

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING –July 10, 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, Walter Leslie, Warren Wieting, Craig Kane, Kristen Coleman, Beth Reilly, Allen English, Ron Zarin (Alternate No. 2), Mark Stecher (Alternate No. 4) (arrived at 7:05 PM)

Absent: Tracy Stites (Alternate No. 3), Jack Cianfrani, Betsy Burden (Alternate No. 1)

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

A Motion was made by Kane, seconded by Reilly, to approve the minutes from the June 12, 2013 meeting. Unanimous voice vote with Member Stecher abstaining.

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

Jeffrey Wilson – Mr. Wilson (B 37, L 3 – 249 Watson’s Mill Road) appeared to discuss the possibility of a minor subdivision/lot line adjustment of +/- two (2) acres off of the HKS property (B 37, L 6) to enhance his lot. He questioned whether or not the subdivision would affect the HKS approval, and the Board (informally) advised he should check with his engineer, Land Engineering, to ascertain whether or not the density would be affected.

Resolutions: 2013-07 - Peacock, William (B 38, L 18.01) Minor Subdivision/Lot Line Adjustment

A motion was made by Member English, seconded by Member Ott. A roll call vote was taken with nine (9) affirmative votes.

Business: – Bell, Donald L. (B 30, L 2/2.06) – Minor Subdivision/Lot Line Adjustment

Mr. Albano swore in the applicant, Donald Bell, who briefly outlined his desire to join two acres from Lot 2, owned by him and his two sisters, to his property (Lot 2.06) which he farms and will keep the two acres in farming.

Mark R. Brunermer, P.E., the Board’s Engineer, reviewed the completeness portion of his letter dated July 2, 2013 outlining the applicant’s request for a waiver from providing a wetlands delineation. The Board granted said waiver in light of no new planned construction being contemplated on the enhanced lot.

Mr. Brunermer continued with the technical review portion of his letter and advised he had received a corrected plan from the applicant’s engineer on said date which satisfied condition No. 1. Additionally, the new legal descriptions were submitted with the application and reviewed and approved as well.

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

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

A motion was made by Member Ott, seconded by Member English, to deem the application and grant the minor subdivision/lot line adjustment, including the waiver for the wetlands delineation. A roll call vote was taken receiving nine (9) affirmative votes.

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 September Planning Board meeting which waived any time constraints imposed upon the Board. The Board discussed the matter and concluded that since the time constraints were waived, a motion could be passed continuing the application. A motion was made by Member Wieting, seconded by Member K. Coleman, to continue the application to the September meeting.

A brief discussion was had regarding the pre-existing, non-conforming condition of the Bell property (Lot 2.06) and that since no new construction was being proposed, the requirement of a variance is waived

On motion by Reilly, seconded by English, the meeting was adjourned at 7:45 PM. Unanimous voice vote.

Respectfully submitted,
Suzanne D. Pierce, Planning Board Secretary