

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – February 12, 2014

Meeting called to order at 7:02 P.M.

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

Present: Alexis Coleman, Jack Cianfrani, Walter Leslie, Betsy Burden, Craig Kane, Beth Reilly, Kristen Coleman (arrived at 7:04 PM), Warren Wieting, Ron Zarin (Alternate No. 1), Patrick Jamison (Alternate No. 4)

Absent: Allen English, Mark Stecher (Alternate No. 3), Tracy Stites (Alternate No. 2)

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

A Motion was made by Kane, seconded by Cianfrani, to approve the minutes from the January 8, 2014 meeting. Unanimous voice vote. Member Burden abstained due to absence from the January meeting.

Betsy Burden – Vice Chairman sworn by Solicitor Albano.

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

Public comment closed.

Resolutions: : 14-01 - Reorganization
14-02 - Solicitor
14-03 – Engineer\
14-04 - Planner
14-05 – Wilson – Vacating Approval and Dismissing Application

Business:

Ranch Hope (B 61, L 7) – Jean Chetney, Esquire, Applicant’s attorney, was sworn, and Applicant’s engineer, Bob Seeberger, was in attendance, however, did not testify due to hearing only the completeness portion of the application. Mr. Albano advised the Board the Applicant needs a use variance, for which an application was not submitted.

Mark R. Brunermer, the Board’s Engineer, reviewed the completeness portion of his February 3, 2014 letter. He noted Applicant requested waivers for Items 15, 28, 31, 32, 3, 37, 41, 48 (addressed in abbreviated EIS), 49, and 51 (testimony to be provided as to how new construction will affect existing drainage patterns). Mr. Brunermer had no objection to waiving the above items, subject to all being a condition of completeness, pending submission of the use variance and associated checklist.

Mr. Brunermer discussed the need for a use variance as even in light of the use not expanding, construction of eight (8) new structures is planned, the variance must be applied for as same is a pre-existing, non-conforming use in the LR zone in which the property is located.

A motion was made to deem the application complete pending satisfaction of the above noted items. A motion was made by Member Reilly and seconded by Member Cianfrani. A roll call vote was had with eight (8) affirmatives votes and one (1) abstention.

Applicant's attorney advised a use variance will be filed and the public renoticed. The application is tentatively scheduled to be heard March 12, 2014.

Angelo Massari (B 13, L 7) – Solicitor Albano was advised by the Applicant's attorney, Joseph M. DiNicola, Esquire that a check was to be forwarded to satisfy Item 10 of Resolution 2011-05 requiring an inspection escrow. The Board's Secretary confirmed a \$5,000.00 check was received and forwarded to the Finance Office (with the remaining \$221.25 being transferred from Applicant's escrow) to appropriately establish said inspection escrow account.

Delsea Energy (B 106, L 8) – The Board Secretary advised Stephen Bradach of Patriot Homes, also a representative of Delsea Energy, had forwarded an email advising Delsea Energy had no objection to assigning the bond posted with the Township to Mr. David Hitchner, owner of the property, upon his successful removal of the temporary wind tower erected on his property. Mr. Hoffman, the Township's solicitor, has spoken to Mr. Hitchner and has no objection to same if the appropriate documentation is provided and the tower successfully removed.

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

Public comment closed.

Correspondence: Noted, not reviewed.

On motion by Cianfrani, seconded by K. Coleman, the meeting was adjourned at 7:26 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary