

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING –March 13, 2013

The meeting was called to order at 7:00 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, Beth Reilly, Warren Wieting, Craig Kane, Kristen Coleman, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 2), Tracy Stites (Alternate No. 3), Mark Stecher (Alternate No. 4)

Absent: Allen English, Jack Cianfrani, Walter Leslie

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

A Motion was made by Wieting, seconded by Burden, to approve the minutes from the February 13, 2013 meeting. Unanimous voice vote.

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

Mayor Ed McKelvey – The Mayor thanked the Minor Site Plan Subcommittee for their work on reviewing local ordinances, ways to reduce applicants' costs, and streamline the application process. He advised the Township continues to encourage small, home-based, as well as agricultural and other businesses, to locate within the area.

Jim Yanus – Mr. Yanus commented on the very old tree which was cut down near the intersection of Commissioner's Pike and the Wistars Mill development. He felt perhaps the Boy Scouts should count the rings to determine the approximate age of the tree.

Resolutions: 13-05 – Fones, Kenneth (B 52, L 4) Approving a Request for Interpretation Pursuant to N.J.S.A. 40:55D-70(b).

Business: Gregory, Ronald (B 47, L 8) – The Applicant and Henry Engel, P.L.S., were sworn in by Solicitor Albano. The publication of the notice regarding the topic of the application was confirmed to have been advertised in the SJ Times, as well as a notice to the surrounding property owners within 200' having been sent via certified mail. Two neighboring property owners had not yet signed for receipt of the notice and Solicitor Albano cautioned the applicant about proper noticing and the possibility the two individuals could complain in the future.

Mr. Gregory passed out the proposed house plan, discussed the option of sewer service as an incentive to build upon the lot, as well as discussing the difficulty of meeting the side yard setbacks. Applicant is the owner of the property to right side and doesn't believe he can purchase any additional property on the opposite side as said resident's lot is also non-conforming as it currently exists. The new construction proposed on the subject property would be in conformance with the neighborhood scheme as quite a few properties in the area are likewise substandard. Mr. Engel provided several examples of non-conforming lots in the area which he previously surveyed.

Chairman Coleman opened the meeting to discussion by the Board members. Member Burden questioned whether it would be feasible to relocate the garage to the rear of the home to alleviate the side yard deficiency, however, applicant advised there may not be enough turning radius, as well as the drive interfering with the side setback. Member Stecher questioned turning the footprint out the home, but same would not be aesthetically pleasing. Member Ott requested confirmation that Lot 8 is an existing lot. Member Reilly questioned whether the applicant intends to live in the new home. He advised he may move his aging parents into his existing ranch home next door and move into the structure proposed to be built.

The Board then reviewed the March 6, 2013 letter by its engineer, Mark R. Brunermer. The Checklist items were reviewed with a waiver being requested for Items 8, 45, 49, and 52. The applicant advised there were no known environmental problems, uncapped wells, etc. on the lot (#8). Mr. Gregory advised there had previously been a one-story cottage style dwelling upon the property, but same was torn down approximately 20 years ago. A condition of approval shall be to confirm filling of any cesspools upon the property prior to construction.

The Board then entertained a motion to deem the application complete. The motion was made by Member Burden, seconded by Reilly. Eight (8) ayes, one (1) abstention.

The technical review proceeded with discussion of the need for lot size (#1) and lot width (#2) variances, which are both pre-existing, non-conforming conditions. The side yard bulk variance (#3) was discussed earlier in the meeting and it was found that no other property could be purchased to eliminate the deficiency, nor reorientation of the proposed home to be built thereon; therefore, variances are to be granted to for lot size, width, and side yard.

Impervious coverage (#4) was discussed. Mr. Engel reported the impervious coverage for the proposed home, garage, and drive will be 18.8%. The board cautioned consideration of same if any future improvements, additions, etc. are anticipated to be made to the property as the maximum permitted is 20% and a variance may have to be sought. Item #5 was addressed in completeness. Item #6 as to dedication of a right-of-way was discussed, however, it didn't appear the neighboring properties have done so and a waiver was granted.

The Chairman requested the meeting be opened to the public. A motion was made by Member Kane, seconded by Wieting, to open the meeting. No comments were made either for or against the application. A motion was made by Member Reilly, seconded by Kane, to close the public portion of the meeting.

Lastly, once the old septic is located upon the property, with confirmation from the Health Department of its fill, same should be located upon the plan.

A motion was made by Member Reilly, and seconded by Kristen Coleman, to grant a bulk variance for lot size of 8,921 sq. ft., rather than the required 18,000 sq. ft., front yard width of 59.3' rather than the required 90', and both side yards of 6.6' each, rather than the required 15'.

A roll call vote was taken receiving seven (7) ayes, one (1) abstention, and one (1) no vote.

Public Comment: There was further discussion regarding the tree which was cut down along Commissioner's Pike due to limbs overhanging into the road, and the tree was thought to have been dying. Public comment closed.

Correspondence: None.

On motion by Burden, seconded by Reilly, the meeting was adjourned at 7:55 PM. Unanimous voice vote.

Respectfully submitted,
Suzanne D. Pierce, Planning Board Secretary