

# ALLOWAY TOWNSHIP PLANNING BOARD

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

## MINUTES FOR REGULAR MEETING – May 13, 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, Beth Reilly, Kristen Coleman, Alexis Coleman, Craig Kane, Jack Cianfrani, Warren Wieting (Alternate No. 2), Phil Donohue (Alternate No. 3), Walter Leslie, Ron Zarin (Alternate No. 1)

**Absent:** Betsy Burden, Biff Crossley

A Motion was made by Reilly, seconded by K. Coleman, to approve the minutes from the April 8, 2015 meeting. Unanimous voice vote with Members Leslie and Zarin abstaining.

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

None.

Public comment closed.

Resolutions: None.

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

The Applicant, Nicole Priore, was sworn. Solicitor Albano confirmed that proper newspaper notice was effectuated April 17, 2015 with the service of the property owners within 200 feet having been completed prior to the April meeting. The Applicant filed an application for site plan or waiver therefrom. She confirmed the structure contemplated to be erected is a 36 x 48 pavilion with no floor which will be a multi-use garden structure for planting, parking of tractors, and storage of plants and other farm equipment.

Mark R. Brunermer, Board Engineer, confirmed the contents of his April 3, 2015 letter wherein the Applicant asked for waivers as outlined on Page 3, as well as Applicant having submitted an alternate map with the relocation of the pavilion.

Member Leslie advised the proposed location of the pavilion on the property is in the Commercial zone which would be an additional use of the agricultural business.

A motion was made by Member Reilly, and seconded by Member Cianfrani, to open the meeting to the public for comment on the application.

None noted.

A motion was made by Member Donohue, and seconded by Member K. Coleman, to close the public portion of the meeting.

A motion was made by Member Cianfrani, and seconded by Member Reilly, to authorize the waiver of site plan for construction of the above mentioned pavilion. A roll call vote was taken receiving nine (9) affirmative votes.

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

Ms. Welch was not in attendance at the meeting. The application was carried to the June meeting.

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

Applicant was sworn and Solicitor Albano noted two letters had been submitted for review by the Board, one from the State Agricultural Development Committee, advising that a kennel on preserved farm land is a permitted use; and, one from Rutgers discussing the rules and regulations surrounding a kennel operation.

Solicitor Albano commented on the letter submitted by Board Member Crossley who was absent from the meeting regarding his visit to Dr. Taffet's farm. Same was not considered to be official as the testimony was not given in person at the meeting; however, was distributed to the members prior the meeting. Applicant reviewed the Points of Discussion contained in the Memorandum prepared by Member Cianfrani and distributed at the April meeting providing answers to each. Dr. Taffet also advised he had previously been unaware of the neighbors' concerns until his application and appearance before the Board. Applicant also advised he felt that some of the questions regarding activities at the farm were covered under the Right to Farm Act, and the only matter which should be considered by the Board is the kennel application. Chairman Coleman agreed with same; therefore, the noise and public danger issues regarding the farm in general should be considered to be covered under the Right to Farm Act.

The following points were discussed:

1. Fence: The fencing as to height and strength, as well as it being electric and non-permanent, i.e., movable, was discussed. Applicant advised he would be willing to increase the height of the interior fence to six (6') feet.
2. The perimeter fence is all new and meets USDA requirements. Double gates were discussed to eliminate an error of a gate being left open and/or not properly latching. Inspection of the electric fence was discussed and could be completed by a Township official.
3. Planting trees to inhibit noise was discussed, and if same is made a condition of approval, Applicant may mark up the existing plan on file as to where same are anticipated to be planted and coordinate with the Board Engineer to satisfy said condition.
4. Applicant testified that a caretaker is residing on the property in the structure identified as an agricultural labor unit which was designated as such and approved by SADC in 2009.
5. -10. A telephone contact list for Applicant and his daughter, as well as email, to be provided for neighbors to report dogs/goats getting out.
11. Provided.
12. There will be 12-14 dogs to the projects 300 goats. Applicant sells the goats live using the internet and/or cell phone for prospective buyers. There is currently a ratio of one dog to every 20-25 goats.
13. This item was discussed at Nos. 1-3, above.
- 14-15. Addressed.
16. Parking will be in a gravel area to be depicted on the plan.
17. Public sales/events will not be held at the farm.
18. The property is insured, no bonding is required.

Member Wieting spoke to the Board and Applicant regarding the internet literature submitted from Wikipedia which Solicitor Albano advised was not be taken as fast as it was derived from the internet.

The agricultural farm labor dwelling was discussed and it was questioned whether Township zoning and/or construction approval was given for same. The Applicant advised that Mr. Underwood, former Construction Official, inspected same for use as an office. The County approved the property for water and septic for an office.

A motion was made by Member Donohue, and seconded by Member Reilly, to open the meeting to the public.

Sina Kurman, 67 Lakeview Drive, addressed her concerns with the Kengel breed, as well as the size and cost of the animals.

Ed Mahoney, 9 Alloway-Woodstown Road, addressed his concerns for his family and pets, and doesn't want any accidents to occur over the dogs getting out, etc.

Mark Edwards, 162 Point Airy Road, Pilesgrove, has known Dr. Taffet for some time, and he and his daughter have spent time at the farm with no problems occurring with the dogs.

Logan Doerr, 44 Fairview Drive, Pennsville, a former four-month employee, who advised Applicant needs more help at the farm and felt there are some safety concerns because of the number of animals on the farm. He advised he helped with general farm work, such as feeding, birthing, and cleaning stalls, etc.

Jack Schwerzler, 816 Bridgeton Pike, Elk Township, a friend of Applicant, has had no problem with the dogs on the property. He regularly drops his daughter off to work on the farm and feels the barking is controlled.

Elizabeth Taffet (Applicant's daughter), 46 Commissioners Pike, Alloway, advised she is on the farm all the time. She also advised when they had a barn fire on the property only one neighbor came over to help. She has found the residents of Alloway to be generally unfriendly.

Louis Joyce, 23 Commissioners Pike, Alloway. Mr. Joyce clarified that the Applicant was applying for a site plan. He felt keeping the animals inside at night would better help control the noise. He has had one dog from the farm in his yard. He routinely walks his dog passed the farm and discussed fence height and strength.

A motion was made to close the public portion of the meeting by Member Cianfrani, and seconded by Member K. Coleman.

Ms. Taffet advised the temporary fence is routinely moved for transitional grazing, and the dogs help keep the goats in line.

Applicant advised he will repair the damaged fence on Woodstown-Alloway Road, but felt the current electric fence is sufficient.

Member Leslie advised that a fence greater in height than six (6') feet would need a variance.

Chairman Coleman advised he was aware that USDA and Soil Conservation generally approved solar (electric) fencing.

Member K. Coleman advised she had visited the site, observed that the dogs stayed away from the fence, as well as feeling that requiring Applicant to increase the height of the fence would be an economic hardship. She suggested better interior electric fence being a solution, as well as assuring a weed killer such as Roundup is sprayed to deter weed growth.

Solicitor Albano reviewed the criteria in order to approve a kennel, i.e., at least five (5) acres of land and at least 200' from residential property. He also advised the conditions which were discussed and suggested to be conditions of approval are: six (6') foot high fence; upgrade electric fencing; continue barking collars; phone number(s) on sign in case animals stray from the property; receiving all outside agency approvals; removing vegetation from under and around the fencing; planting trees to minimize noise, etc.; installing and maintaining gravel parking area; double gating; no public events; a ratio of one (1) dog to 25 goats; and, selling 90 percent of puppies in a litter.

A question was raised who would oversee the kennel and it was stated that possibly Ned Shimp, Township Animal Control Officer, would inspect same.

Mark Brunermer, P.E. advised that a kennel must be 200' from any open pens.

A motion was made by Member Kane to approve the applications with the above mentioned conditions, and second by Member Cianfrani. A roll call vote was taken with six (6) affirmative votes, and two (2) no votes. Members Zarin and Wieting abstained.

The Welch application was carried to the June meeting as Applicant did not appear on motion by Member Reilly, seconded by Member K. Coleman. If Applicant does not appear at the June 10, 2015 meeting, the application will be denied with prejudice.

Correspondence was briefly discussed. Solicitor Albano advised that municipalities must comply with new COAH regulations by July, and that same is now in the third round.

On motion by Member Donohue, seconded by K. Coleman, the meeting was adjourned at 9:34 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary