

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING –June 12, 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, Jack Cianfrani (arrived 7:05 PM), Walter Leslie, Warren Wieting, Craig Kane, Kristen Coleman, Betsy Burden (Alternate No. 1) (arrived 7:05 PM), Beth Reilly, Allen English, Ron Zarin (Alternate No. 2), Tracy Stites (Alternate No. 3) (arrived 7:05 PM)

Absent: Mark Stecher (Alternate No. 4)

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

A Motion was made by Kane, seconded by K. Coleman, to approve the minutes from the April 10, 2013 meeting. Unanimous voice vote with Members English, Reilly, Stites, and Zarin abstaining.

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

Resolutions: None.

Business: – Peacock, William (B 38, L 18.01) Mr. Peacock was sworn in by Mr. Albano.

Mr. Albano explained the definition of a minor subdivision, advised that the property had previously been subdivided twice, and that this subdivision, being the third, would result in a future subdivision application (within the next three years) being classified as a major subdivision. If after three years, same may be classified as a minor subdivision.

Thereafter, applicant outlined his plan to split Lot 18.01 in two, with proposed Lot 18.03 being 8.47 acres and existing Lot 18.01 consisting of 10.78 acres, in the event he and his wife are unable to maintain such a large lot in the future and decide to sell a portion thereof.

Mark R. Brunermer, P.E., the Board's Engineer, reviewed the completeness portion of his letter dated May 10, 2013 outlining the applicant's request for a waiver of the map scale which was granted. The Applicant additionally requested a waiver from providing a wetlands delineation.

A discussion was had regarding the wetlands which exist primarily on Lot 18.01; however, as noted by Mr. Brunermer, if proposed Lot 18.03 is to be developed, there may be an impediment to the location of the dwelling, drive, and accessory structure(s) to be located upon the property as the New Jersey Department of Environmental Protection (NJDEP) GIS map provided is an approximation and may not be relied upon without a formal delineation. Same may be a condition of approval and noted within the resolution, however, it was discussed that if several years go by and the lot is subsequently sold, then resold, referencing the resolution only in relation to purchasing, home location, etc. may not be considered.

The Board then entertained a motion to deem the application complete with a waiver for Item Nos. 9 and 34. The motion was made by Member Reilly, seconded by Ott. A roll call vote was taken receiving nine (9) ayes.

The Board next discussed the technical review portion of Mr. Brunermer's letter which included correction of the side lot line on the map, the need for County approval as the property is located on a County road, and the legal descriptions being reviewed and approval by the Board's Engineer and Solicitor, which shall include the Township's Right-to-Farm language, as well as the requirement for a formal wetlands delineation being obtained for any new construction and noted in the deeds.

The NJDEP approval was again discussed and, as noted above, shall appear in the resolution and deeds, and which will require a formal wetlands delineation prior to the issuance of a building permit.

A motion was then made by Ott, seconded by Kane, to open the meeting to the public for discussion of the application. No comment was made either for or against the application.

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

A motion was made by Cianfrani, seconded by Ott, to grant Applicant minor subdivision, subject to satisfaction of the conditions contained in Mr. Brunermer's letter, to create one (1) new lot. A roll call vote was taken receiving nine (9) ayes.

Public Comment: None.

Correspondence: Mr. Albano received correspondence from William F. Ziegler, Esquire, attorney for Salem Properties, Inc., requesting a continuance of applicant's minor subdivision application to the July Planning Board meeting and waiving any time constraints imposed upon the Board. Mr. Albano advised that if the applicant does not file an application and appear at the July meeting he will forward a letter denying the application so as not to allow a time lapse between deeming the application complete (April 10, 2013) and the eventual application for minor subdivision.

On motion by Burden, seconded by Cianfrani, the meeting was adjourned at 7:30 PM. Unanimous voice vote.

Respectfully submitted,
Suzanne D. Pierce, Planning Board Secretary