

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – August 8, 2012

Meeting called to order at 7:05 P.M.

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

Present: Alexis Coleman, Karl Ott, Allen English, Ed McKelvey, Beth Reilly, Jack Cianfrani, Walter Leslie, Cheryl Lowe, Ron Zarin (Alternate No. 2)

Absent: Craig Kane, Betsy Burden (Alternate No. 1), Tracy Stites (Alternate No. 3), Mark Stecher (Alternate No. 4)

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

A Motion was made by Lowe, seconded by Cianfrani, to approve the minutes from the July 11, 2012 meeting. Unanimous voice vote.

Chairman Coleman opened the meeting to the public for comment on matters not on the agenda. None.

Resolutions: None.

Business:

1. Burritt, Terry A. (B 113, L 3.04) – Application for use variance to operate a beauty salon in applicant's home was again reviewed for the assemblage at this month's meeting, especially in light of the prior month's hearing not having proper notice. Ms. Burritt was sworn in by Solicitor Albano. The applicant again briefly explained the nature of the application. Member Ott questioned whether the current location of operation was zoned commercial. The applicant advised it was, as well as confirming her ownership of the property, and restating her reasons for moving the business, hours of operation, number of clients and employees, etc.

Member Cianfrani requested Solicitor Albano to review positive/negative criteria with the Board and applicant, who then provided a statement to the Board explaining same. It was reiterated that the applicant must have the proposed septic expansion constructed in accordance with plans approved by the Salem County Planning Board.

A motion was made by Cianfrani, and seconded by Ott to open the meeting to the public for comment. No comments either for or against the application were received. Member Ott made a motion to close the public portion of the meeting, seconded by Lowe. Member Ott questioned whether the use would carry/transfer to the next owner. Solicitor Albano explained the same specific use would run with the land.

A motion was made by Cianfrani, seconded by Ott, to approve the use variance. A roll call vote was taken with seven (7) affirmative votes. Members McKelvey and Reilly abstained.

The July 31, 2012 letter issued by Sickels & Associates was reviewed for completeness with Ms. Engelhardt, the Board's Engineer, first being sworn. The applicant provided a letter to the Board and its professionals dated August 5, 2012 in response to the July 31, 2012 letter issued by Sickels & Associates.

Items 20, 22, and 23 were waived for purposes of completeness, however, same must be satisfied prior to the plat being signed. Items 8, 31, 48, and 49 were waived as they are not applicable to the application as the disturbance will only be had near the house, and there is no new landscaping proposed. Item 51 (design calculations) was discussed at length with applicant assuring the professionals and Board runoff from having the drive paved should not be an issue as the property drains extremely well. Applicant's mother, Dorothy Chinnici-Coleman, was sworn and provided testimony that all of the surrounding properties which are adjacent to hers (next to applicant's) drain over and through her property and there is never any ponding or puddling as the property when previously subdivided was properly graded with piping, etc. installed. Additionally, applicant's engineer, Thomas J. Tedesco, Jr., P.E., of Datz Engineering & Land Surveying, provided a letter dated August 6, 2012 confirming same, as well as advising he would certify to same on the approved plan.

There was a discussion had regarding paving the entire driveway, rather than just the area designated for handicapped parking. The Board was concerned with the amount of impervious coverage with adding same and requested the applicant to have her engineer calculate and place on the plot plan.

A motion was made by McKelvey, seconded by Lowe, to deem the waiver of site plan portion of the application complete. A roll call vote was taken with nine (9) affirmative votes.

Ms. Engelhardt then continued to review the remaining outstanding issues surrounding the application, including the ratio of employees and customers to the number of parking spaces, the required eight (8') foot handicapped parking space pursuant to ADA regulations, hours of operation (T-F from 9 am to 7 pm; S from 9 am to 1 pm; S-M, closed), two (2) additional lights being installed on the proposed garage, one (1) unlit sign, thickness of paving at 2" to 3" since no delivery trucks will be present, small retail area [two (2) shelves], and trash/recyclable materials being removed by the applicant along with her regular household trash.

The applicant agreed that her engineer would work with the board engineer to ensure that the proposed parking has sufficient lighting.

A motion was made by McKelvey, seconded by Lowe, to waive the site plan requirement, subject to satisfaction of the Board's Engineer with the above mentioned items. A roll call vote was taken with nine (9) affirmative votes.

Public Comment: None. Public comment closed.

Correspondence: None.

On motion by English, seconded by Zarin, the meeting was adjourned at 8:00 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary

