

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – April 11, 2012

Meeting called to order at 7:02 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, Betsy Burden (Alternate No. 1), Ed McKelvey, Beth Reilly, Allen English, Cheryl Lowe, Tracy Stites (Alternate No. 3)

Absent: Ron Zarin (Alternate No. 2), Mark Stecher (Alternate No. 4)

Also present: Michael Albano, Solicitor; Mark Brunermer, Engineer, Kerry Engelhart

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

No comment. Public comment closed.

Resolutions: 2012-05 – Sickels & Associates, Inc. – Planning Board Engineer
A motion was made by Lowe, seconded by Kane, to adopt the resolution. A roll call vote was taken. Unanimous approval vote.

Business: Boy Scouts of America (B 36, L 10) – Member Stites stepped down. Solicitor Albano advised that any comments made by the Board were non-binding as the appearance was only an informal review with no application having been filed. The usual procedure would be for the entity to meet with the Zoning Officer who would then be able to advise, based upon the action desired, to file an application with the Board. An informal review was held regarding activities at Camp Roosevelt, rumors of logging on wetlands for which the NJDEP has visited and confirmed removal of trees were not on wetlands. Some of the trees were removed for safety reasons following a windstorm several years ago which tore out/broke the tops in a path of trees. Jim Hans, Executive Director, advised the Scouts were clearing a small area near the dining hall to park vehicles during camp in order to avoid parking on camp roads for safety reasons. He advised the Delaware River Keepers Network has been working with the Scouts to revamp the area. Also present were Jay Ortiz, Scout Master, and Henry Hansen, a Scout executive.

Messrs. Hans, Ortiz, and/or Hansen will meet with Mr. Leslie to more clearly define what plan, if any, is to be developed.

Sprint/Nextel (B 8, L 1) – Yearly confirmation of the number of co-locations upon the tower is to be provided pursuant to Resolution 4-2007. The current statement received is inaccurate. Solicitor Albano spoke with Denise Scott, a representative of Sprint who will forward a revised letter. The matter was tabled to the May meeting.

A motion was made to go into Closed Session for the purpose of discussing the outcome of the Notice of Motion for Reconsideration of HKS v. Alloway Planning Board by Burden, seconded by Lowe. Unanimous voice vote. Member English stepped down due to a conflict with the case/application.

Closed Session - approximately one hour.

Following the closed session portion of the meeting, a motion was made by Lowe, seconded by Reilly to return to open session.

HKS Holdings, LLC (B 37, L 6) – Solicitor Albano advised Judge Hoffman ruled for the Plaintiff, HKS, and that the Board must approve the final major subdivision application pursuant to the Order. William Ziegler, attorney for the Applicant, appeared and reviewed the conditions, based upon their number(s) in the review letter(s), as well as citing the pages from the transcript for reference, which will be articulated in detail in the resolution being prepared by Solicitor Albano.

A Motion was made by McKelvey, and seconded by Cianfrani to open the meeting to the public for comment. Unanimous voice vote.

Ed English and Allen English, adjoining property owners, were sworn in. Thereafter, Ed and Allen English, together with Mr. Ziegler, had a discussion with the Board regarding placement of the fence pursuant to the Judge's ruling, as well as various other possibilities to resolve the issue. The parties will contemplate the choices, as well as requesting a copy of the map which was marked into evidence at the motion hearing, to clarify the placement of the fence.

Following the fence discussion, Member Kane requested the discussion to remain focused on the conditions of the Order. Member Cianfrani questioned whether the placement of the fence was specifically outlined in the Order, Solicitor Albano advised it was. Member Lowe advised she understood the issue regarding the deer invading the fields of crops due to placement of the fence.

Joe Ingerson-Mahar, Chairman of the Alloway Township Environmental Commission, spoke briefly regarding his concerns regarding soil conditions, pond location, etc., however, was advised these matters are moot following the entry of the Order.

A Motion was made by Burden, seconded by Ott to close the public portion of the meeting. Unanimous voice vote.

A Motion to approve the final major subdivision, subject to conditions being satisfied, including the fence, together with compliance with the Land Use Act, was made by Cianfrani, seconded by Burden. A roll call vote was taken with eight (8) affirmative votes, Member English abstained.

Public Comment: N/A Public comment closed.

Correspondence: No comment.

Bills: No comment.

On motion by Cianfrani, seconded by Burden, the meeting is adjourned at 9:20 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary

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