

**ALLOWAY TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
49 S. GREENWICH ST. ALLOWAY, NJ 08001
MINUTES FOR REGULAR MEETING
March 10, 2010 - 7:00 p.m.**

Statement of adequate notice of the meeting was read and the flag salute performed.

Present: Betsy Burden, Jack Cianfrani (arrived at 7:17 p.m.), Alexis Coleman, Allen English, Joe Fedora, Walter Leslie, Cheryl Lowe, Ed Masker, and Karl Ott

Absent: None

Anthony Almeda, Esq. is Solicitor for the Planning Board in place of Michael Albano.

Betsy Burden's swearing in is deferred until the April meeting.

On motion by Ott, seconded by English, the minutes from the January 2010 meeting are approved. Vote unanimous.

Chairman Coleman opens the meeting to the public for comment.

Public Comment:

Bruce Smith – Addressed the board regarding drawings of a minor subdivision. Mr. Smith was looking for direction regarding subdividing a property. Solicitor Almeida advised Mr. Smith that he needed to follow the appropriate procedure regarding a subdivision.

Chairman Coleman closes the meeting to the public for comment.

Jack Cianfrani arrived at 7:17 p.m.

On motion by Fedora, seconded by Ott, Resolution # 2010-01, Reorganization Resolution is approved. Vote unanimous.

On motion by Ott, seconded by Fedora, Resolution #2010-02, Authorizing Agreement for Professional Services for Solicitor is approved. Vote unanimous.

On motion by Ott, seconded by Cianfrani, Resolution #2010-03, Authorizing Agreement for Professional Services for Engineer is approved. Vote unanimous.

On motion by Masker, seconded by Ott, Resolution #2010-04, Authorizing Agreement for Professional Planner is approved. Vote unanimous.

Business:

Completeness Hearing – Minor Subdivision, Gregory and Sherri Garton, Block 64, Lot 10

Solicitor Almeida swears Sherri Garton in for testimony. Ms. Garton states she owns a parcel of land and would like to subdivide so she can give her son, Matthew Garton, a piece of property in which to place a home. Charles Chelotti, Engineer for Planning Board states that the applicant's engineer used a scaled map from the DEP web site and it does not show where wetlands are located. Applicant states she is bothered by this. Mr. Chelotti informs Ms. Garton that her engineer needs to perform the tasks regarding the wet land issue; applicant needs a Letter of Interpretation. Matthew William Garton is sworn in for testimony. Mr. Garton disagrees with the Planning Board regarding the driveway, wetlands and buffer area. Ms. Garton states she is a professional and is irritated that the Board is not proceeding with her application. Ms. Garton states she will lose the \$8,000.00 rebate if this application does not happen. Solicitor Almeida directs the Board to take no action regarding this application, too many issues and discrepancies. Ms. Garton comments that the Board is making this very easy task so difficult. Mr. Chelotti informs Ms. Garton to have her engineer do a conference call with Mr. Chelotti and Ms. Garton so all issues can be resolved.

HKS – Planning Board Engineer Charles Chelotti passed out two documents regarding expert archeologist backgrounds and pricing. Mr. Chelotti informed the board that the well and septic systems regarding the subdivision need to be looked at very carefully. There is the question of who pays for the expert. Solicitor Almeida states that HKS decisions and questions should be discussed at the April meeting when Solicitor Albano is present.

Chairman Coleman informs the Planning Board that the Planning Board Secretary is resigning her position, effective the end of March.

Ed Masker informs the Planning Board that he received notice from Diana Locuson that she is resigning from the Planning Board effective immediately.

Ed Masker commended the Board on their professionalism at the meeting this evening. Mayor Masker informed the Board that the Township has a difficult budget this year. Mayor Masker stated that Township Committee is looking into combining the Planning and the Zoning Board into one unit. He stated there is a list of pros and cons; costs savings and efficiency are the pros. He noted there will be 1 meeting, 1 agenda, 1 set of minutes and that professionals say it works out well. Mr. Leslie questioned why Township Committee does not look at raising application fees. Mayor Masker informs the Planning Board that Township Committee is not providing any pay increase for Township employees this year and the \$800 medical reimbursement is eliminated, all of this due to the fact that the Township is looking at all options to cut costs. Mayor Masker informs the Planning Board that if the boards do combine, there will be 2 additional members added to the Planning Board. Question was raised if the Planning Board members will need to be trained as Zoning Board members? Solicitor Almeida noted that

Michael Albano, Solicitor for Alloway Township Planning Board, recommends one board. It is commented that there is a problem with getting members/volunteers and at times there has not been enough members present for a quorum. Engineer Chelotti commented that he works for a combined board in Paulsboro and Merchantville and it has not required more than one board meeting a month. Mayor Masker informs the Board that the Township Committee will take the lead on the Planning/Zoning Board secretarial position. Mayor Masker informed the board that in an absence of a secretary the Planning Board solicitor provides a secretary. On motion by Cianfrani, seconded by Ott, the motion to advertise for a Planning Board secretary is granted. Vote unanimous. It is decided that Chairman Coleman, MaryLou Rutherford and Mayor Masker will interview applicants for the secretarial position.

Public Comment:

Sharon Coleman – Ms. Coleman stated she has documentation and there is no financial benefit in combining boards. Ms. Coleman wanted to know if Solicitor of the Zoning Board, William Horner was afforded an opportunity to provide his opinion on combining boards. It was stated that Mr. Horner was offered the opportunity but did not respond. Ms. Coleman comments that if Township Committee is spending \$50,000.00 on the lake, what is \$2,000.00 for the Zoning Board. Mayor Masker responded that there is less of a work load and there is only one meeting a month. Mayor Masker stated it is not a significant savings but Township Committee is looking at any and all options regarding reducing the budget.

Warren Wieting – Mr. Wieting states that he recollects that HKS agreed to pay for the hydrologist and archeologist.

Barbara Ott – Ms. Ott asked if the combining of the two boards was mostly money or efficiency. Mayor Masker responded – mostly efficiency.

Anne Sullivan – Ms. Sullivan states she remembers HKS the same way Mr. Wieting does (that HKS pay for professionals) and that Mr. Albano stated there needs to be adequate escrow.

Marilyn Patterson – Ms. Patterson stated that in combining both boards she hopes it will be done fairly. Experience and attendance should all fall into play in deciding which members should stay or be appointed. It should be who is best qualified for the job. Mayor Masker states he will speak to the Solicitor on exactly how that works.

Barbara Ott – states that they should look at what each person can bring to the table professionally.

Correspondence:

Chairman Coleman states that in the packet there is a letter regarding the Alloway Sewer Project and it's only information.

Chairman Coleman informs the board that the correspondence is that the money has been returned to Stonebridge.

On motion by Masker seconded by Fedora the meeting is adjourned at 9:15 p.m. Vote unanimous.

Respectfully submitted

Patricia L. Paruszewski

