

## **ALLOWAY TOWNSHIP PLANNING BOARD**

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

### **MINUTES FOR REGULAR MEETING – December 14, 2011**

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

**Present:** Alexis Coleman, Karl Ott, Craig Kane, Beth Reilly, Walter Leslie, Allen English, Myrle Patrick, Cheryl Lowe, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 3)

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

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

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

A Motion was made by Lowe, seconded by Kane, to approve the minutes from the November 9, 2011 meeting. Unanimous voice vote with Reilly abstaining.

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

Public Comment: Kurt Hurff requested an update on the HKS litigation. Mr. Albano advised the Judge has still not made a decision, possibly in January.

Resolutions: 2011-11 - Cobb, William J. (B 99, L 3)

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

Business:

#### Fones, Kenneth V. (B 52, L 4) – Informal Concept Plan Review

Solicitor Albano generally advised this matter was only before the Board for informal review; therefore, Mr. Fones, nor professionals would be sworn. Use variances could also not be discussed. The Board could comment upon the proposed plan, either for or against the proposal, without any binding effect at a time of future application.

Mr. Fones briefly detailed his proposal to build a duplex on the property as it currently exists, with a possible subdivision of the lot into three with future duplexes on the other two lots. Solicitor Albano cautioned Mr. Fones against creating a self-imposed hardship, and explained that any action he may take now could negatively affect any future development of the property.

Mr. Fones outlined his review of the property, possibilities for developing same, including age-restricted residential housing, commercial, mixed uses, etc. Solicitor Albano discussed the possibility of the Board requesting a fiscal impact statement regarding proposed development.

Member Leslie commented that the property may be viable for seniors, if properly presented. He also questioned if Mr. Fones would consider historic features to make the property aesthetically pleasing as it is located in the middle of Alloway Village.

Member Burden questioned whether the sewer system would be adequate for any proposed development as the system may not have been configured for increased use upon the lot.

Member Lowe commented that age restricting the property may have a negative impact upon the property as older individuals don't have children, and therefore don't wish to contribute toward school budgeting.

Member Kane questioned whether residential development was more viable than commercial development.

Member Reilly questioned the height conditions associated with the property and if going "up" would be more beneficial than "out".

Discussion concluded.

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

Public Comment: Warren Weiting questioned whether Alloway Village fell under the purview of the Historic Commission, but was advised a commission was never formally formed.

Correspondence: No comment.

Solicitor Albano advised the members of a resolution passed by the Township Committee requiring 75% attendance for all members of boards, commissions, and committees within the Township. If not an excused absence, a member's membership could be reviewed for removal.

A motion was made to go into Closed Session for discussion of yearly professional contracts by Burden, seconded by Ott. Unanimous voice vote.

Closed Session - approximately 40 minutes.

On motion by English, seconded by Lowe, the meeting is adjourned at 8:30 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary