

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – October 8, 2014

Meeting called to order at 7:00 P.M.

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

Present: Walter Leslie, Beth Reilly, Kristen Coleman, Alexis Coleman, Allen English, Betsy Burden (arrived at 7:30 P.M.), Craig Kane, Warren Wieting, Ron Zarin (Alternate No. 1)

Also attending were Mark Brunermer, Engineer and Michael Albano, Esquire

Absent: Jack Cianfrani, Pat Jamison (Alternate No. 3), Tracy Stites (Alternate No. 2) , Phil Donohue (Alternate No. 4)

A Motion was made by Kane, seconded by English, to approve the minutes from the September 10, 2014 meeting. Unanimous voice vote with Members K. Coleman, Reilly, and Leslie abstaining.

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

Public comment closed.

Resolutions: None.

Business:

Fones, Kenneth (B 102, L 1.03/6.02) – Applicant’s professionals, Robert J. Wiltsee, Esquire and Jean Miller, Controller for Fones Construction.

Mr. Wiltsee advised the applicant was unexpectedly called out of town, and the engineer, Henry Engel, had a death in his family, requiring them to both miss the meeting.

The Board’s engineer, Mark R. Brunermer, P.E., reviewed his letter dated October 2, 2014 for purposes of completeness as to the minor subdivision application of the property owned by Dorrance and Patricia Lance, commonly known as the Alloway Airport.

Applicant requested waivers for Item Nos. 9 (scale of map), 15 (metes and bounds), 23 (200’ list requirement), and 34 (wetlands delineation). The Board discussed requiring the new metes and bounds descriptions of the two parcels, if approved, as well as clarification of the “pump house” noted on the plan, as conditions of approval.

A motion was made by Member Reilly and seconded by Member K. Coleman that the application be deemed complete. A roll call vote was taken and received eight (8) affirmatives votes and one (1) abstention.

Thereafter, Mr. Brunermer commenced the Technical Review as numbered in the above dated letter.

2. The Board discussed the need for cross easements should the existing portion of the gravel driveway noted on the plan continue to be traversed once the property is subdivided. It was agreed that if same continues to be utilized, cross easements will be provided for review and included in the subdivision deeds.
3. Applicant is required to receive Salem County Planning Board approval.
4. Appropriate lot numbering, if approved, shall be sought from the Township Tax Assessor.
5. If approved, the remainder of Lot 1.03 and existing 6.02 shall be consolidated. If Applicant chooses not to consolidate the lots, he must reappear before the Board to clarify same.
6. The deeds, together with cross easements, must be submitted for review and approval by the Board's Engineer and Solicitor.

A note was also made that a letter shall be provided from Applicant's surveyor once the iron bar is set at the point of the lot's division at the road frontage, as well as clarification of the "pump house" noted on the plan as same will not be on the lot with the dwelling located thereon and, if the well is located therein, the lot line shifted so the well will be located upon proposed Lot 1.05. The location of the septic tank on existing Lot 1.03 (proposed Lot 1.05) must also be provided.

Member Leslie inquired whether a new hanger was to be built on the airport property and, if so, site plan must be sought. Mr. Wiltsee advised a separate application may be filed in the future for same.

It was also noted that two of the existing hangers on the property encroach on the setback and same should be deemed pre-existing, non-conforming conditions.

A motion was made by Member Reilly, and seconded by Member Kane, to open the meeting to the public for comment. Unanimous voice vote.

No comment.

A motion was made by Member Burden, and seconded by Member Reilly, to close the public portion of the meeting. Unanimous voice vote.

A motion was then made to approve the subdivision by Member Reilly, and seconded by Member Kane, with the above noted conditions and pursuant to the comments made at the meeting. The plans shall be resubmitted to the Board for review and approval. A roll call vote was taken with nine (9) affirmative votes received.

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

Public comment closed.

Correspondence: Reviewed, but no comment from the Board.

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

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary