

# ALLOWAY TOWNSHIP PLANNING BOARD

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

## MINUTES FOR REGULAR MEETING – June 8, 2011

Meeting called to order at 7:03 P.M.

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

**Present:** Alexis Coleman, Karl Ott, Jack Cianfrani (arrived at 7:30 PM), Walter Leslie, Craig Kane, Bill Greenwood, Myrle Patrick, Allen English, Cheryl Lowe, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 3)

**Absent:** George Reeves (Alternate No. 2), Tracy Stites (Alternate No. 4)

Also present: Michael Albano, Solicitor; Thomas Cundey, Engineer

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

A Motion was made by Greenwood, seconded by Ott, to approve the minutes from the May 11, 2011 meeting. Unanimous voice vote with Lowe and English abstaining.

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

Resolutions: None.

Mr. Cundey was introduced as the engineer replacing Charles Chelotti.

Business:

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

Mr. Laroy was sworn in, as well as the Board's Engineer. Members Zarin, Patrick, and English stepped down from hearing the application. Solicitor Albano reviewed the notice, mailings, and Proof of Publication which were adequate.

Applicant 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.

He advised he began his business at the present site in 1999. The property consists of 3.87 acres with approximately 1.8 acres of wetlands. He plans to construct an L-shaped home which will consist of approximately 1,700 square feet of living space and 1,500 square feet of office space.

Member Leslie questioned what percent of the business was solar. Mr. Laroy advised approximately 95% percent.

Member Greenwood questioned the time period within which the trailer would be removed. Mr. Laroy advised he had no objection to the 10-day time period suggested by Solicitor Albano for which a temporary use variance would be granted. Same will expire upon removal of the trailer.

Parking was discussed and Applicant advised he has a paved area adjacent to the home with a paved/gravel area near the garage.

A motion was made to open the meeting to the public by Burden, seconded by Kane. Unanimous voice vote.

Chairman Coleman opened the meeting to the public. No comment was made either for or against the application.

A motion was made to close the meeting to the public by Kane, seconded by Lowe. Unanimous voice vote.

A motion was made by Greenwood, seconded by Burden, for a temporary use variance to allow two structures upon one lot with the trailer being removed within 30 days of issuance of a certificate of occupancy. A roll call vote was taken with seven (7) affirmative votes. Members Zarin, Patrick, and English abstained.

A motion was made by Lowe, seconded by Greenwood, for a use variance to allow more than 20% occupancy of a residential dwelling as a home occupancy business with waiver of site plan once the engineer reviews the as-built plan. A roll call vote was taken with seven (7) affirmative votes. Members Zarin, Patrick, and English abstained.

A motion was made by Greenwood, seconded by Ott, to approve a bulk variance for frontage of less than 200 feet required by the Ordinance. A roll call vote was taken with eight (8) affirmative votes. Members Zarin, Patrick, and English abstained.

2. Gregory Garton (B 64, L 10)

The Board briefly discussed the letter, notarized statements, and copies of the re-recorded deeds provided by Applicant. The Engineer and Solicitor advised same appeared to be in compliance and the matter was closed.

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

No correspondence was discussed.

3. As requested by the Township Committee, possible changes to the Township's small wind energy systems ordinance was discussed. Discussion was had regarding several ordinances in place in various townships by the Engineer and Solicitor. Same will be circulated to the Board members for review; however,

the Small Wind Energy Systems Act outlines that model ordinances will be provided within 10 months of enactment of the law and the Board will table the matter until a sample is provided (which Solicitor Albano will follow up on).

4. Solicitor Albano's revised letter regarding Sprint/Nextel was discussed as Verizon is a co-locator on the tower. He is waiting for confirmation from Sprint/Nextel in the form of a revised letter. He will follow-up with a telephone call to their representative, Denise Scott.

A motion was made to go into Closed Session by Ott, seconded by Greenwood. Unanimous voice vote. Members English and Lowe were excused due to their involvement in the matter.

Closed Session - approximately 15 minutes.

On motion by Burden, seconded by Kane, the meeting is adjourned at 8:46 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary