

# ALLOWAY TOWNSHIP PLANNING BOARD

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

## MINUTES FOR REGULAR MEETING –November 13, 2013

The meeting was called to order at 7:04 P.M.

The statement of adequate notice of meeting was read and the flag salute performed. The Secretary called the roll as follows:

**Present:** Alexis Coleman, Karl Ott, Warren Wieting, Craig Kane, Tracy Stites (Alternate No. 3), Jack Cianfrani, Betsy Burden (Alternate No. 1) Beth Reilly, Allen English, Ron Zarin (Alternate No. 2)

**Absent:** Walter Leslie, Kristen Coleman, Mark Stecher (Alternate No. 4)

**Also present:** Michael Albano, Solicitor, and Mark Brunermer, Engineer

A Motion was made by Reilly, seconded by Wieting, to approve the minutes from the August 14, 2013 meeting. Unanimous voice vote with Members Kane, English, and Cianfrani abstaining.

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

P. Ed McKelvey – The Mayor requested, on behalf of the Township Committee, that the Planning Board review the lot size in the areas currently serviced by the sewer system as it may be feasible to reduce the required lot size (now that septic systems are no longer required) to promote development within the town. The Secretary will request digital copies of both Phase I and II of the properties serviced by the sewer system for the Board and its professionals to review.

Resolutions: None.

Business: - Jeffrey Wilson (B 37, L 3/6) – Minor Subdivision/Lot Line Adjustment

Member English stepped down from the application due his property being within 200 feet of Applicant's.

Mr. Albano swore in the Applicant, Jeffrey Wilson, who briefly outlined his desire to acquire +/- 1.7 acres off of the HKS property (B 37, L 6) to enhance the currently substandard Lot 3 which would bring same into conformance.

Mark R. Brunermer, P.E., the Board's Engineer, reviewed the completeness portion of his letter dated November 4, 2013 which noted only Items 15 (requesting a waiver from providing a survey of Lot 6) and 36 (noting the location of existing structures and their setbacks from existing and proposed property lines). The Board granted said waivers in light of the standing requirement of HKS to provide new plans prior to filing the completed documents associated with its final major subdivision approval, as well as the elimination of the existing lot line for Lot 3 once the new area is acquired.

Mr. Brunermer continued with the technical review portion of his letter and a discussion was had (Item 2) regarding bringing the proposed new property line into alignment at right angles to Watsons Mill Road.

Applicant advised his surveyor, Mr. Maltman, had drawn an informal map evidencing a “squaring” of the proposed southerly lot line by +/- four feet. The map was marked Exhibit A-1 and made a part of the file.

At this time Mr. Susino, sole member of HKS Holdings, LLC, was sworn and advised he had no objection to moving the southerly lot line even with the edge of his property (Lot 6) to make a consistent line along the entire rear of his property. This would add approximately three quarters of an acre to Applicant’s lot.

A discussion was had regarding leaving enough open space within his subdivision to meet the approved yield plan. Mr. Maltman, who now represents both Applicant and Mr. Susino, will review the adjustment and advise Mr. Brunermer of the outcome, with the requirement that a revised plan be provided as a condition of approval.

A Motion was made by Member Burden, seconded by Member Kane to open the meeting to the public. No comments were made either for or against the application.

A motion was made by Member Cianfrani, seconded by Kane, to close the public portion.

A motion was made by Member Cianfrani, seconded by Member Kane, to deem the application complete and grant the minor subdivision/lot line adjustment, including the waivers noted above, together with requiring new legal descriptions to be reviewed and approved and deeds to be filed. A roll call vote was taken receiving nine (9) affirmative votes.

Public Comment: None.

Correspondence: No discussion.

On motion by Burden, seconded by Reilly, the meeting was adjourned at 7:50 PM. Unanimous voice vote.

Respectfully submitted,  
Suzanne D. Pierce, Planning Board Secretary