

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – June 13, 2012

Meeting called to order at 7:01 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, Allen English, Cheryl Lowe, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 2)

Absent: Ed McKelvey, Beth Reilly, Tracy Stites (Alternate No. 3), Mark Stecher (Alternate No. 4)

Also present: Andrew Viola, Solicitor; Mark Brunermer, Engineer

A Motion was made by Ott, seconded by Kane, to approve the minutes from the May 9, 2012 meeting. Unanimous voice vote.

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

Warren Wieting – Mr. Wieting commented regarding his conversations with U.S. Fish and Wildlife as to the 300' buffer from swamp pink areas, and showed a map with noted swamp pink area. He also advised he is going to place a sneaker in the stream over the summer to show the deterioration caused by the water. He will advise the Board in September.

Resolutions: None.

Business:

1. Coleman, G. Alexis, Jr. (B 38, L 2) – Application for minor (agricultural) subdivision. Mr. Coleman stepped down as Chair with Vice Chairman Ott taking his place. Thereafter, Applicant was sworn and advised the Board he intends to subdivide 10.93 acres off of existing Lot 2 to be added to other lands owned by him which he intends to place into farmland preservation. Mr. Brunermer, the Board's Engineer, was sworn and discussed the completeness portion of his review letter identifying Items 9, 15, 34, and 42. The items were discussed and waivers granted therefrom. Applicant advised there is no development intended upon either property with only a small portion of the lot being buildable, the balance being wetlands. Member Cianfrani made a motion to deem the application complete, with Member Lowe seconding same. A roll call vote was taken with eight (8) affirmative votes being received.

Due to the less stringent requirements for agricultural divisions, the technical portion of Mr. Brunermer's letter was brief with only acknowledging the approval of the legal descriptions, recording of the deeds, and Salem County Planning Board approval needing to be met.

A motion was made by Member Cianfrani to approve the agricultural division as filed, with Member Lowe seconding same. A roll call vote was taken with eight (8) affirmative votes being received.

2. Sprint/Nextel (B 8, L 1) - A Certification of Facility Owner or Manager was received from the new owner of the tower located at the site, SBA Monarch Towers II, LLC, with two co-locations being confirmed, i.e., Nextel Communications of Mid-Atlantic and Cellco Partnership d/b/a Verizon Wireless. A motion was made by Member Burden, seconded by Member Kane, to provide the Certification to the Township Clerk and to be placed in the file in yearly compliance with Resolution 4-2007.

Public Comment: N/A Public comment closed.

Correspondence: No comment.

Bills: No comment.

A brief discussion was led by Member Ott regarding the use of GIS mapping data on site plans and noted that same are not certified/authorized to be utilized by the NJDEP as this information is technically not accurate and shouldn't be substituted for certification by a soil scientist, etc. Mr. Brunermer agreed with same and advised he will check with the NJDEP regarding GIS mapping and report back in the near future.

On motion by English, seconded by Burden, the meeting is adjourned at 7:38 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary