

**City of Beverly
Burlington County
June 17, 2020 – 7:00PM**

LAND USE BOARD

MINUTES

The Regular Meeting of the Land Use Board of the City of Beverly, County of Burlington, and State of New Jersey was held on the aforementioned date via conference call with the following in attendance: Diane Benson, John Haaf, Barbara Kelly, Robert E. Lowden, Jr., Mayor Randy H. Miller, Ronald V. Paice, Harold Robertson, Richard Wolbert, Board Solicitor Charles Petrone, Mr. Ed Fox of Environmental Resolutions Inc., and Board Secretary Caitlin Midgette. Maureen Cronin was absent from tonight's meeting.

Chairman Robertson called the meeting to order at 7:01PM and read the following statement into the record:

“In compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, this is to announce that Adequate Notice of this meeting was provided in the following manner: on January 30, 2020 advance written notice of this meeting was posted on the official Bulletin board in the City Hall, was published in The Burlington County Times on February 2, 2020, transmitted to the Courier Post, filed with the Municipal Clerk, and was mailed to all persons who requested and paid for such notice. Notice that this meeting will be held via conference call at 7:00PM was published in The Burlington County Times on June 3, 2020, transmitted to the Courier Post, posted on the City's official website, and sent to all persons requesting same.”

The above was followed by the Flag Salute and Roll Call.

MINUTES

- January 22, 2020

A motion was offered by Ms. Kelly and seconded by Mr. Wolbert to approve the minutes of January 22, 2020. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Haaf, Kelly, Miller, Wolbert, Robertson

Nay:

Abstain: Paice, Lowden

Absent: Cronin

PLAN REVIEW

Beverly School District – Proposed Trailers

Present on behalf of the Beverly School District were Brian Savage, Staff Accountant/Board Secretary, Elizabeth Giacobbe, Superintendent, Steven Siegel, Principal Architect of Spieziele Architectural Group, and Ulka Panchel, Project Coordinator.

Mr. Wolbert and Ms. Kelly recused themselves for the following discussion as they are members of the Board of Education.

Board Solicitor Petrone stated that the plan for the installation of trailers is a capital project review, in which the Planning Board has limited jurisdiction as it is not approving or denying a site plan under the Municipal Land Use Law. Mr. Fox noted that the installation of the trailers is consistent with the City's Master Plan.

Mr. Savage explained that the School District is planning to install three trailers that will each house two classrooms and two bathrooms, for a total of six classrooms and six bathrooms. The plans for same will also include additional site improvements, as well as landscaping. Mr. Savage noted that the district initially planned to go to public referendum to add an addition to the principal school building, but ultimately, the tax increase that would result from same led the district to look into alternative options for cost savings. Mr. Savage noted that the trailers are necessary to add additional space to meet the rising enrollment, eliminate the doubling of classes, assist in social distancing during the current health crisis, and increase the ability for out of district students to attend Beverly's school, which will ultimately prove to be a cost saving to the district in terms of tuition and transportation. Finally, Mr. Savage stated that the district received funds for said improvements by way of grants, and that the trailers will be donated to the district.

Mr. Haaf inquired if the additional classroom space will result in an increase in school staff. Ms. Giacobbe stated that only one additional teacher will be employed with the district, the cost of which has already been incorporated into the district's budget.

Mr. Lowden inquired as to the size of the trailers, the electrical improvements necessary for same, any potential parking expansions, and the grades that will be occupying the trailers. Ms. Panchel responded that the trailers will be approximately 86 feet long and 28 feet wide, and that the electrical wires to supply power to the trailers will run underground from the main building. Regarding the expansion of parking, Mr. Savage explained that the School District is working with Gray's Trucking across the street for same. Ms. Giacobbe stated that of the six classrooms that will be formed as a result of the three trailers, some rooms will be used for resource room/special education students, and another will be utilized for art classes from pre-kindergarten to 8th grade.

Mr. Haaf questioned the surface that will be occupying the space between the main building and the trailers. Mr. Savage stated that there will be a walking ramp of standard decking leading from the main building to the entrance of the trailers, with possible canopies to protect students from inclement weather. Mr. Haaf inquired if the trailers will require electric, water, and sewer hook ups. Mr. Savage confirmed.

Board Solicitor Petrone stated that according to the submitted plan, the students will utilize a landing to reach the main ramp. Mr. Savage noted that the landing is necessary for ADA accessibility, and that the small space between the main building and the landing was recommended by the Fire Marshal for fire safety.

Mr. Haaf questioned if the district considered any safety issues that may arise from hidden areas due to the trailer placements. Mr. Savage responded that there will be cameras, alarm systems,

lighting, and fencing installed for safety measures. Ms. Giacobbe noted that the students will also be escorted to and from the trailers.

Mr. Fox stated that Spiegle Architectural Group has been helpful in reconfiguring the plan to ensure that manholes remain uncovered and relocating the school's dumpsters. Mr. Fox questioned the current use of the area that the trailers will occupy, and where those uses will be relocated once the trailers are installed. Mr. Savage stated that the area does not see a lot of student activity, and whatever activities may have taken place there will be relocated to the fields. Mr. Fox noted that there is property line issue between the School District and the City, which will need to be addressed by the Common Council. Additionally, Mr. Fox inquired as to how long the trailers will be utilized by the district. Mr. Savage stated that there is no definite amount of time for same. Board Solicitor Petrone noted that the NJ Department of Education may have a limit on the number of years classroom trailers can be utilized. Mr. Savage stated that there will need to be annual approval from the State, and that the district will be looking to obtain a waiver.

Mr. Siegel stated that the plans will be submitted to the State for approval before construction begins. Accordingly, Board Solicitor Petrone noted that the Planning Board's recommendations will also need to be submitted to same.

Mr. Haaf questioned if the trailers will be installed before the start of the new school year in September. Mr. Savage confirmed.

Mr. Fox noted that one of the trailers encroaches on the adjacent playground, which brings forth concerns of maintaining safe fall zones, where a student may fall or leap from the playground equipment. Mr. Savage stated that the playground equipment may have to be relocated, or the equipment may not be able to be utilized if there is not sufficient space for a fall zone.

Mr. Fox inquired if the relocation area for the dumpsters is sufficient space for same. Ms. Panchel confirmed.

Mr. Fox inquired if the trailers will impact the designated student drop off area. Ms. Giacobbe responded that the only drop off area that will be affected is for pre-kindergarten, but an alternative plan will be implemented. Additionally, Mr. Fox questioned if the trailers will impact truck/service delivery areas. Ms. Giacobbe explained that the same will not be impacted.

Mr. Fox stated that the Board Engineer is satisfied with the submitted plans, and that all safety concerns have been addressed.

Board Solicitor Petrone stated that the resolution of the Planning Board declaring the plans consistent with the Master Plan will contain the following recommendations: the School District must work in conjunction with the Common Council on any concerns with the adjacent park and playground; the School District must work in conjunction with the Common Council on the property line issue; and that the School District cannot obstruct access to manholes if the trailer locations were to change.

A motion was offered by Mr. Haaf and seconded by Mayor Miller to adopted Resolution 2020-6, confirming that the School District's plan for proposed classroom trailers is consistent with the

Master Plan and affirming the above recommendations stated by Board Solicitor Petrone. Motion carried on a Roll Call Vote, as follows:

Aye: Benson, Haaf, Lowden, Miller, Paice, Robertson

Nay:

Abstain: Kelly, Wolbert

Absent: Cronin

OLD BUSINESS

No old business was presented at this time.

NEW BUSINESS

No new business was presented at this time.

COMMUNICATIONS

No communications were presented at this time.

BOARD/PROFESSIONAL COMMENTS

Mr. Fox thanked the Board for the opportunity to serve the City and the Planning Board.

Mr. Lowden thanked Mr. Fox for his thorough review on the proposed trailers for the School District. Additionally, Mr. Lowden stated that he believes the sewer lines that run under the proposed locations of the trailers are cleaned out often.

Board Solicitor Petrone stated that there is required liability training per the BURLCOJIF for land use board members. Discussion ensued on a future date for same.

PUBLIC COMMENT

No comments.

ADJOURNMENT

A motion was offered by Mayor Miller and seconded by Ms. Kelly to adjourn the meeting. Motion carried. Meeting adjourned at 7:57PM.

Approved:

Hal Robertson
Chairman

Respectfully Submitted By:

Caitlin Midgette
Land Use Board Secretary

Approved: July 15, 2020