

# ALLOWAY TOWNSHIP PLANNING BOARD

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

## MINUTES FOR REGULAR MEETING – January 14, 2015

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

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

**Present:** Allen English, Walter Leslie, Beth Reilly, Kristen Coleman, Alexis Coleman, Betsy Burden, Craig Kane, Ed McKelvey, Ron Zarin (Alternate No. 1), Jack Cianfrani, Warren Wieting (Alternate No. 2) , Phil Donohue (Alternate No. 4)

**Absent:**

Reappointed members, G. Alexis Coleman, Jr. - Class IV, Warren Wieting – Alternate No. 2, and John Cianfrani, Class IV, 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.	Reilly/Burden
Vice Chairman	Betsy Burden	Reilly/K. Coleman
Secretary	Suzanne D. Pierce	Reilly/Kane
Solicitor	Albano & Viola, LLC	Reilly/Wieting
Planner	Scheule Planning Solutions, LLC	Reilly/Burden
Engineer	Sickels & Associates, Inc.	Reilly/Kane

The meeting was turned over to Chairman Coleman.

A motion was made by Member Kane and seconded by Member Wieting to confirm the date (2<sup>nd</sup> 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 Kane, seconded by Reilly, to approve the minutes from the December 10, 2014 meeting. Unanimous voice vote.

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

Public comment closed.

Solicitor Albano advised the public that the Taffet application would be carried to February due to failure to timely notice the public.

Resolutions: 2015-05                      Salem County Mennonite Church (B 111, L 10) – Conditional Use  
Application/Site Plan Waiver for Cemetery

Business: McAlonan, William (B 33, L 4/5/13) – Minor Subdivision of Preserved Parcel

William L. Horner, Esquire, Applicant's attorney, and Applicant, William McAlonan, appeared and were sworn in by Solicitor Albano.

Solicitor Albano confirmed the Applicant met the noticing requirements to the newspaper and owners within 200' of the property.

Kerry Engelhardt, P.E., P.P., of the firm of Sickels & Associates, was sworn and reviewed the firm's January 7, 2015 letter. She advised waivers were requested for Checklist "A" Item Nos. 9, 15, 18, 22, 23, 25, and 34, as well as Checklist "B" Item Nos. 8, 11, 16, 21, 23, 24, and 39 (which were mostly repeated from Checklist "A"), with the exception of Item Nos. 22 (Chair/Secretary signatures on Deed, not plan) and 23 (200' list on file, but not on plan) the items could be waived. Additionally, Item No. 11 (requiring a sealed plan) shall be a condition of approval.

Mr. Horner questioned the Applicant who testified regarding the issues of lot frontage, setback of existing barn, side yard encroachment, electricity provided by windmill, etc. as noted below in the review of the technical portion of the January 7, 2015 letter. Mr. Horner also provided a detailed response to the engineer's letter which was handed out to the Board members and professionals, as well as made a part of the file.

A motion was made by Member Kane, and seconded by Member Cianfrani, to deem the application complete. A roll call vote was taken with 12 affirmative votes.

Thereafter, Ms. Engelhardt reviewed the technical portion of the January 7, 2015 letter. Applicant advised he has owned the property for over 40 years, does not intend to sell same in the near future, and wishes only to continue to live on and farm the property, together with perfecting the subdivision as envisioned when the property was preserved.

The lake access was discussed and Member Burden questioned whether access could be had to the lake from the adjacent lot. Applicant advised a dirt road/path exists off of Stockington Road for same. Member Wieting questioned the makeup of the pond/lake and was advised it is basically a dammed stream flowing in from the East and out to the West into Cool Run. Member Kane, also a member of the Environmental Commission, questioned whether the farmland preservation only allows agricultural practices on said property.

Member Leslie questioned whether the 2009 zoning board approval for the windmill on the property was sufficient to power uses on the property. Applicant advised it was not sufficient, but there are only agricultural uses on the property and no other use is proposed for said wind power.

Member Cianfrani questioned the farmland use on the property, and it was discussed that uses allowed in said zone may also be contemplated.

A motion was made by Member Reilly, and seconded by Member Cianfrani, to open the meeting to the public for comment. No comments.

A motion was made by Member Reilly, and seconded by Member Wieting, to close the public portion of the meeting.

Thereafter, a motion was made by Member Burden, and seconded by Member Cianfrani, to grant the six and a half acre severed exception on the condition a sealed survey is provided to the Board for the file, that Applicant comply with the above-referenced engineer's letter (if not already done), as well as the three above-mentioned variances being granted.

A roll call vote was taken with 12 affirmative votes.

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

Public comment closed.

Correspondence: No comment.

Mayor McKelvey advised that the Township Committee would like the Board to create a minor subdivision subcommittee for minor subdivisions with no variances to ease the cost for applicants. A three- to four-member subcommittee could be created. Volunteers for the subcommittee were taken: Warren Wieting; Craig Kane; Jack Cianfrani, and alternate: Kristen Coleman.

NOTE: Following the meeting Member Leslie volunteered his services.

A motion was made by Member English, and seconded by Member Burden, to establish a Minor Subdivision Subcommittee on the advice of the Township Committee. Thereafter, a roll call vote was taken with 11 affirmative votes, and 1 no vote. A discussion was also had to possibly lower the application and escrow fees for such an application. The Township Committee shall discuss and get back to the Board.

Member Donohue briefly advised of his visit to the Taffet farm with regard to the fencing issue.

On motion by Member Burden, seconded by Cianfrani, the meeting was adjourned at 8:20 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary