

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – April 8, 2015

Meeting called to order at 7:03 P.M.

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

Present: Allen English, Beth Reilly, Kristen Coleman, Alexis Coleman, Craig Kane, Jack Cianfrani (arrived at 7:11), Warren Wieting (Alternate No. 2), Phil Donohue (Alternate No. 3), Biff Crossley

Absent: Betsy Burden, Walter Leslie, Ron Zarin (Alternate No. 1)

A Motion was made by Reilly, seconded by Donohue, to approve the minutes from the March 11, 2015 meeting. Unanimous voice vote with Member Wieting abstaining.

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

Sina Kurman (Lakeview Drive) questioned whether riparian rights were afforded to Mr. Pierson when he purchased lakefront property. The answer was not generally known. Ms. Kurman had a general concern for same, as well as voicing concern over same with regard to the Taffet application pending before the Board.

Public comment closed.

Resolutions: None.

Business: Tim & Nicole Priore (B 63, L 28.01) – Minor Site Plan for Pavilion

The application was taken out of order as Dr. Taffet had not arrived at the commencement of the meeting. It was determined that proper newspaper notice was not effectuated at least 10 days prior to the meeting. Member Donohue made a motion to continue the application to the May 13, 2015 meeting, Member Reilly seconded same. A roll call vote was taken with nine (9) affirmative votes.

Applicants were questioned as to the use of the pavilion so the Board would be clear of the intent as if same is strictly agricultural a waiver of site plan may be requested/considered.

Dolores Welch (B 25, L 4) – Minor Subdivision

Ms. Welch was not in attendance at the meeting, however, her son in-law, William Grant (163 Waterworks Road) appeared on her behalf. Solicitor Albano advised that since he did not have a Power of Attorney, or permission to act on her behalf for the application before the Board, that the application would be carried to the May meeting. Member Reilly made a motion to continue the application to the May 13, 2015 meeting, Member Wieting seconded same. A roll call vote was taken with nine (9) affirmative votes.

A short discussion was had concerning the current and proposed uses of the property (garage possibly having been converted to an apartment without construction approvals) so that Ms. Welch will be prepared to provide testimony regarding same at the upcoming meeting.

Robert Taffet (B 26, L 2/3) – Minor Site Plan for Kennel (continued)

Solicitor Albano swore in Dr. Taffet and briefly discussed Mr. Cianfrani's memo which outlined the conditions discussed at the March meeting. Dr. Taffet submitted several emails on the day of the meeting with information pertaining to the conditions, however, was advised that same should have been submitted at least 10 days prior to the meeting so that the materials could be properly reviewed and thereafter commented upon by the Board and its professionals.

Ed Mahoney (9 Alloway-Woodstown Road) questioned what was being done about the violation of having over five (5) dogs on the property. The question could not be answered due to the Zoning Officer not being at the meeting.

Member Donohue made a motion to continue the application to the May 13, 2015 meeting, Member K. Coleman seconded same. A roll call vote was taken with nine (9) affirmative votes.

Sina Kurman (Lakeview Drive) raised questions regarding several issues surrounding Dr. Taffet raising the dogs, the feces from 14 dogs; the SADC advising dogs are not considered livestock, and why the Township has not acted thereon.

Solicitor Albano advised that the State supersedes the Township and he must research the issues (including the materials provided by Applicant at the meeting).

Member Crossley advised it was his understanding that dogs under seven (7) months of age are not counted for purposes of a kennel as they may be sold and/or not survive due to medical issues.

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

Ann Sullivan (Alloway-Woodstown Road) questioned what a "Category Z Permit" is in relation to the Hitchner letter listed in the Correspondence Section. Solicitor Albano advised it is a State permitting category for holding tanks.

Discussion was had regarding completing the March minutes and submitting to the Board for review at May's meeting.

Sina Kurman requested a copy of the Taffet supplements and received same.

Public comment closed.

Correspondence was briefly discussed.

Member Kane questioned whether the Welch application would need a variance as if the garage is subdivided off from the property having the home located thereon, a variance would be needed. Same will be discussed at next month's meeting when the Applicant appears before the Board and provides testimony.

A brief discussion was had regarding the submissions made with applications in general and how they may be interpreted.

A brief discussion was had regarding emails being accepted as official documents. It is not generally accepted and an official communication from an entity/individual is still required to verify statements/statistics.

On motion by Member Donohue, seconded by Kane, the meeting was adjourned at 8:10 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary