

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – April 12, 2017

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

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

Present: Allen English, Phil Donohue, Kristen Coleman (arrived at 7:05 PM), Craig Kane, Biff Crossley, Warren Wieting, Bill Powell, Jack Cianfrani (arrived at 7:08 PM)

Absent: Alexis Coleman, Ron Zarin, Beth Reilly

A Motion was made by Member Crossley, seconded by Member Powell, to approve the minutes from the March 8, 2017 meeting. Unanimous voice vote.

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

A Motion was made by Member Donohue, seconded by Member Crossley to open the meeting to the public.

No comment. Public comment closed.

Resolutions: None.

Business: Yanus, James R. (Block 13, Lots 14, 14.02, and 16.01) – Minor Subdivision of Preserved Parcel

Solicitor Albano opened the application and Mr. Horner introduced himself as the applicant's attorney. Solicitor Albano swore in Mr. Yanus.

Mr. Horner outlined the application requesting the application be deemed complete by the Board's Engineer. The application was previously approved for farmland preservation which had all the exceptions approved, and this plan mirrors same with the waivers sought.

Mr. Brunermer, the Board's Engineer, commented on same. The Applicant does not have a separate plan, just following farmland preservation plan. Item #9 regarding the smaller map scale as mentioned, but Applicant enlarged the specific area to be subdivided; a waiver was requested for Item #15, a waiver for Item #17 as to the key map and title book (omitting the mention of zoning district), part is rural residential, mostly agricultural). Applicant already has approval for a new lot number with Assessor. Item #22 indicating space be provided on the plan for Chairman and Secretary to sign is not necessary as there is adequate room for same to be accomplished without incurring the expense to modify the plan for preprinted area to be placed thereon; a waiver is granted for Item #25 to show the zoning district as same is shown on the application package; a waiver was granted for Items #28, 29, 33 and 34 as to the contours, flood plains, delineation of wetlands, and areas of construction to be shown on the plan as no new construction is being requested; a waiver from Item #39 as to well and septic not being shown on original plan was requested; however, a submission was made by Applicant on March 30, 2017 revising same. Schedule B is mostly synonymous with Schedule A; therefore, additional comments regarding same are not necessary.

A request was made for the application to be deemed complete. Prior to same being done Member Wieting asked about separation of the barn from the property line. The barn on the proposed remainder lot is 12' from side yard setback and 6' as proposed from the other side yard. On the southwest side is 14' with 25' being required, 6' where 25' is required. Member Wieting also made mentioned the well/septic, the notice on the Alloway website about leaching fields, and wanted to warn Applicant regarding same.

Thereafter, a Motion was made by Member Cianfrani, and seconded by Member K. Coleman to deem the application complete. All in favor.

The application proceeded to subdivide the severable exception, being a one acre lot with residence and outbuildings. Mr. Yanus testified that the house was built in 2000, it is a one-story modular home, classified as semi-handicapped. Mr. Yanus testified, in response to Mr. Horner's question as to the use of the barn, that same holds farming equipment and machinery. The barn is in good condition and serves the purpose for use of the farm. The Lean-to contains various pieces of farm equipment which won't fit into the barn, and may be removed in three to four years. The barn nearer the residence is a four-bay open garage-type barn which holds pickup trucks, a car, one tractor, and odds and ends. The small frame building (which is an old well building) may be demolished in less than two years as it is in deteriorating shape. It would be difficult to remove now due to the large expense.

Mr. Horner discussed the reasons for granting the variance, the hardship to remove the barns for the agricultural subdivision, and due to the already contemplated severable exception being allowed, it would be in furtherance of the Township's Master Plan purposes and Zoning Ordinance. There would be no detriment to the Township's Master Plan as the intended farm-related use shall continue on the preserved parcel.

If the Board approves, the current four lots will be consolidated to two, i.e., Lots 14, 14.02 and 16.01 will be combined into the new preserved Lot 14.02, and the severable exception will be new Lot 14.

Mr. Brunermer asked about any pre-2000 subdivisions. Applicant advised there had previously been a lot line adjustment to make access to Lot 16.01.

Member Donohue asked if the County was instrumental in drawing the line(s) as it didn't seem there was access to the barn as the doors to access come from house side, not field side. It was explained that said barn is Applicant's for use on the residential lot. The other barn can be accessed by the silo side.

Vice Chairman Kane asked if the County is okay with the approval, and Mr. Horner advised that the County will be happy if the approval occurs as lot lines are being obliterated which would further inhibit sale of one of the above lots. Also, the farmland cannot be subdivided and sold for a new house. The preserved parcel is 81 acres.

A motion to open the meeting to the public was made by Member Donohue, and seconded by Member Crossley - all ayes. No comment. A motion was made by Member Donohue, and seconded by Member Crossley, to close the public portion - all ayes.

Solicitor Albano and Engineer Brunermer have no other comments.

A motion was made by Member Donohue, and seconded by Member Wieting, to approve the subdivision, with the requested waivers, and a roll call vote was taken with eight (8) affirmative votes.

Member Cianfrani mentioned that Mr. Horner met all positive criteria.

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

Public comment closed.

Correspondence: Board discussed the need for County to be made aware of all applications. I will amend letter to professionals to include a **bolded** portion advising applicant and/or his/her/its attorney, to forward notice of the application to the Salem County Planning Board.

On motion by Member Donohue, seconded by Member Crossley, the meeting was adjourned at 7:50 PM.

Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary