

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – July 11, 2012

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, Ed McKelvey, Beth Reilly, Jack Cianfrani, Walter Leslie, Craig Kane, Cheryl Lowe, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 2)

Absent: Karl Ott, Allen English, Tracy Stites (Alternate No. 3), Mark Stecher (Alternate No. 4)

Also present: Michael Albano, Solicitor; Kerry Engelhardt, Engineer

A Motion was made by McKelvey, seconded by Lowe, to approve the minutes from the June 13, 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 on the recent fire inspections being performed at the area churches. Various complaints/upgrades are needed to doors, latches, etc. Mr. Wieting inquired whether new regulations had been passed.

Resolutions: 2012-08 Coleman, Alexis G., Jr. (Block 38, Lot 2) Approval of agricultural subdivision.

Business:

1. Burritt, Terry A. (B 113, L 3.04) – Application for use variance to operate a beauty salon in applicant's home. Ms. Burritt and the Board's Engineer, Kerry Engelhardt, were sworn. Thereafter, the applicant briefly explained the nature of the application. Member Cianfrani questioned applicant regarding the hours of operation, number of clients, and employees.

The completeness items were then reviewed by the Engineer with Items 8, 10, 11, 15, 16, 23/24, 25, and 52 being discussed. Items 8 and 52 were waived, with Item 52 to be reviewed if the use variance is granted during site plan review. Items 10, 11, 15, 16, and 25 were satisfied by applicant prior to/during the review. Items 23/24 is satisfied as to providing the zoning district information was provided, however, the lot coverage must be updated for the building, etc. A motion was made by Kane, seconded by Lowe to deem the application complete. A roll call vote was taken with seven (7) affirmative votes being received.

The use variance was discussed with Solicitor Albano noting the survey provided by applicant at the hearing is dated June 30, 2004 and must be updated with current setbacks, lot coverage, zone requirements, etc. as well as including the new garage and parking area to be built upon the property.

Upgrading the 16-year old septic system was discussed, including applicant's requirement to prepare an engineering plan for the septic system expansion and receive approval by the Salem County Health Department.

Solicitor Albano discussed the need for a site plan and/or waiver of certain requirements of same as grading, drainage, landscaping, lot coverage, etc. must be provided by applicant in relation to the project proposed.

The hours of operation, parking, deliveries to the site, as well as whether retail products would be sold at the site was discussed. The applicant advised the Board of the proposed building size, status at her current location, i.e., she is continuing to rent space with an expired lease, the building is to be sold, and she is unsure of her ability to continue to operate at said location. She additionally advised it takes many months to file the appropriate documents with the State with licensing, location, etc.

The applicant briefly discussed the positive and negative criteria associated with the request, as well as provided a statement regarding same to the Board.

Solicitor Albano discussed the appropriate notice to be provided and requested the applicant to re-notice the public, as well as advertise in the newspaper, including the site plan or waiver therefrom for the next month's meeting.

The applicant's proposed 2' x 3 unlit sign which was included in her application was briefly discussed. The Zoning Officer confirmed the sign as submitted meets the Ordinance standards and no variance would be needed.

The applicant also explained she will continue the use of the name "Alloway Village Salon" as the business's LLC is thusly named.

The remaining items in Mr. Brunermer's July 5, 2012 letter were tabled to the next month's meeting.

A motion was made by Member Kane to carry the application to next month's meeting, being August 8, 2012, with Member Cianfrani seconding same. A voice vote was taken with all "ayes" being received.

Public Comment: N/A Public comment closed.

Correspondence: The May 4, 2012 NJDEP letter to Robert Bender of Heritage Building Group was briefly discussed with Member Lowe inquiring what had triggered the initial investigation. No one in attendance could recall, nor did the letter explain.

On motion by Burden, seconded by Cianfrani, the meeting is adjourned at 8:16 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary