ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – May 13, 2026

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

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

Present: Biff Crossley, Kristin Coleman, Alexis Coleman, Renee Waters, Jack Cianfrani, Diana Eichfeld, Craig Kane, Tim Blocksom, Ron Zarin

Absent: Chuck Angelus, Allen English, Mike DeHart

A Motion was made by Member Crossley, seconded by Member A. Coleman, to approve the minutes from the April 8, 2026 meeting. Unanimous voice vote with Members Eichfeld, Kane, Zarin and Blocksom abstaining.

Business: Angelo Massari, Inc. (Block 13, Lot 7) - Site Plan Renewal–Clay Extraction

Joseph M. DiNicola, Jr., Esquire, attorney for Applicant, appeared to request a five (5)- year extension of the site plan approval for a clay mining operation on the property.

Mr. DiNicola presented his client, Greg Massari, 305 North Virginia Avenue, Carneys Point, New Jersey, who was sworn and testified that the approval was originally granted in approximately 1980. There is approximately 164.01 acres with 52.7 acres set aside for clay extraction with 10 acres being closed in 2011, 9.48 acres being used now, and approximately 8.33 acres set aside for future use. The amount of clay being extracted has dramatically reduced over the last 10 years. No more than a 10-acre area is open at any one time and the area being extracted is graded so that no holes or puddling occur. The extraction may only take placed to a depth of 30’ and the water table is at 60’ in the area. There is a restoration plan in placed should the area cease to be used.

Mr. DiNicola advised that approximately $310,000 in taxes have been collected by the municipality over the last 10 years, Applicant is not requesting any changes to the existing approval, and confirmed that maintenance and performance bonds are in place and renewed each year.

A motion was made by Member A. Coleman and second by Member Crossley, to open the meeting to the public. None was made. A motion was made by Member A. Coleman and second by Member Crossley, to close the public portion of the meeting.

Member A. Coleman made a motion to renew the approval for five (5) years, and was seconded by Member Cianfrani. The Board voted as follows: one (1) abstaining, eight (8) approved

A motion was made by Member Crossley, and seconded by Member Cianfrani, to establish a Master Plan Re-Evaluation Subcommittee to review and update the Master Plan. Thereafter, a roll call vote was taken with 9 affirmative votes

On Motion by Member Eichfeld, seconded by Member Crossley, Chairman K. Coleman opened the meeting to the public for comment on matters not on the agenda.

F. Ponte stated the Environmental Commission would like to be included in the re-evaluation of the Master Plan

On Motion by Member A. Coleman, seconded by Member Cianfrani, Chairman K. Coleman closed the meeting to the public for comment.

On motion by Member Crossley, seconded by Member Waters the meeting was adjourned at 7:47 PM. Unanimous voice vote.

Respectfully submitted,

Stephanie McMillan
Planning Board Secretary