

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – February 13, 2013

Meeting called to order at 7:02 P.M.

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

Present: Alexis Coleman, Karl Ott, Allen English, Beth Reilly, Jack Cianfrani, Walter Leslie, Warren Wieting, Craig Kane, Kristen Coleman, Betsy Burden (Alternate No. 1), Mark Stecher (Alternate No. 4), Ron Zarin (Alternate No. 2)

Absent: Tracy Stites (Alternate No. 3)

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

A Motion was made by Kane, seconded by Reilly, to approve the minutes from the January 9, 2013 meeting. Unanimous voice vote.

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

None.

Resolutions: 13-01 - Reorganization
13-02 - Solicitor
13-03 - Planner
13-04 - Engineer

Business: Fones, Kenneth (B 52, L 4) – William F. Ziegler, Esquire, appeared on behalf of the applicant for an interpretation of the Township's Ordinance Section 75-18(b). This is a split lot with most being located in the Commercial zone and approximately seven (7') feet being in the MR zone. Mr. Ziegler wishes to confirm the Township's Ordinance that it is permissible to apply the Commercial zone to the whole lot. The members reviewed with the Board's Solicitor with various questions to the advisability of moving the zone. Solicitor Albano advised the above section is written into the Township's Ordinance and may be applied.

Member Reilly made a motion to open the meeting for public comment with Member Coleman seconding. There was no comment either for or against the matter. Member Reilly made a motion to close the public portion of the meeting with Burden seconding. All were in favor.

A motion was made by Member Cianfrani and seconded by Member Ott that it can be correctly interpreted, pursuant to the Township's Ordinance, that a boundary within 50' of the lot line shall allow the lot to be designated in one zone. A roll call vote was taken receiving six (6) ayes, two (2) abstentions, and one (1) no vote.

Ranch Hope (B 61, L 7) – ~~Rev.~~ David Bailey, Jr. appeared on behalf of the applicant for a conceptual review of the first phase of the project to be instituted at Ranch Hope. No board approval is required for this phase as only replacement of existing structures, i.e., replacement of three existing homes on same footprint, with all proper construction permits already having been obtained, is to be completed.

In addition, ~~Reverend~~ Mr. Bailey outlined the proposal for the second phase of the project to bring the board up to speed, and for which he will be applying in the near future. He discussed the size and scope of the project, use of a “green” design, including the size of the property, treatment programs, etc. which are being utilized at the site, as well as outside approvals applicant is required to receive in order to treat the youth housed at the facility.

~~Reverend~~ Mr. Bailey also discussed the traffic problem on Sawmill Road and outlined various ways to combat the problem, with signage being utilized to curb traffic thereon.

Public Comment: None. Public comment closed.

Minor Site Plan – Member Kane discussed the report prepared by the subcommittee and a discussion was had regarding the parameters needed to institute same. The Board decided to have its secretary forward the report to the Township Committee suggesting that no minor site plan definition be added to the Land Use Ordinance at this time.

A brief discussion was had by the board as to members visiting sites prior to applicants’ hearings to familiarize themselves with applications prior to the hearing.

Correspondence: No discussion.

On motion by Cianfrani, seconded by Burden, the meeting was adjourned at 8:30 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary

Corrected – 03/22/13 (note strikethrough)