

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – September 13, 2017

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

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

Present: Jack Cianfrani, Alexis Coleman, Kristen Coleman (arrived at 7:05 PM) Ron Zarin, Beth Reilly, Craig Cane, Warren Wieting, Phil Donohue, Bill Powell

Absent: Suzanne Pierce, Planning Board Secretary, Allen English, Brian Crossley

A motion was made by Member Cane, seconded by Member Wieting, to approve the minutes from the June 14, 2017 meeting. Unanimous voice vote with Members A. Coleman, Donohue and Reilly abstaining.

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

Public comment closed.

Resolutions: 2017-07 Township of Alloway (Block 60, Lot 20) – Extension of Approval of Minor Subdivision. Motion was made by Beth R, seconded by Craig K, roll call vote 8-0, resolution approved.

Business: Lower, Robert/Cherie (Block 32, Lot 1.05) – Use Variance

Solicitor Viola opened the application and Mr. Telsey introduced himself as the applicant's attorney. Solicitor Viola swore in Mr. Telsey.

Mr. Brunermer, the Board's Engineer, commented on the application and pursuant to his letter dated August 30, 2017 offered comments with respect to completeness items on Checklist "B".

Mr. Telsey gave a brief background of the application. Applicants want to convert an existing garage/barn on the property into a second single family residence. The applicants confirmed that there is water already running to the garage/barn.

Solicitor Viola sworn in the Applicants, Robert/Cherie Lower 52 Pleasant Hill Rd Woodstown NJ 08098. The board proceeded to ask the Applicants question regarding the existing building.

Thereafter, a Motion was made by Member K. Coleman and seconded by Member W. Weiting to deem the application complete. 8-0, B. Reilly abstaining.

Mrs. Lower spoke about her property.

Mr. Brunermer, the Board's Engineer, commented on the application and pursuant to his letter dated August 30, 2017 offered comments with respect to the land use variance.

Discussion persuaded with the board with positive and negative criteria's and the possibly of subdivide.

Members discussed if the house was ever sold, if there could be a deed restriction to protect the property from being a rental property. The deed restriction would say something like, the converted garage could only be used by the same family that lives in the house, and it could not be used as a rental income.

Mr. Telsey spoke about the positive criteria of the application – Existing structure will be used by the existing family, water is already running to the building/garage.

Upon approval of the application, the Salem County Health Department would have to approve the current septic system.

Mr. Lower testified on other options being an issue, road frontage will be an issue if they have to split the property. If they extend out from the current house it would take away from the grazing pasture for their horses and also take away from their gardens.

A motion was made by Member Donohue, seconded by Member K. Coleman to open the meeting to the public. All in favor

Stu McAllister – 49 Pleasant Hill Road, was sworn, he voiced his support for the Lower application. He has been there for 20 years and sees no issue with the property.

Pat Jamison, 176 Waterworks Road was sworn, (proposed builder and longtime friend) stated to subdivide would be ridiculous. He stated that it's an existing garage that the Lowers would utilize to the best of their ability.

Lisa Petroski, applicants daughter, was sworn in and testified her parents have been there for many years, they have their animals there, her daughter is in 4-H. She recently moved in with her parents, and would like to have her own space. She doesn't want her parents to add on to their house and inconvenience them.

A motion was made by Member Donohue, seconded by Member Weiting to close the meeting to the public. All in favor

Member Donohue made a motion seconded by Member Weiting to grant the deed variance with the deed restrictions as follows: the property cannot be used as a rental income from the garage/building and must be used by immediate family members only (grandparent, parent,

child, and grandchild) and approval from the Health Department. The Board voted as follows: two (2) denials, six (6) approved, with Members Reilly abstaining

Public Comment: None

Correspondence: None

On motion by Member Donohue, seconded by Member Kane the meeting was adjourned at 8:36p.m. Unanimous voice vote.

Respectfully Submitted,

Stephanie Shane
For Suzanne Pierce