

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – November 9, 2011

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

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

Absent: Beth Reilly, George Reeves (Alternate No. 2)

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

Chairman Coleman advised Member Burden could vote due to Member Reilly's absence.

A Motion was made by Kane, seconded by Lowe, to approve the minutes from the October 12, 2011 meeting. Unanimous voice vote with Cianfrani and Stites abstaining.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda.

Public Comment: None.

Resolutions: 2011-09 - Adoption of Farmland Preservation Plan

A motion was made by English, seconded by Burden, to adopt the resolution. A roll call vote was taken. Unanimous approval vote. Member Cianfrani abstained.

2011-10 - Coleman, William A. (B 45, L 1)

A motion was made by Ott, seconded by Lowe, to adopt the resolution. A roll call vote was taken. Unanimous approval vote. Members Coleman and Cianfrani abstained.

Business:

Cobb, William J. (B 99, L 3) – Minor Subdivision to create one new lot

Applicant, William J. Cobb, was sworn in, together with the Board's Engineer, Thomas E. Cundey, P.E.

Mr. Cundey reviewed the completeness conditions, citing Items 15, 23, 29, 34, and 36 which the Board had no objection to waiving prior to execution of the deeds effectuating the subdivision. Item No. 34, the requirement for a Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection, was discussed at length as only G.I.S. mapping was utilized in calculation of the 150' buffer. The Board was concerned that the mapping may be off enough to place the proposed home in the buffer zone. Applicant argued that the proposed location of the home is 60 feet above sea level, and that the stream corridor noted on the plan is only a six (6') foot wide stream bed.

The Applicant's father, William R. Cobb, was sworn in and provided testimony that the property was previously approved for a cell tower and an LOI was most likely obtained at said time. The Board requested the Applicant to produce same, however, the Board Secretary was asked to review the archived file to see if same could be located. Said issue was tabled until a review of the file can be made.

A motion was made by Member English to deem the application complete, Member Ott seconded same, unanimous voice vote.

Mr. Cobb testified this is a one-lot minor subdivision which creates no new streets. He also advised he had requested a list of property owners within 200 feet of same, however, the Assessor was not in the office during her normal hours. He noted all property owners are listed on the plan, but that he will provide said list.

Mr. Cundey confirmed the general comments stated in his review letter, as well as the fact that no variances are being sought. Solicitor Albano discussed the need for a deed of cross-over easement as the driveway traverses both Lot 3, as well as proposed Lot 3.04. He advised it is critical to obtain same as if one of the lots were sold outside the family in the future or a dispute arises, an owner wouldn't want access to be cut off to either property. The Applicant is to provide the legal descriptions to be reviewed by Mr. Cundey, as well as confirmation of the block and lot numbers proposed for the division.

A motion was made by Patrick, seconded by Burden, with a unanimous voice vote to open the meeting to the public for comment. No comments either for or against the application were voiced.

A motion was made by Kane, seconded by Burden, to approve the one-lot minor subdivision, subject to the Engineer's review of the updated map showing the flood plain, proper setbacks as noted in Item No. 36, NJDEP LOI or equivalent, and legal descriptions, as well as the solicitor's review of the deeds and cross access easement.

Chairman Coleman then opened the meeting to the public for comment on matters not on the agenda.

Kurt Hurff requested an update on the HKS litigation. Mr. Albano advised the Judge has still not made a decision.

On motion by Burden, seconded by Cianfrani, the meeting is adjourned at 8:00 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary