

RESOLUTION 2018 - 13

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
GRANTING AMENDED SITE PLAN WAIVER TO THE APPLICANT, GREATER
PHILADELPHIA AQUATIC ENTERPRISES, INC.**

**BLOCK 17, LOT 3.15
11 ENTERPRISE COURT
APPLICATION #1969**

WHEREAS, the Applicant, Greater Philadelphia Aquatic Enterprises, Inc., whose mailing address is c/o Matthew Sprang, P.O. Box 293, Sewell, New Jersey 08080 for property owned by Industrial Solutions Realty, Inc., with a mailing address of 11 Enterprise Court, Sewell, New Jersey 08080 is now requesting an amended waiver of site plan for a 4-lane, inground chlorine swimming pool, a smaller 500 square foot inground chlorine pool, parent viewing room, locker rooms and associated offices; and

WHEREAS, the Applicant previously received approval under Resolution 2015-17 for a change of use and waiver of site plan to permit a pool facility in the 9,300 square foot vacant portion of a 54,800 square foot building, which included the construction of a 6-lane, above ground swimming pool, two endless pools, locker rooms and associated offices; and

WHEREAS, the property is located in the Corridor area of the Delsea Drive Redevelopment Zone (underlying zone = CI -- Commercial Industrial); and

WHEREAS, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

WHEREAS, the Applicant is not requesting any variances; and

WHEREAS, the Applicant is requesting an amended site plan waiver per Section 199-4; and

WHEREAS, in support of the application, the Applicant submitted a waiver of site plan submission received at the Planning Office on January 9, 2018, consisting of the following:

| Sheet | Title | Date | Latest Revision Date |
|--------------|---------------------------------|-------------|-----------------------------|
| A0.1 | Cover Sheet | 12-22-17 | --- |
| A0.2 | Specifications | 12-22-17 | --- |
| A0.3 | Specifications | 12-22-17 | --- |
| A1.1 | Demolition Plan | 12-22-17 | --- |
| A2.1 | Floor Plan | 12-22-17 | --- |
| A2.2 | Reflected Ceiling Plan | 12-22-17 | --- |
| A2.3 | Floor Finish Plan | 12-22-17 | --- |
| A3.1 | Door Schedule, Interior Details | 12-22-17 | --- |
| A4.1 | Interior Sections and Details | 12-22-17 | --- |

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|------|-------------------------------|----------|-----|
| A5.1 | Interior Sections and Details | 12-22-17 | --- |
| A5.2 | Restroom Elevations | 12-22-17 | --- |

The plans were prepared, signed and sealed by Daniel E. Jost, R.A., DJ Architecture, LLC, 1008 Astoria Boulevard, Suite B, Cherry Hill, New Jersey 08003, (856) 809-2791; and

WHEREAS, the Applicant was represented by Robert Mintz, Esquire, at the February 20, 2018 hearing on this matter; and

WHEREAS, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearings on the application and on each of the following:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner submitted a report dated January 11, 2018; and

WHEREAS, based upon the above, the Board, at the February 20, 2018, hearing date, finds as follows:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, stated a completeness determination is not needed since the submission requirements were previously addressed at time of prior approval.
2. Robert Mintz, Esquire stated he is here tonight representing the Applicant, Greater Philadelphia Aquatic Enterprises, Inc. Mr. Mintz stated the Applicant had previously been before the Board and had obtained approval at that time. In particular, approval was granted for an above ground salt water indoor swimming pool to be located in a portion of the building. The Applicant had been approved for site plan waiver since there were no changes to the building and the approved pool was to be an above ground salt water pool.
3. Mr. Mintz stated and without getting into great detail, an issue arose over the above ground salt water pool involving the Applicant's contractor which resulted in a new contractor who recommended the approved indoor above ground salt water pool become an inground pool and not a salt water pool but rather a chlorine inground pool.
4. Mr. Mintz stated the chlorine would be delivered to the site by a licensed hauler. The Applicant would have two (2) fifty gallon tanks secured and stored in a locked storage area. The pool water is tested daily. The pool equipment for testing the water is also kept in the same room with the chlorine providing daily inspections of the room. The 50 gallon containers are dual walled containers. Best Management Practices for use of the chlorine will be filed with the County. The employees working with the pool chemicals are licensed and the facility is also required to have an emergency plan per the County.

5. Richard Fini, PE, Board Environmental Engineer, requested the Applicant to provide the chlorine information to him as well as the Best Management Practices to the Board.
6. Joseph Petrongolo, L.L.A., R.L.A., P.P., Board Planner, submitted a report dated January 11, 2018. Mr. Petrongolo testified the Applicant had previously received a change in use and a waiver of site plan approval pursuant to Resolution 2015-17. At that time, the Applicant had proposed an above ground salt water pool which did not raise any issues with use of chemicals. The Applicant now proposes to amend the application to have an inground chlorine pool. All other prior approvals for this application still remain the same.
7. Mr. Mintz stated the Applicant understood all other prior approvals still applied to this project.
8. Mr. Petrongolo asked if there was any venting.
9. Matthew Sprang, Applicant, testified there would be venting and a garage door for the storage area.
10. Mr. Petrongolo stated the Applicant still needs to clarify whether the outdoor lighting is adequate and, if not, still needs to be addressed, per prior approval Mr. Petrongolo stated there is no request for any change of signage or to the building.
11. Mr. Petrongolo stated there was an evergreen buffer on the site which was part of the prior approval. However, the evergreen buffer has been removed and should be replaced. The owner is in violation and the buffer needs to be installed.
12. Mr. Mintz stated the Applicant recognizes the Zoning Official will reach out to the owner and Mr. Mintz will notify the owner of the need to replace the evergreen buffer and he will copy the Planning Board and Board Planner.
13. Mr. Petrongolo stated he is okay with the chlorine storage and storage on site.
14. Board Member Dennis asked if there are two (2) fifty gallon tanks.
15. Mr. Mintz asked the Applicant to confirm that his statements made on this application this evening were accurate and correct.
16. Mr. Sprang responded the statements made by Mr. Mintz this evening on the application were accurate and correct.
17. Richard Fini, P.E., Board Environmental Engineer, did not submit a written report. However, he again emphasized he would like a copy of the Best Management Practices on the chlorine usage as well as a copy of the Emergency Management Plan be submitted to him. Mr. Fini stated the removal of the trees is protected by the previous Conservation Deed on this project; and

WHEREAS, none of the other professionals had any comments or reports on the application; and

WHEREAS, the meeting was open to the public and no one from the public commented on the application; and

WHEREAS, based upon the above factual findings, the Planning Board has come to the following conclusions:

1. The subject property is located in the Corridor area of the Delsea Drive Redevelopment Zone (underlying zone = CI – Commercial Industrial).
2. The Applicant is requesting amended waiver of site plan.
3. It was the finding of the Planning Board and Planning Board Professionals that the Applicant had demonstrated the need for granting the amended waiver of site plan. It was the finding of the Planning Board that the amended waiver of site plan could be granted without substantial detriment to the public good and the intent and purposes of the zone plan and zoning ordinances.

NOW, THEREFORE, BE IT RESOLVED by the Washington Township Planning Board that the application for an amended site plan waiver by the Applicant, Greater Philadelphia Aquatic Enterprises, Inc., is hereby **GRANTED** by the unanimous vote of the Planning Board, subject to the following terms and conditions:

1. The Applicant is granted an amended waiver of site plan for the construction of a 4-lane inground chlorine swimming pool, a smaller 500 square foot inground chlorine pool, parent viewing room, locker rooms and associated offices.
2. All prior conditions of approval contained in Resolution 2015-17 shall remain in full force and effect for this Application.
3. All of the Agreements and/or representations made by the Applicant as set forth at the hearing in this matter or as contained in this Resolution must be fully satisfied by the Applicant.
4. All of the initial findings of fact, conclusions and conditions as set forth in the “Whereas” recital paragraphs of this Resolution as set forth above, are hereby incorporated by reference herein as further findings of fact and conditions as applicable.
5. The Applicant testified that it will comply with all the terms and conditions of the Planning Board Professional review letters except as noted on the record.
6. This approval is granted subject to the following:

- A. Applicant to submit to Board and Board Environmental Engineer the chlorine information and the Best Management Practices for use of the chlorine and the Emergency Management Plan.
 - B. Applicant to clarify to the Board Planner whether the outdoor lighting is adequate; and, if not, Applicant to address same.
 - C. Applicant to notify owner that the evergreen buffer that has been removed must be replaced and a copy of that letter sent to the Board and Board Professionals.
- 7. This approval is conditioned upon the Applicant obtaining any and all permits and/or building permits required from the Construction Office and/or any other agency, if applicable, to make any interior renovations/improvements to the building.
 - 8. The Plan is subject to review and approval of the following authorized review agencies, if applicable, as follows:
 - a. Gloucester County Planning Board;
 - b. Gloucester County Soil Conservation District
 - c. Washington Township Municipal Utilities Authority
 - d. Washington Township Fire Marshall
 - e. Gloucester County Department of Health
 - f. Any other outside agency approvals that may be deemed necessary.
 - 9. If an inspection escrow, performance bond and/or maintenance bond are required with this application, an estimate of all on/off site improvements (excluding structures) must be reviewed and approved by the Washington Township Engineer. Any required performance Bond and/or inspection escrow and/or maintenance bond must be posted prior to the signing of any plans or deeds.
 - 10. The Applicant shall contact the Planning Board Office to settle any outstanding review and escrow accounts prior to the issuance of any building permits.
 - 11. The Applicant must submit a certification that all taxes on the property have been paid to date.

BE IT FINALLY RESOLVED that the secretary shall cause a brief notice of this resolution to be published in the South Jersey Times at the Applicant's expense and forward a copy thereto to the Applicant within ten (10) days of the date hereof.

This is a Resolution memorializing the vote taken by the Washington Township Planning Board at the aforesaid meeting held on February 20, 2018 and is hereby adopted at the meeting held on March 6, 2018.

WASHINGTON TOWNSHIP
PLANNING BOARD


ALBERT FRATTALI, Chairperson

ATTEST:


CHRISTINE CIALLELLA, Secretary

ROLL CALL VOTE FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL

| | | | | |
|----------------------|---|----|--|---------|
| J. Gattinelli, Mayor | YES | NO | ABSENT | ABSTAIN |
| A. Frattali, Chair | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| T. McPoyle, V. Chair | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| E. D'Orazio, II | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| Joseph J. Perry, III | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| M. D'Ariano, IV | YES | NO | ABSENT <input checked="" type="checkbox"/> | ABSTAIN |
| M. Martin, IV | YES | NO | ABSENT | ABSTAIN |
| T. Sparacio, IV | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| J. Bidinger, IV | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| B. Dennis (Alt #1) | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |
| R. Centrone (Alt #2) | YES <input checked="" type="checkbox"/> | NO | ABSENT | ABSTAIN |

I certify the above to be a true copy of a resolution adopted by the Washington Township Planning Board at a regular meeting held on March 6, 2018 memorializing the action taken by the Board on February 20, 2018.


Christine Ciallella, Secretary

Date: 3/6/18