

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – June 10, 2015

Meeting called to order at 7:00 P.M.

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

Present: Beth Reilly, Kristen Coleman, Alexis Coleman, Craig Kane, Warren Wieting (Alternate No. 2), Phil Donohue (Alternate No. 3), Walter Leslie, Biff Crossley

Absent: Allen English, Betsy Burden (resignation to be accepted), Jack Cianfrani, Ron Zarin (Alternate No. 1)

Member Wieting requested it be noted on the May minutes that it was Applicant, and not Member Wieting, who provided the internet information on the Taffet matter.

A Motion was made by Member K. Coleman, seconded by Member Reilly, to approve the minutes from the May 13, 2015 meeting. Unanimous voice vote with Member Crossley abstaining.

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

David Hitchner advised the wind tower located on his property has been taken down. The Board advised he should appear before the committee in order to request the removal bond be released.

Public comment closed.

Resolutions: 2015-07 Tim & Nicole Priore (B 63, L 28.01) – Minor Site Plan for Pavilion

2015-08 Robert Taffet (B 26, L 2/3) – Minor Site Plan for Kennel

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

Solicitor Albano advised Ms. Welch is withdrawing her application. A motion was made by Member Reilly, and seconded by Member Kane, to deny the application without prejudice. A roll call vote was taken with seven (7) affirmative votes.

Cellco Partnership d/b/a Verizon Wireless (B 106, Lot 8) “D” Variance/Site Plan for Cell Tower

Richard DeLucry, Esquire, attorney for Applicant, appeared on behalf of Applicant. Linda Snelgrove, Court Reporter, from the firm of Guy Renzi, recorded the hearing.

Mr. DeLucry testified regarding completeness only by reviewing Mark R. Brunermer, P.E., Board Engineer’s June 3, 2015 letter. Waivers for most of the completeness items listed in said letter were requested, those being Item Nos. 8, 31, 32, 34, 38, 40, 41, 42, 43, 44, 45, 46, 47, and 51. Applicant’s attorney requested Item Nos. 22 (adding signature lines to the plan) and 23 (200’ list added to plan) be conditions of approval. Item No. 39 (location of existing well/septic) and 48 (soils) shall be provided. The fencing requested to be described in Item No. 49 was described as stealth fence at a height of 6-8’, but requested no landscaping be required as same would eventually have to be maintained, and that the fencing should be adequate to screen the equipment

cabinet, etc. required for the pole. Mr. DeLucry advised access to the tower would be had via Applicant's driveway as the pole will be located near the drive.

Thereafter, Mr. DeLucry reviewed the items noted in Mr. Scheule's June 9, 2015 letter which basically mirrored the items required and noted in Mr. Brunermer's letter. Member Kane requested that the Radio Frequency report(s), mapping, etc. be provided so that the Board may review the coverage data for the proposed location. Mr. DeLucry also advised he will provide photographs of the site at the July hearing. A synopsis of the application is to be provided by Applicant at least 10 days prior to the June meeting so that the Board may have time to review same prior to the July meeting.

Member Leslie questioned whether there will be a generator on site. Mr. DeLucry advised affirmatively.

At 7:40 P.M. the tape ran out and an error message was recorded on the machine. It was helpful that the stenographer was present as a transcript will be prepared.

Member Wieting requested the Applicant's attorney review the resource area to check the aquifer as that area contains porous sand and drains into Ponchatoula and Alloway Lakes.

A motion was made by Member Kane, and seconded by member Reilly, to deem the application complete in accordance with the items discussed and reviewed in the Board Engineer and Planner's letters. A roll call vote was taken with seven (7) affirmative votes.

The Applicant appropriately noticed the public, as well as provided a timely newspaper notice, for the June meeting; therefore, the Board Solicitor advised the public the technical review portion of the hearing would be heard at the July 8, 2015 meeting. As Members Reilly (Committeewoman) and Crossley (Mayor's designee) are not able to vote on the use variance portion of the application, Solicitor Albano questioned Applicant's attorney whether he wished to bifurcate the application. He had no objection to same.

A brief discussion was had to nominate a Vice Chairman as Member Burden resigned due to the residency requirements not being met. Nominations are to be made at the July meeting.

Although a copy of the May 12, 2015 letter (Growth Management Element Update) was provided to the members and professionals present at the meeting, same will be included for discussion on the July agenda as same was erroneously left off the June agenda.

On motion by Member Reilly, seconded by Kane, the meeting was adjourned at 7:48 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary