the chat. I think they're lined up to ask questions. Can you tell Bernadette who would be next to ask the question?

Bernadette Green Are we finished with the board already with their questions?

Chairwoman Johnson Is the board through with questions? Do you want to unmute everybody so they can speak up?

Ron Dash Did I get an answer to whether or not we're just addressing the one that's before us?

Chairwoman Johnson Only this one Ron, we're only doing 38 Ironside tonight.

Ron Dash Lot number

Chairwoman Johnson 38 Ironside, we're going by the address, you can go by the lot number if you want but it's the same place.

Ron Dash I understand that, but I'm saying that I agree that it's 38 Ironside but it specifies a lot and I just want to know what's before us is that lot we're only addressing.

Chairwoman Johnson That's it, that's the only one.

Sarah Holley I have a question, may I?

Chairwoman Johnson Yes Sarah please

Sarah Holley My question has to do with the tax base and I'm not sure whether or not this is the appropriate time, but with the revisions and the improvement, will provisions affect the taxes for this property?

David Frank Ms. Holley, in the ordinary course, we pull construction permits for the improvements that we propose to make to the building in the site. And when those are filed out and continue, certificates of occupancy are granted. The fact of those construction permits is sent to your assessor, who then has an opportunity in October of each year to do an

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added assessment so that that added assessment will reflect the changes that are being made. So as these things evolve, your assessor has the opportunity to increase the assessment for the property.

Sarah Holley

OK, so I guess that's a question to circle back with in October, thank you so much Mr. Frank.

David Frank

Yes ma'am

Chairwoman Johnson

Ok, is there someone else Bernadette, another board member? Ok hearing no more board members, is there any public questions? I think Ms. Lindsey-Harvey had a question. I saw her make a note.

Bernadette Green

Your unmuted Ms. Harvey.

Pat Lindsey-Harvey

OK, Pat Lindsay Harvey, 12, Hadley Lane on speaking on behalf, I'm a commissioner for the Willingboro Municipal Utility Authority and I'm very concerned about the there's so much blacktop. And when it's hot, that water is going to be boiling hot. And with that water running off, we don't know the depth of that that pond. Where's the water going to go if it gets to full? I'm concerned that that hot water is going to go even in the creek or into Crystal Lake. There's fish that live there and it's also stocked with fish. And it's going to kill the fish with all the blacktop that you have.

Chairwoman Johnson

that's what I was questioning with the storm water.

Pat Lindsey-Harvey

Absolutely.

Chairwoman Johnson

I know it's been an issue to me, but yeah.

Pat Lindsey-Harvey

I mean, the state stocks that every single year also fish live there year round. And in that much blacktop, that is going to be very, very, very hot. And that runoff is going to kill that fish.

Chairwoman Johnson

I hadn't thought about water temperature but you're correct

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Pat Lindsey-Harvey And plus the fact with that runoff, there could be oil and other toxins are PCPs are already high enough as it is. And that's another issue. We already have an issue with that.

Chairwoman Johnson Mr. Bechard, Can you explain how that water avoid going into Crystal Lake, which is what sort of abuts Rancocas Creek or close to it, and because it won't go to the retention pond on its way to Crystal Lake, so the lakes on the other side. So I have some concerns in that regard myself. Mr. Bechard.

Thomas Bechard Which one is Crystal Lake?

Chairwoman Johnson That's the one on the northwest side of your property, I believe.

David Frank Right, can you pull up the aerial exhibit, or Ms. Green can you pull up the aerial exhibit?

Thomas Bechard Can everyone still see my screen here? I'm sharing it.

Dr. Rogers Bernadette, you have to give it back to them. Give it back to them. Bernadette can you hear me, there you go. You got it back Thomas.

Thomas Bechard OK, can everybody see this?

Dr. Rogers yes

David Frank This is a google Earth view of the site and surrounding properties, Tom?

Thomas Bechard Correct, I'm on Google Earth right now.

David Frank We're going to have to call tis an exhibit for purposes of keeping the hearing record.

Yolanda Melville Are we at exhibit A3, right now?

David Frank Yes we are. And Tom, you have an easy way to find the imagery data in this thing.

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Thomas Bechard Well, it says at the bottom it says imagery 2020 Google map data on it.

David Frank So, Tom let me ask you a question, first of all have you analyzed in general terms the runoff from 38IC in terms of its direction of flow?

Thomas Bechard Yes

Davis Frank Where does it flow?

Thomas Bechard It flows down Ironside court in a south westerly direction towards the MUA and there's a small if you can see my screen, there's a small farm, that previous mining operation. This is where all of the run off from Ironside court comes, all the black top, everything from all of these industrial buildings down Ironside court and comes into this small borrow pit, which is I believe it's fairly deep. I don't know exactly how deep, but that would serve as a water quality and will also help to reduce the temperature of the water coming down Ironside court, I do not know if there is a direct connection between this borrow pit and this lake here. Is this the lake that you're talking about?

David Frank No, Tom they are talking about Olympia Lakes or the lake to the north.

Thomas Bechard Has no runoff from our site coming into

Chairwoman Johnson I misspoke, Crystal Lake is only this one right in the Crystal Lake next to MUA. Am I right, Pat? I misspoke that you're on the right next to Crystal Lake, you're you, but Olympia Lakes and I and you're the rundown is in the other direction.

Ron Dash It's still the same thing, they link up.

Thomas Bechard I don't believe there's a connection between this lake and Olympia Lakes.

Ron Dash yes they link up,

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David Frank Mr. Dash is offering contrary testimony, but, Tom, I think the more important question is, in relative terms, not in numerical terms, but in relative terms, in terms of the scale of things. When you look at the existing impervious surface that drains into the basin at the bottom of Ironside court. Are we adding a lot, a little or an infinitesimal amount in proportion to what already goes there from the asphalt.

Thomas Bechard I would argue that it's an infinitesimal amount, .16 acres.

Marie Turner Documentation

Thomas Bechard The increase as a percentage, I would say, would be in the order of less than 1% of the entire industrial park, which drains to that borrow pit.

David Frank And would you suggest that it would have a similarly infinitesimal impact on water quality, water temperature, water quantity relative to what already flows into that basin from Ironside court?

Thomas Bechard Yes, yes

David Frank Thank you, Madam Chair I believe it's Ms. Lindsey-Harvey's question time still.

Bernadette Green Mr. Bechard, if you could give the host back to me so I can unmute Ms. Lindsay-Harvey.

Thomas Bechard yes.

Chairwoman Johnson And I see 5 people in the chat right now.

Pat Lindsey-Harvey I would like to see some assurances that this black cop is not going to cause us a high heat of a water and killing fish, because once you do, this is done, is done, and then we're stuck with it. And I live here. I don't wanna be stuck with it.

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David Frank

Ms. Lindsey-Harvey, respectfully, you have the expert testimony from our engineer that this will have an infinitesimal impact on that issue that is of concern to you.

Pat Lindsey-Harvey

OK, well, I've heard a lot of people say a lot of things and then we find out something different. My second question has to do with and it's not on screen now, right now. So I have to remember, it was a curved area that you were going to take out that was on a different lot. That wasn't part of 8.20 it looked like it was from if I was looking at the top of it, it's 8.17. So why are we talking about that when we're supposed to be talking about 8.20.

David Frank

As I said in my introductory remarks? We have an application that. We are submitting. For final approval for improvements at 48 and the improvements at 48 include removal of that curb, and it's important because what we're going to end up with when we're done with the proposed improvements at 38 that we're discussing this evening and the proposed improvements that we're submitting an application for concerning 48 is what essentially looks like one big driveway that is across the line between the two. And so I thought that it would be informative to the board to understand not just what we're doing on this site, but what we're also doing on the other site. It gives it more total picture of what we're ultimately proposing for this intersection of these driveways with the street. We are not asking for approval for that this evening, we're coming back to the board to ask for approval of removal of that loop of concrete curb that's in front of 48 in the right of way and on 48, we're only asking this evening for removal of the little arc of curb that's on 38 that that's in front of thirty eight that is. And we're asking for removal of that

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little piece of grassland that's on the boundary between the existing aquamarine colored by Tumnus pavement and the property line. That's what we're asking for tonight. I thought it would be helpful to the board to understand the bigger picture, I'm sorry if that lead us down the wrong road.

Pat Lindsey-Harvey

I still stand on my objection to this whole thing. I'm really concerned about the water runoff because no one seems to know how deep that pond is. And once this is done, it's done and then the township is stuck and that's going to be on the township to fix. And that's mine that we shouldn't have to fix. Money that we shouldn't have to use.

Chairwoman Johnson

OK, Ms. Harvey were you done?

Pat Lindsey-Harvey

I'm done.

Chairwoman Johnson

OK, who's our next questioner? Bernadette, is there someone else lined up to question? Hearing none.

Councilwoman Whitfield

I just have one more question, Mr. Darji would you be able to provide your assessment of the environmental impact of the water temperature as.

Rakesh Darji

Certainly so the. The. Any time you pave a place, pavement, anywhere, it's going to cause to think it's going to cost increase and run off and it doesn't, especially in the summer months, it will and it will have the water run off will actually it will have a higher temperature. And typically that's treated by a stormwater basin which the applicant's are represented. There's a there's a store base at the terminal end of this court that that accepts runoff, though we don't know the parameters of that of that base from a perspective of relative impact, I guess, is probably the best way of putting it when you look at the overall area that's draining into that pond. This increase of a five

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thousand square feet is relatively infinitesimal compared to the overall property coverage, that's draining into that pond will have an impact, certainly have some impact, but it will be infinitesimal. Now, the applicant, like I said, although we're not discussing other properties, there will be some added benefit from other measures that are proposed. But taking this site as a whole, there's nothing that we can impose with our own water standards to require this applicant to implement stormwater management measures that the requirements and our stormwater ordinance requirements basically say that there are measures that they could voluntarily take, which we discussed earlier, about possibly reducing impervious, possibly even maybe proposing some porous pavement where they were, where it's logical, it's not logical to put porous pavement where you don't have tractor trailers. But if you could put it in the area of car parking, perhaps, correct? That's right. In the right. In the front, if that could be constructed of a porous pavement, that would go towards retaining some of that water on site and not having that runoff. And that would be, again, a small portion of the parking lot that would. That would that would help as well. So I don't know if the applicant would be willing to consider.

David Frank

I'm going to focus on what Mr. Darji agreed with our engineer about that, the relative impact of what we're proposing here. Not only do they not meet the legal threshold for triggering stormwater management under your ordinances and the DEP regulations, but they will have an infinitesimal impact. Having said that, as I represented earlier, when the Muhlshlegal family entities are done with the proposed improvements that we are

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planning to do on Ironside court at 48, 38 and 19, you will actually have less run off hitting that basin than you do now. The water will be more controlled. So I'd ask that you bear with us, that we remain friends and that we work together so that we can deliver that for you. It's a it's a much more cost effective approach for us. It's a much more effective approach environmentally. And while I well, I'm going to stand on this again, because legally, this site does not trigger it. We really do not want to tie the two sides together like we will with 48 and 19. But when we're all done, we're all going to be better off. So please bear with us.

Councilwoman Whitfield

Thank you. And just one last thing, I thought there would be some testimony regarding the services offered and the operation of the facility.

Chairwoman Johnson

Mr. Frank, don't forget, we have a good number of new members on the planning board this year and who did not hear any of your previous applications and, you know, not as familiar with the site as some of us oldsters are. So if you or Mr. Muhlschlegel could explain, that would be very helpful.

David Frank

I would ask Mr. Muhlschlegel, to first introduce himself a little bit to the new members of the board, tell them a little bit about your history on this site and then to tell them about how terminal buildings work and how 38 Ironside works with that. All right.

Harry Muhlschlegel

Yes. Good evening, everybody. Sorry, just to bring it back from the starting point of 48 iron site court, like what was bought and started to develop in 1982, 38 have already been built for several years before that. 48 was built and engineered in 82, built in 83, it was expanded in 86 to

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include more ground and including the ground across the street. It was always built and approved as a truck terminal. And a truck terminal is something that has a office, a warehouse and a garage. So we've been in the township for many years and really haven't got any issues. We've never been in an environmental situation. People get a little bit confused about garage today, but grudges don't have environmental issues. We don't drain oil. We suck oil out of out of the place. Everything's recycled. The emissions are gone. Trucks don't idle anymore electronically. They're shut down in three minutes. They can't idle all these things that the people seem to worry about. We don't exist today. But I understand that everybody has a concern about this. So we went up the street we had an opportunity to build another truck terminal for another business. So 19 Ironside was acquired as the office in the warehouse and 38 was acquired as the garage portion of that truck terminal, which really replicates the one that 48, so 38 and 19 together become a truck terminal. Much like 48 is the same thing. All three components. It's a warehouse, an office at a garage and that's pretty much it. If there's any other questions I'd be more than happy to answer.

Chairwoman Johnson

I know one thing that was brought out earlier last year, too, where there was concern was the fact that these are trucks that belong to you. They're not it's not like trucks off the public highway just stopping by for something. Is that correct?

Harry Muhlschlegel

Yes. These are both company owned by two different companies here. I've worked with all these people all my life, the people that own and run these operations today. So it's not like there's anything new here. So, yes, they are all

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company trucks with company employees, no owner operators. Everything is controlled through as a company, through a business or employees.

Chairwoman Johnson It's really not a public traffic area as far as warehousing and trucking in the truck terminal and the truck maintenance, etc. It's all private basically, because I know there was a concern earlier last year about traffic in and out of Ironside court or, you know, with the public come in and get such and such. And you explain that it's basically an internal operation.

Harry Muhlschlegel That is correct. All these all the businesses brought into the warehouse was brought in by the company trucks owned by the two different companies. There's really no outside companies to come in there and sold all the business that comes in and goes out, moves through the company trucks. And that's the purpose of the warehouse slash trucking operation with the repair facility as well.

Councilwoman Whitfield What is the frequency of the waste removal that happens at the site?

Harry Muhlschlegel The waste removal, that is the trash itself?

Councilwoman Whitfield yes

Harry Muhlschlegel That's really as an as needed thing that can be once a week. It can be once every two weeks just as needed. It just basically cardboard boxes, things like that. We don't recycle filters. I'm mean we don't throw filters in the trash. We recycle all that stuff. So it's just as needed. It's not a big operation. 48 had a dumpster out there for many years. Well, since the beginning of time. And it's as needed. That's that's all I can say. I can tell you that the dumpsters don't really accumulate that much trash. It really it's not that not as big as you might think it might be.

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Chairwoman Johnson Are there any other questions? Mr. Dash another question?
Ron Dash I don't know what I missed out on some stuff there.
Chairwoman Johnson We're just wrapping up with questions.
Councilwoman Whitfield I have one other question, Is this a 24 hour operation or one
of what are the hours of operation for the business?
Harry Muhlschlegel The operation essentially runs from 6:00 in the morning,
maybe six o'clock at night. Half a day on Saturday. I mean,
sure, you'll have a truck come in and park in the middle of
the night, but just coming in the park and wait till tomorrow
morning to leave with another load. So it's not a twenty
four hour day operation. I mean, it's really act of, say, from
six to six on Saturday, gets to six or seven o'clock. And
that's about it. It's always been that way. It's been that way
since the beginning of time.
Councilwoman Whitfield What kind of materials are you transporting?
Harry Muhlschlegel It's mostly general commodities, a lot of stuff revolves
around automobile parts, although parts are in warehouses.
We're doing things on paper products and things like that.
It's, you know. It's not a hazardous waste or anything like
that, we're not training certainly like that, just as general
commodities could be toilet paper. Well, it could be toilet
paper. It could be a rolls of paper, it could be only real
parts, it could be plastics and plastic sheets, fabricated
metals, things like that.
Councilwoman Whitfield I have no other question
Chairwoman Johnson OK
Ron Dash I have a question
Chairwoman Johnson Ok, Mr. Dash
Ron Dash Yes, to my attorney, our attorney rather. Can we be
required to give any solutions today or can we put this on
table?

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Chairwoman Johnson

I'm not clear what your question is Ron?

Ron Dash

Well, my question goes back to what I was saying earlier and in that where we should be just sticking to 20 and in that what is the detail of on, lot 20? What are the items on lot 20.

Chairwoman Johnson

that is what we are addressing, we're only addressing one lot.

Ron Dash

OK. So you're addressing the one lot but the one that is also contingent on what else they're looking to waiver.

Chairwoman Johnson

Ms. Melville?

Yolanda Melville

I don't think I really understand the question, Mr. Dash. I will say this, though, so this application has been kind of lingering out there. But there if there are legal issues, you feel that you need more additional any additional information. We can certainly talk about that. But I'd be mindful of your timelines within which to have an approval.

Ron Dash

Well, only because they said they were going to resubmit something for 48. And in that, I think we should have it all packaged so that we can really get a clearer understanding of what's what is, and keep in mind that that we are going to follow our ordinances to the letter as of two thousand and twenty.

Chairwoman Johnson

Ms. Melville, do you want to explain whether 48 and 19 are going to be presented when they legally cannot be tied to this right now.

Yolanda Melville

My understanding, and I certainly don't want to speak for Mr. Frank. I think Mr. Frank was giving us factual information about the other application for a guest, our edification. But my understanding is that these applications are not tied. There's no condition placed upon one for the

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other, and that legally we just assess and analyze the application before us as an independent application.

Ron Dash OK, so OK, so then I stated my position as well.

Chairwoman Johnson OK, are there any other questions, if not if not, we're going to be ready to go to someone, I'll entertain a motion to either accept or reject this application and the body of that motion will basically become our resolution, which Ms. Melville will compose and we will memorialize at our next meeting. So basically, we're going to we need to a motion to approve or disapprove.

Ron Dash Motion to Disapprove

Chairwoman Johnson Is there a second? OK, hearing no second, Is there a motion to approve this application?

James Hall Motion to approve it

Chairwoman Johnson Mr. Hall has moved to accept this application and Dr. Rogers has seconded it.

Dr. Rogers That wasn't me.

Chairwoman Johnson Who second it, then.

Sarah Holley That was me.

Chairwoman Johnson Oh, Sarah I'm sorry, my eyes were going in the wrong direction. Ok is there any further discussion on the motion?

Yolanda Melville Madam Chair

Chairwoman Johnson Yes

Yolanda Melville One or two things. First thing Ms. Jean-Baptiste I've spoken to her prior to the hearing today, she was able to hear that the application. But I've advised her not to vote because she is a member of MUA. To comply with the anyway, which I believe is in the 500 foot list of this application. Secondly, and I certainly do not want to overstep you as chair, but I think there should be a name roll call for everybody to put their decision on the record.

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Chairwoman Johnson Oh definitely, No, I was going to have a name roll call vote on a resolution, that's for sure, on an approval. Is there any further discussion on this application? Marie we haven't heard from you of anything.

Marie Turner Oh I was concerned about runoff, but since that's not really included with this application, I really don't have any other thing.

Chairwoman Johnson OK. Bernadette, where are you, oh there you are right in the middle. Would you do the roll call please?

Bernadette Green OK, this is for the approval of 38 Ironside Court application. I will call you by name.

Board Member	Motion	2 nd	Yes	No	Abstain	Absent
Ronald Dash				X		
Deputy Mayor Kaya McIntosh			X			
Twp. Manager Dr. Sharon Rogers		X	X			
Marie Turner			X			
Councilwoman Samantha Whitfield			X			
Sarah Holley (alt. #1)						
Donya Jean- Baptiste (alt. #2)					X	
Vice-Chair James Hall	X		X			
Chairwoman Lavonne Johnson			X			

Dr Rogers Unmute Mr. Frank, please

David Frank Thank you all very much, I appreciate your consideration and I believe that we'll see you in August with regard to the other sites.

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Chairwoman Johnson And we will be memorializing this resolution in August also.

David Frank Thank you

Chairwoman Johnson OK, Mr. Darji, thank you for your input on this application and indeed the upcoming one also.

Rakesh Darji Yes. All right. Thank you. Have a good night.

Chairwoman Johnson Thank you to the rest of the board. If you want to stay around, we're going to talk about some Old Business right now. And goodbye to everyone is leaving us. And thank you for being here. OK.

Dr. Rogers Madam Chair. In light of being fiscally responsible is their old business that will require the engineer for the planning board or can we release him?

Chairwoman Johnson He can go now. It's all of us signing up to be on the various sub-committees. Bye Carl.

Dr. Rogers We have to be mindful of that in this season. Please everyone help with that, every penny possible.

Yolanda Melville Sure, I'll allow for myself. Do you want me to go or stay to a certain point as well?

Dr. Rogers No you could stay, I think you better stay.

OLD BUSINESS

Masterplan Sub-Committees – Discussion by the board in reference to sub-committee formation. Chairwoman Johnson referenced the chart that was created that added 3 to the 9 from Ms. Melville's presentation. Chair asked for suggestions, comments, etc. Vice-Chair Hall stated that he had a suggestion for the changing of the names. Historic Preservation will also include Aesthetics and Beautification. He also did not see where the Zoning reviews would fall under, would like that to be identified. Solicitor was asked for clarification of where zoning would fit in the committees. She stated it would be under Land Use plan. There was a discussion and further explanation by the Township Planner to give a framework of how the Master Plan should go. Mr. Ashton Jones was able to address the board and answer any

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questions the board may have. In reference to timeline, it's as long as you need it to be, but you don't want to take 10 years to do it. Land Use Plan and Goals and Objectives would be the major ones and all other sections would tie into that. It was confirmed that the information provided was provided in written form to the board members for review after the meeting. Further discussion by the board members in reference to sub-committees creation and action plan moving forward. Mr. Jones stated that housing may not be needed until 2025, because we are compliant and the new round will not start until 2025. Solicitor clarified that the housing plan element has to go before a special master at the court, and that has already been done it does not make fiscal sense or legal sense to go forward with the housing element. Discussion of sub-committee phases and clarification on each of the elements continued.

3. Public Comment –

Pat Lindsey-Harvey – 12 Hadley Lane, I was a little disappointed with the conversation with Ironside Court and Willingboro always giving and we get nothing in return, we gave them variances and they couldn't even give us plants. I mean, it's got to be some give and take at some point in time. And we always are giving all the time and not getting all parts of our economic development on 130. I don't know of, you know, but it's also this part that's an opportunity zone. And yes, Ms. Donna Jean-Baptiste was saying about the landfill that it will be closing, I think, in the next five years. And you might look at waste with recycling rather than utility, because this is going to be a very serious issue. I think it's two thousand. Well, the next three it will happen. I think that's all the comments that I had.

4. Board Comment –

James Hall - A couple of things that I wanted to make sure that we tackle in the master plan examination process, but I'm not sure where this would land. So I'm certainly willing to accept your recommendations on how to make sure this is on somebody's plate of the orangeburg pipes. I think as a part of our initiative, when to try to empower the MUA if possible, to develop a program if they don't have one already, to proceed with a concerted effort to help residents turn those pipes over to update those pipes and some type of fashion that benefits the customer, the resident, but also gives us an opportunity to be pushing our community forward in terms of development, so to speak, I don't know where that goes. And if it's a part of the master plan, then I'm putting that here just to plant that seed. The other thing is we kind of talked about the zoning ordinances. The review looks like that does fall on the land use. So we have a place for that. Those are the two things that I was thinking about coming into the meeting. Dr. Rogers responded to James Hall – in reference to the Orangeburg pipes, the municipality is working

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with the League of Cities and we had the organization just recently at the last council meeting come on and do a presentation of the initiative that we have for residents with that. And it's a warranty program that helps them with the piping in their yards, as well as education and council has approved for us to push that out to the residents. As far as that initiative is concerned. I have additional information in my office, if you would like me to share it with you. Further discussion between board members in reference to the pipes.

Councilwoman Whitfield - I want to thank the public for participating tonight, and I think our conversation on the master plan is going in the right direction and I think it's going to be great once we get those goals and objectives solidified will really be in a position to move forward with all the other elements. But that's the key part that we that we need to tackle before. Also, just as a consideration, we will have some other mechanisms that will feed into the development of the plan. So currently, I am also the liaison to the Township Green Team Committee, and we are working on some waste management ideas that may be able to be included in the master plan. We hope to have something presented to the council by the end of the year regarding waste management and a plan moving forward for that. For my comments tonight, but I look forward to moving forward with the master plan, as you guys know, it's kind of like I'm super excited about it. So thank you.

Donya Jean-Baptiste - I think I don't really have any comment tonight. I'm just excited to work on the master plan so you can always call the MUA and you can ask to speak to a man who's the director of maintenance and operations. He's be able to help you with that.

Dr. Rogers - I don't really have any comments either, except for the fact that I will be very mindful of the professionals on this board and all the other boards and the time that we have them allotted. And I would ask that we be very mindful about if we can get them on for 15 minutes, half hour and then get them off. It'll help our budget extremely. We are extremely, extremely. And I can't stress it enough extremely. I have to be fiscally responsible for the rest of this year. So I would appreciate it if I saw everybody sort of laugh at it. But it's a serious matter if we could just all be aware of that. I'm excited, too, about the master plan. I would ask that Bernadette push out the vision and mission that I sent to all of the employees in the municipality because council has shared their vision and mission. And as you know, goals and objectives should feed off of the vision and mission of the township. So that has been pushed out. And I'd say it's a pretty good, two good statements. So that is readily available for our use as well. And then other than that. Thank you.

Marie Turner - Yeah. It was great meeting this this evening. We are going through the process with the Ironside. That was the first thing I came in on. So I'm glad to see that we finally approved it. The other thing I'm real excited about the master plan. I had really picked out the ones that I wanted housing plan. But I understand that if we've already done it and that's not

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something we have to do. So I have to pick something that was so for me. I'm really excited about getting busy on that. And we'd like to see the other things that I could possibly be doing. So it's a great meeting. Thank you all.

There was a member with a question, Mr. Adams.

Jerome Adams - I live at 43 (inaudible) lane, I was looking on Willingboro site and I saw the recently completed like an energy audit for the township, and I saw several recommendations for energy technologies to be implemented along with some conservation. So I wanted to see if there were claims in the work to implement energy projects, because I believe it could really benefit Willingboro, especially after these recent power outages, to have some sort of secondary power that will cut costs and also be reliable for the township. So I had a question about that. Chairwoman Johnson responded I know are we doing this new streetlights. Dr. Rogers, that that got booted. That got started last December. Am I right? The LED lights for streetcars that'll save us on cost for energy. It's not supplying energy, but it saves our budget on energy. Dr. Rogers responded, So right now, the township is actively engaged in the ESET program. And that's what Schneider Electric and we're doing in IGA now, which is another very intense audit as far as where we're starting and so forth. We've had a couple of meetings already with committees as well as recommendations for council. Councilwoman Whitfield, do you want to speak to that a little bit more? Councilwoman Whitfield responded we have been in contact with Brian from Snyder Electric. He has worked with the previous council and is now continuing to work with us and executing our vision for the energy saving improvement program. As Dr. Rogers stated, we're currently in an investment grade audit that is assessing where we are now to get the most savings for our energy and buildings as we use them and implement technology that would be able to help us save more and be able to construct and implement that technology in a way that it's the cost is covered by the savings. So we are working on that and we'll provide updates as I go forward.

Chairwoman Johnson – Thank you Mr. Adams, And I just want to thank everybody for participating in the meeting tonight. We accomplished a lot. I think we polished off an application that's sort of been hanging in the wind for a couple of months because of Covid. And we're finally moving forward on our master plan a little more specifically. And that's a bit and I'm very proud of our township and our demonstrations and how we're doing. I know our covid-19 cases are a little bigger than I like to see, but it sounds like we're doing pretty good from the media I'm getting. I don't not have an inside track any longer, it seems. So I'm not in the know maybe, but it's certainly on a public level. Seems like we're doing very well with both serious conditions going on right now in the country.

5. **Adjournment:**

Motioned by: Ron Dash

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Seconded by: Dr. Rogers

All in favor "AYE", None opposed

Bernadette Green
Board Secretary

Lavonne Johnson
Board Chair