

ALLOWAY TOWNSHIP PLANNING BOARD

Township Municipal Building, Auditorium
49 South Greenwich Street
Alloway, New Jersey 08001

MINUTES FOR REGULAR MEETING – May 11, 2011

Meeting called to order at 7:04 P.M.

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

Present: Alexis Coleman, Karl Ott, Jack Cianfrani, Walter Leslie, Craig Kane, Bill Greenwood, Myrle Patrick, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 3), Tracy Stites (Alternate No. 4)

Absent: Allen English, Cheryl Lowe, George Reeves (Alternate No. 2)

Also present: Anthony Almeida, Substitute Solicitor; Melanie Adamson, Substitute Engineer

The statement of adequate notice was read and the flag salute performed.

A Motion was made by Ott, seconded by Kane, to approve the minutes from the March 9, 2011 meeting. Unanimous voice vote.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda. None.

Resolutions: 2011-5 – Angelo Massari, Inc. (B 13, L 7) – Renewal of Site Plan Approval for Clay Extraction. A motion was made by Burden, seconded by Ott, to adopt the resolution. A roll call vote was taken. Unanimous approval vote. Member Leslie abstained.

2011-6 – Adoption of Annual Report of the Alloway Planning Board A motion was made by Greenwood, seconded by Patrick to adopt the resolution. A roll call vote was taken. Unanimous approval vote.

Business:

1. Gregory Garton (B 64, L 10)

The Secretary advised Mrs. Garton was unable to attend the meeting due to a family illness, but advised Mrs. Garton provided a letter, notarized statements, and copies of the re-recorded deeds for the Board's review. Solicitor Almeida advised that Mr. Albano reviewed the deeds and same appear to be acceptable, however, they must be reviewed by the Planning Board's Engineer. The Secretary will forward the deeds for review by Remington & Vernick. Final review is tabled to the June meeting.

2. Robert C. and Mae Laroy (B 63, L 5.01)

Mr. Laroy gave testimony for completeness only. He advised he operates a construction company upon the property with 18 employees, six (6) of which are office workers, three (3) of those are part-time. He already has signage upon the property. He additionally employs six (6) to eight (8) electricians. No construction work

is completed on site. He intends to remove the mobile home/trailer located upon the property once the new residence with office space is constructed.

Mr. Laroy also advised the main purpose for the upgrade and new construction upon the property is that he has outgrown his present space due to the expansion of his business.

Member Leslie mentioned that a bulk variance may be needed which will be dealt with at the June meeting when the application is heard.

Ms. Adamson reviewed the items for which Applicant is requesting waivers, being Items 8, 45, 49, and 52. Mr. Laroy confirmed he was requesting said waivers and the engineer and Board had no objection to same being granted, with the exception of Item 8, Environmental Impact Statement (EIS) in that it must be noted on the plan by Applicant's engineer that "no construction activity is proposed for any areas of the property that may be subject to New Jersey Department of Environmental Protection, Land Use Regulation (NJDEP-LURP) requirements". Applicant agreed to same.

Member Ott requested confirmation that the mobile home/office will be removed once the new home/office is constructed and questioned whether the property is serviced by the new municipal sewer system. Applicant confirmed same and that he recently hooked up to the sewer system. Member Ott also questioned whether any equipment is stored upon the property which is used by the construction company, such as bull dozers, etc. Applicant advised he has a back hoe and tractor for personal use, as well as a fork lift, which is used to load trucks.

A motion was made by Leslie, seconded by Burden, to deem the application complete. A roll call vote was taken with seven (7) affirmative votes. Members Zarin and Patrick abstained.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda. None.

Correspondence was discussed by the Chairman with the Board:

March 15, 2011 letter to NJDEP from Mayor Fedora regarding SCIA Expansion – No comment.

April 25, 2011 letter to Sprint/Nextel from Michael Albano regarding continued approval – Member Zarin advised there is an additional co-location on the tower (Verizon) effective August 2010.

April 13, 2011 Pilesgrove Township letters regarding amendments to Code for renewable energy – No comment.

April 19, 2011 letter to Mayor Fedora from NJDEP regarding SCIA Air Pollution Control Operating Permit – No comment.

April 27, 2011 Memorandum to Planning Board from Clerk requesting Board compliance review of Small Wind Energy Systems Act – Mr. Almeida discussed an ordinance which was drafted by his firm and which the Board may want to consider reviewing to help formulate any ordinance changes it may want to suggest to the Township. Tabled to June meeting.

Quinton Township Public Notice for Use Variance/P-F Major Site Plan & Minor for solar facility – No comment.

May 3, 2011 letter to Michael Albano from NJDEP advising of May 19, 2011 public hearing date regarding SCIA expansion – The May 19, 2011 hearing date was discussed and Member Patrick advised the Township Committee would like as many members of the Board and public as possible to appear with any questions or concerns regarding the proposed expansion.

April 25, 2011 Upper Deerfield Township letter regarding amendment to Zoning Map – No comment.

On motion by Cianfrani, seconded by Burden, the meeting is adjourned at 7:43 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary

C:\Documents and Settings\OWNER\My Documents\Planning Board\2011\Agendas & Minutes\PB Minutes 051111.doc