

ALLOWAY TOWNSHIP PLANNING BOARD

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

MINUTES FOR REGULAR MEETING – August 11, 2010

Meeting called to order at 7:10 P.M.

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

Present: Karl Ott, Ed Masker, Allen English, Joe Fedora, Jack Cianfrani (arrived @ 7:30 PM), Cheryl Lowe, and Tracy Stites (Alternate No. 4)

Absent: Alexis Coleman, George Reeves (Alternate No. 2), Walter Leslie, Craig Kane, and Betsy Burden (Alternate No. 1)

Also present: Michael Albano, Solicitor, Charles Chelotti, Engineer

Swearing in of new member, Alternate No. 4 - Tracy Stites.

A Motion was made by Fedora, seconded by English, to approve the minutes from the July 14, 2010 meeting. Unanimous voice vote.

Vice Chairman Ott opens the meeting to the public for comment on matters not on the agenda.

No public comment.

Resolutions: 2010-09 – Farmland Preservation Plan/PIG Grant

Motion by Fedora, second by English. Unanimous approval vote; Lowe and Stites abstain.

2010-10 - Site Plan T/P Campgrounds, Inc. t/a Yogi Bear's Jellystone Park (B 103, L 3.01)

Motion by Masker; second by Fedora. Unanimous approval vote; Lowe and Stites abstain.

2010-11 – Denial of HKS Holdings, LLC Final Major Subdivision (B 37, L 6)

Motion by Masker; second by Burden. Unanimous approval vote; Lowe and Stites abstain.

Business:

1. Salem County Waste Water Management Plan – Louis C. Joyce, IV, Salem County Planning Board, led a discussion regarding same. He advised only five (5) percent of the properties are sewered within the Township. The Township has an existing plan in place for future use which only includes existing properties. The Heil Farm off Woodstown-Alloway Road was taken out of the plan as the property is now farmland preserved.

The State revised the Sewer Service Area (SSA) on July 7, 2008 and have reduced the maps to 21 areas. New plans are to be submitted within seven (7) months. The new deadline is April 2011. The County is working with the townships and the State and the County will present the townships' issues, problems, etc. to the State.

The State will eventually hold public hearing to approve the plans.

Member Masker asked if the current plan could be remain substantially unchanged. A discussion was had regarding adding, subtracting, etc. from the plan, whether same is near capacity (37,800) or not yet reached, and that all properties highlighted on the present SSA are not yet serviced. Also, if contracted with the City of Salem more capacity could be purchased.

Public Comment:

Marilyn Patterson questioned whether COAH was back in place. If not, area is available, sprawl would occur.

Sharon Coleman questioned whether local public hearings would be held. She also commented that the Waste Water Management Plan may affect the Master Plan.

Mr. Joyce advised the State requires a build-out plan which the County has projected through the State program (9,300 units are currently using formula); nitrates are now measured pursuant to the new standards, being 6 acres per unit (density) down zoning. If the States changes the plan, the whole town would have to be rezoned, first based upon nitrate dilution.

Member Cianfrani commented regarding rezoning to not exceed nitrate or not rezone and any developments over five (5) units would go to the State for approval.

Sharon Coleman commented that five (5) units would still (on larger lot) require large use of farmland because of new rules.

The Board will further discuss at next month's meeting to finalize a plan to be submitted by the Township to the County.

2. Transfer Development Rights – Suzanne McCarthy, Delaware Valley Regional Planning Commission spoke to the Board regarding a feasibility study her Commission is doing to explore a regional transfer development rights (TDR) program. She advised Mannington Township explored same, but has canceled further planning at this time. She also advised that Hopewell Township in Cumberland County's plan has been placed on hold. Only Woolwich Township in Gloucester County has an approved plan, having spent over \$1 Million to complete same; however, the Township does not presently have sewer service so that plan is on hold.

In January 2009, Freeholder Timberman investigated a regional TDR with the waterfront communities being on the receiving side, and the farmland/open space being on the sending side.

Ms. McCarthy discussed how to set up TDR's within the townships/counties with banking occurring for sending and receiving areas. Towns which want to preserve land are interested in TDR's, such as Mannington.

The proposed Gloucester-Salem Sewer Plan was briefly mentioned with effluent being run to DuPont in Deepwater.

Member Masker suggested a regional plan in this area would include a lot of sending areas, with little or no receiving areas.

Member Ott suggested it would be a complex, costly process.

Member Cianfrani mentioned many areas in land would wind up being sending areas and the river/coastal areas being on the receiving side.

Public Comment:

Sharon Coleman questioned who was on the Task Force and were there minutes, etc. available for review. It was discussed that the American Littoral Society suggested the need for the study with funding being secured from the William Penn Foundation .

Barbara Ott thanked Ms. McCarthy for her informative presentation.

Member Fedora advised the Township has no funds to support, with COAH considerations same would be costly and difficult to secure funding, etc.

Solicitor Albano advised Mannington's TDR program was rejected after the Seabrook property was preserved and lot size in the Township was increased.

Five-minute break at 8:45 P.M.

Use variance: Fones, Kenneth (B 64, L 1) – Applicant appeared and requested he be heard for completeness only due to the limited number of members available to vote. The Mayor and Committeeman may not vote as if a use variance is contested, it would be reviewed by the Township Committee. It was discussed that both positive and negative criteria, as well as special reasons, for granting said use must be presented. Charles Chelotti's August 4, 2010 Completeness letter was reviewed and it was noted the use is non-conforming and that the lot is conforming.

A motion was made by English, seconded by Lowe to deem the application complete. A roll call vote was taken with Cianfrani, English, Lowe, Ott, and Stites voting unanimously.

A motion to carry the application was made by English, seconded by Lowe, to the September 8, 2010 meeting with the Applicant not being required to re-notice.

Public Comment:

Frank Ponti commented it was a positive move to place the next meeting date on the agenda.

Vice Chairman Ott advised the Board would discuss the SSA at the next meeting and that same shall be placed on the agenda so that a recommendation may be made to the Township Committee. Mr. Joyce left the large maps used during his discussion for further review at the September meeting.

Member Cianfrani questioned the review of a “use” variance as to positive/negative criteria, special reasons, etc. and Solicitor Albano advised he will provide a memo regarding same.

No discussion of correspondence.

On motion by Masker, seconded by English, the meeting is adjourned at 9:22 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce
Planning Board Secretary

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