

**WOODLAND TOWNSHIP
LAND USE BOARD
REGULAR MEETING
June 18, 2024
7:00 p.m.**

CALL TO ORDER

FLAG SALUTE

OPEN PUBLIC MEETING ACT STATEMENT

The regularly scheduled monthly meeting of the Woodland Township Land Development Board is being held in accordance with the provisions of the Open Public Meeting Act. Adequate notice being provided to The Central Record and The Burlington County Times. Members of the public who wish to address the board shall be given the opportunity to do so prior to the meeting adjourning for the evening.

Land Use Board meetings will be held electronically via "Zoom." Instructions for how to access the meeting are below and will also be posted on the home page of Woodland Township's website (www.woodlandtownship.org).

Join Zoom Meeting

<https://us02web.zoom.us/j/5462524643?pwd=UUpNM3ovb2Vzb3BML1RFWTVTNmNhZz09>

Meeting ID: 546 252 4643

Passcode: 696313

Dial by your location

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma)

ROLL CALL

_____ Mike Huber	_____ Jessie Estlow
_____ Tom Getz	_____ Jane Donoghue (Alt #1)
_____ Mark Herndon	_____ (Alt #2)
_____ Donna Mull	_____ Thomas Leisse, Engineer
_____ Jody Meeks	_____ Sara Werner, Board Solicitor
_____ Devin Daniels	_____ Maryalice Brown, Secretary

RESOLUTIONS

MINUTES

Minutes were submitted for approval for the meeting of May 21, 2024

APPLICATIONS

2024-1 WARD SAND & GRAVEL
Block 101/5
Sooy Place Rd

NEW BUSINESS

OPEN TO THE PUBLIC

COMMENTS BY THE BOARD

MOTION FOR ADJOURNMENT

NOTE: Next scheduled meeting is: July 16, 2024



June 12, 2024

WOOPB 24001

Woodland Land Use Board
P.O. Box 388
Chatsworth, NJ 08019

**RE: TOWNSHIP OF WOODLAND
WARD SAND AND MATERIALS COMPANY
BLOCK 101, LOT 5
RESOURCE EXTRACTION/MINING PERMIT RENEWAL
COMPLETENESS AND FINAL REVIEW NO. 2**

Dear Board Members:

In connection with the referenced application, our office has received an amended Site Plan for review. Information regarding the application is as follows:

- Applicant: Ward Sand and Materials Company, 9119 Frankford Avenue, Philadelphia, PA 19114, (Phone #: 215-333-8000, 609-859-2860).
- Owner: Ward Sand and Materials Company, 9119 Frankford Avenue, Philadelphia, PA 19114, (Phone #: 215-333-8000, 609-859-2860).
- Attorney: Alice Meehan, Esq., 9119 Frankford Avenue, Philadelphia, PA 10114, (Phone #: 215-333-8000).
- Engineer: Timberland Engineering, Paul V. Morrill, P.E., 225 Sooy Place Road, Vincentown, NJ 08088, (Phone #: 609-859-1952).

Our office has reviewed the following documents prepared by Timberland Engineering on behalf of Ward Sand and Materials Company:

<u>Sheet</u>	<u>Description</u>	<u>Dated (Revised)</u>
1 of 1	Projected Mining Area Location Map	5/31/21

We have also received the following documents:

- Mine Registration Certificate No. 004960 3/31/2025 Exp. Date
- Burlington County Soil Conservation Recertification 8/01/2023
- Restoration Bond – Continuation Certificate 5/12/2025 Exp. Date
- Certificate of Liability Insurance 7/1/2024 Exp. Date
- Pinelands Application -
- NJDEP Authorization to Discharge 5/31/2019 Exp. Date
- Preparedness, Prevention and Contingency Plan 6/1/2024
- Stormwater Pollution Prevention Plan & Drainage Control 6/1/2024

We have reviewed the application for completeness in accordance with the Township’s Ordinance and find the application to be complete.

We have the following comments for the Board’s consideration:

A. Background

1. The Ward Sand and Materials Company is an ongoing business enterprise in the Township of Woodland engaged in resource extraction.

2. The Ordinance limits authorization for resource extraction to a period of five (5) years and must be renewed after each five year cycle. This renewal cycle would extend the previous approval from August 15, 2021 to August 15, 2026.
- B. Zoning
1. The parcel lies in the M-C Mining/Conservation Zone as delineated on the Township Zoning Map.
 2. The use, Resource Extraction/Mining, is a permitted use.
 3. The plan indicates that the parcel's bulk area and setback dimensions comply with the Zoning Ordinance requirements.
- C. Plan and Site Comments – A site inspection was conducted on June 5, 2024. The following items shall be maintained at the site:
1. Dust control shall be maintained for the gravel portion of the entrance road.
 2. The monument markers which indicate buffer limits shall be maintained and replaced if damaged.
 3. Markers shall be maintained to delineate the restoration zones/areas in the field.
 4. The Restoration Schedule shall be updated to indicate current restoration progress.
- D. Other
1. The mining certificate, restoration bond continuation certificate and liability insurance are scheduled to expire within the permit renewal period. Copies of the renewed certificates shall be provided to the Township.

This application may be subject to review and approval by the following outside agencies:

- Burlington County Health Department.
- Burlington County Planning Board.
- The Pinelands Commission.

The applicant's engineer is advised that all plan revisions must be detailed in a cover letter and a revision date and description of the change must be included on each revised plan.

Any approval this Board may grant shall be conditioned upon Pinelands Commission approval and any outside agency approvals as may be required.

If you have any questions on the above, please do not hesitate to call.

Sincerely,

PENNONI ASSOCIATES INC.



Thomas Leisse, PE, CME
Joint Land Use Board Engineer



Christopher R. Kunder, EIT
Project Engineer

cc: Sara Werner, Esq., Board Attorney
Applicant: Ward Sand and Material Company
James F. Furey, Safety Director
Applicant's Engineer: Paul V. Morrill, P.E., Timberland Engineering

TOWNSHIP OF WOODLAND ** LAND USE BOARD

P.O. Box 388
Chatsworth, NJ 08019
609-726-1700

Glenn Jaggard, Chairman

Maryalice Brown, Secretary
mbrown@woodlandtownship.org

LAND USE BOARD APPLICATION FORM

The application, along with supporting documentation, must be mailed/delivered to the Board Secretary as well as emailed. Additionally, the package must be delivered to the Board Attorney and Board Engineer for review. All documentation must be submitted no later than fifteen (15) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Dated Filed: _____ Application No. _____

FEES

Date received: _____

Application fee: _____ Escrow deposit: _____

Scheduled for: Review for Completeness: _____

Hearing: _____

1. Subject Property

Location: Northwest corner of Woodland Twp, South of Rt 70

Tax Map: Page: 1 Block: 101 Lot: 5

Page: _____ Block: _____ Lot: _____

Dimensions Frontage: _____ Depth: _____ Total area: _____

Zoning District: RDIA/MC

2. Applicant

Name: Ward Sand and Materials Company

Address: 9119 Frankford Ave

Philadelphia, PA 19114

Phone: 215-333-8000/ 609-859-2860

Email: jfurey@jdm-inc.com

Applicant is a Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership application must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criteria have been disclosed. (Attach pages as necessary to fully comply).

Name: James D. Morrissey, Jr Address: Same as Applicant Interest: _____

Name: _____ Address: _____ Interest: _____

Name: _____ Address: _____ Interest: _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: _____

Address: _____

Phone #: _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property?

Yes (attach copies) _____ No _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of premises:

Resource Extraction

6. Applicant's Attorney: Alice Meehan, Esq.

Address: 9119 Frankford Ave

Philadelphia, PA 19114

Phone No: 215-333-8000 Email address: ameehan@jdm-inc.com

7. Applicant's Engineer: Timberland Engineering, Paul V. Morrill, P.E.

Address: 225 Sooy Place Rd

Vincentown, NJ 08088

Phone No: 609-859-1952 Email address: timberlandtrails225@msn.com

8. Applicant's Planner: N/A

Address: _____

Phone No: _____ Email address: _____

9. Applicant's Traffic Engineer: N/A

Address: _____

Phone No: _____ Email address: _____

10. List any other Expert who will submit a report or who will testify for the Applicant:

Name: N/A

Field of Expertise: _____

Address: _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

Subdivision:

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created: _____ (including remainder lot)

Number of proposed dwelling units _____ (if applicable)

Site Plan:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval (Phases if applicable) _____

_____ Final Site Plan Approval (Phases if applicable) _____

X _____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) 6 acres

Number of proposed dwelling units (if applicable) N/A

_____ Request for Waiver From Site Plan Review and Approval

Reason for Request: _____

_____ Informal Review

_____ Request for Rezoning and/or Amendment to Master Plan

_____ Appeal decision of an Administrative Officer (N.J.S.A. 40:55D-70a)

_____ Map or Ordinance Interpretation or Special Question (N.J.S.A. 40:55D-70b)

_____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(1)]

_____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

_____ Variance Relief (use) (N.J.S.A. 40:55D-70d)

_____ Conditional Use Approval (N.J.S.A. 40:55D-67)

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin (N.J.S.A. 40:55D-34)

_____ Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35)

_____ Other Relief (specify)

12. Section(s) of Ordinance from which a variance is requested:

N/A

13. Waivers Requested of Development Standards and/or Submission Requirements: (attach additional pages as needed) N/A

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200' fee in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 calendar days prior to the date scheduled by the Board Secretary for the

hearing. It is the applicant's responsibility to contact the Administrative Officer for hearing date & location. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

Submission of updated Biannual Mining Area map as required by the terms of permit.

Use is not being modified from which was approved previously.

16. Is public water line available? No

17. Is public sanitary sewer available? No

18. Does the application propose a well and septic system? No- existing

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate block and lot numbers? N/A

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant proposed to provide as performance and maintenance guarantees? Bond

23. Other approvals, which may be required, and date plans submitted:

	Yes	No	Date Plans Submitted
Woodland Township Board of Health	<u> </u>	<u>X</u>	<u> </u>
Burlington County Health Department	<u> </u>	<u>X</u>	<u> </u>
Burlington County Planning Board	<u> </u>	<u>X</u>	<u> </u>
Burlington County Soil Conservation District	<u>X</u>	<u> </u>	<u> </u>
NJ Council on Affordable Housing	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Environmental Protection			
Stream encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>X</u>	<u> </u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Other <u> </u>	<u> </u>	<u> </u>	<u> </u>

NJ Department of Transportation	_____	<u>X</u>	_____
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Atlantic City Electric	_____	<u>X</u>	_____
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Pinelands Commission	<u>X</u>	_____	<u>COF dated 5/31/2021 approved 3/13/2024</u>
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24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail, email or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer & Board Attorney) for their review. The documentation must be received by the professional staff at least fifteen (15) business days or application will be deemed incomplete. A list of professional staff is attached to the checklist.

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following Applicant professionals. Specify which reports are requested for each of the Applicant professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional

Report Requested

Attorney

All

Engineer

All

Manager (1)

All

(1) Jason Strickland
 223 Sooy Place Rd
 Vincentown, NJ 08088

CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner)

Sworn to and subscribed before me this 12th day of June, 2024

Marie A. Bergstrom
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM, Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

[Signature]
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the Property, which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by a general partner)

Sworn to and subscribed before me this 12th day of June, 2024

Marie A. Bergstrom
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
MARIE A. BERGSTROM, Notary Public
Philadelphia County
My Commission Expires November 22, 2024
Commission Number 1010753

James D. Moussey
SIGNATURE OF OWNER

29. I understand that the sum of \$ _____ has been paid to the Township of Woodland as a Non-Refundable Application Fee.

30. I understand that the sum of \$ _____ has been deposited in an escrow account. In accordance with the Ordinances of the Woodland Township, I further understand that the escrow account is established to cover the cost of professional services including engineering, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amounts and shall add the sum to the escrow account within fifteen (15) days.

Date

Signature of Applicant