

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REORGANIZATION AND REGULAR MEETING – January 8, 2014

Meeting called to order at 7:05 P.M.

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

Present: Alexis Coleman, Jack Cianfrani, Walter Leslie, Craig Kane, Beth Reilly (arrived at 7:15 PM, departed at 8:10 PM), Kristen Coleman (arrived at 7:14 PM), Warren Wieting (arrived at 7:42 PM), Ron Zarin (Alternate No. 1), Mark Stecher (Alternate No. 3-arrived at 7:10 PM), Patrick Jamison (Alternate No. 4)

Absent: Allen English, Betsy Burden (Alternate No. 1), Tracy Stites (Alternate No. 3)

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

Incoming Alternate No. 4 - Patrick Jamison (filling an unexpired term), as well as reappointed members, Craig Kane - Class IV, Walter Leslie - Class II, Warren Wieting – Class I, Ronald Zarin - Alternate No. 1, and Alternate No. 3 – Mark Stecher, were sworn in by Acting Solicitor Albano.

The annual reorganization of the Planning Board was held with the Acting Solicitor leading the meeting for the following appointments, with the following nominations being made:

<u>Position</u>	<u>Nomination</u>	<u>Nominate First/Second</u>
Chairman	G. Alexis Coleman, Jr.	Kane/Reilly
Vice Chairman	Betsy Burden	Cianfrani/Reilly
Secretary	Suzanne D. Pierce	Reilly/Coleman, A.
Solicitor	Albano & Viola, LLC	Cianfrani/Reilly
Planner	Scheule Planning Solutions, LLC	Reilly/Stecher
Engineer	Sickels & Associates, Inc.	Kane/Reilly

The meeting was turned over to Chairman Coleman.

A motion was made by K. Coleman and seconded by Kane to confirm the date (2nd Wednesday), time (7 P.M.), and place of the monthly meetings (Auditorium, Municipal Building), as well as official newspapers, being South Jersey Times and The Elmer Times Company. Unanimous roll call vote.

A Motion was made by Cianfrani, seconded by Kane, to approve the minutes from the November 13, 2013 meeting. Unanimous voice vote. Members, Walter Leslie, Kristen Coleman, and Mark Stecher abstained due to absence from the November meeting.

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

Public comment closed.

Business: Wilson, Jeff (B 37, L 3/6) - Solicitor Albano advised the approval of the minor subdivision would be vacated as upon further review by the Board's and applicant's engineers the yield plan would be affected reducing the 21-approved lots of the neighboring HKS subdivision. Mr. Susino, sole principal of HKS, had advised at the November meeting that he would not authorize the lot line adjustment if HKS's approved major subdivision would have to be altered, which was further confirmed by Solicitor Albano with applicant's attorney. William F. Ziegler, Esquire. A motion was made by Member Stecher, and seconded by Member Cianfrani, to vacate the minor subdivision/lot line adjustment and dismiss the application. A roll call vote was taken with seven (7) ayes, and four (4) abstentions noted.

Angelo Massari (B 13, L 7) – A discussion was had by the Board regarding the \$5,200 cash inspection escrow which was to have been posted upon adoption of Resolution 2011-05. Applicant's attorney, Joseph J. DiNicola, Jr., Esquire, advised the Board Secretary prior to the meeting that he had spoken to his client and a check should be forthcoming within 30 days. If the check is not received prior to the Board's February 12, 2014 meeting, Solicitor Albano will forward a letter requesting same and, if not received, the Board shall take a vote to vacate the approval for the land mining operation.

Delsea Energy (B 106, L 8) – David Hitchner, owner of the property upon which a temporary wind tower was erected following adoption of Resolution 2010-14, appeared at the meeting. He advised he has never paid the agreed upon rental by Delsea Energy for location of the temporary tower. He would like the tower removed and questioned how same would occur as he was advised Delsea Energy had declared bankruptcy. Solicitor Albano discussed the fact that a \$2,070 cash bond is currently posted with the Township to assure removal of same. The Board Secretary has contacted the applicant's attorney, Jeffrey Daniels, Esquire, on several occasions and ultimately was directed to a representative of former Delsea Energy, but no response has been received.

Mr. Hitchner also advised Delsea Energy would be willing to sell him the tower for \$1. Solicitor Albano advised he would have to effectuate same through Delsea Energy, and then appear before the Township Committee to question the procedure for removing the tower and claiming the funds held in escrow as payment for its removal.

The Board discussed various solutions for removal of the tower, including the Township hiring Mr. Hitchner to remove same with the cash bond then being paid to Mr. Hitchner.

Ordinance Review – Modification of Lot Sizes in Sewer Service Areas (Phase I and II) – The Board's Engineer, Mark R. Brunermer, discussed the contents of his letter dated January 2, 2014 and advised there are four zones within the areas serviced by sewer. The lot size requirements of each were analyzed based upon the maps provided by Carl R. Gaskill, Township Engineer. It appears the lot sizes could be reduced in some zones, however, the width would be compromised significantly, as well as lot area requirement, and as most of the area is already developed, there could only be a limited number of new lots created.

Additionally, Walt Leslie, Zoning Officer, advised CAFRA approval may be required to be sought for any new homes to be connected to the existing sewer system.

A motion was made by Member Kane, and seconded by Member Stecher, that the Board Secretary forward Mr. Brunermer's January 2, 2014 letter to the Clerk for the Township Committee's review with no recommendation for a change in zoning, and any new applications for lot line adjustment/minor subdivision, with or without variances, being submitted on a case-by-case basis.

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

Public comment closed.

Correspondence: The construction of the Atlantic City Electric 69kV transmission line from Quinton Township through Alloway Township to the existing Deepwater-Laurel Transmission Line in Quinton and Alloway Townships was briefly discussed by the Board with several members being concerned as to the type of poles used, its location, effect on the surrounding homes, sensitive environmental areas, etc.

Warren Wieting – Class I member was sworn by Solicitor Albano.

On motion by Cianfrani, seconded by K. Coleman, the meeting was adjourned at 8:17 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary