

BOROUGH OF SWEDESBORO
Planning/Zoning Board
1500 Kings Highway Swedesboro, New Jersey 08085
Meeting Minutes for January 9, 2012

A regular meeting of the Swedesboro Planning/Zoning Board was held on January 9, 2012 in Council Chambers at 7:04 pm. The secretary called the meeting to order. The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

The following members were present:

T. Fromm
T. Vanaman
R. Zappala
M. Fernandez
J. Streitfeld
R. Bellace
T. Ubriaco
L. Phillips, Alt
K. Mulholland, Alt

Also in attendance was Mr. Clyde Walker, Jr., Solicitor and Mr. Stan Bitgood from Federici & Akin.

Members who took the oath for a new term were Mr. Fromm (mayoral term), Mr. Zappala (council term), Mr. Fernandez (planning board term).

ELECTION FOR 2011

The secretary asked for nominations for Chairperson. Ms. Vanaman made a motion to elect Mr. Fernandez as Chairperson. Mr. Zappala seconded. Mr. Zappala closed the nominations, seconded by Ms. Bellace. Roll call, all yes, Mr. Fernandez abstained.

Mr. Fernandez asked for nominations for Vice Chairperson. Mr. Fromm made a motion to elect Mr. Fish as Vice Chairperson. Ms. Vanaman seconded. Roll call vote. All yes.

Mr. Fernandez read the proposed dates for 2012 meetings. A correction was noted, to change text from 2011 to 2012. Ms. Bellace made a motion to approve. Mr. Fromm seconded. Voice vote, All yes.

Mr. Fernandez asked for nominations for selection of newspapers for official notification. Mr. Zappala made a motion for the Gloucester County Times. Mr. Fromm seconded. Voice vote. All yes.

Mr. Fernandez asked for nominations for Planning/Zoning Board Solicitor. Mr. Fromm made a motion to appoint Mr. Clyde Walker. Ms. Vanaman seconded. Voice vote. All yes.

Mr. Fernandez asked for nominations for Planning Board Engineer. Mr. Zappala made a motion to appoint Federici and Akin. Mr. Fromm seconded. Voice vote. All yes.

Mr. Fernandez asked for approval of 2011 Adopted Resolutions. Mr. Zappala made a motion to approve. Ms. Bellace seconded. Voice vote. All yes.

APPROVE MINUTES

Ms. Streitfeld made a motion to approve the minutes of November 14, 2011. Seconded by Ms. Vanaman. All yes.

MEMORIALIZE RESOLUTIONS-NONE

OLD BUSINESS - NONE

NEW BUSINESS

Environmental Resource Index

Ms. Amy Miller spoke about the edits that have been made to the Environmental Resource Index (ERI) from the last meeting which include a new map and road name for Lake View Avenue and other general typos. In addition, the word Borough appears throughout.

The board asks that Battertown be changed to Church Run and that Mill Pond be labeled.

Mr. Zappala made a motion to accept with the two edits noted. Mr. Fromm seconded.

Mr. Zappala made a motion to open to the public, Mr. Phillips seconded. No public was present. Mr. Zappala made a motion to close to the public, Ms. Bellace seconded. All yes.

A final version will be presented to the board to recommend the Council pass the ERI.

Valpone Bulk Variance Application

(Block 44/Lot 1) 56 Bridgeport Avenue

Mr. Walker swore in Mr. Valpone. Mr. Valpone resides at 1-4 Virginia Ave. in Brookhaven, PA. He is currently renovating 56 Bridgeport Avenue. He asks to rebuild the open porch to the same size as the one he removed (8'x16')

Mr. Bitgood reviewed the engineer letter. He notes that other properties have the same setback. Asks to consider the an easement for the sidewalk for a future walk. The applicant has 22' of setback instead of the 30' needed.

Mr. Valpone has no objection to the sidewalk easement of 10' to Borough.

Mr. Zappala makes a motion to grant a bulk variance with a 10' easement for walk to the applicant. Mr. Ubriaco seconds. Roll call, all yes.

Valley View Land Co./Courts At Church Run final Major Subdivision

(Block 52/Lots 1&13)

Mr. Sinclair, attorney for the applicant, emailed the secretary to postpone for February due to some outstanding issues.

Mr. Fernandez asks for a committee to review tot lots, lights, fence, ADA ramps, landscaping, extending the sidewalks to Ogden Road. Mr. Zappala, Mr. Fromm and Mr. Fernandez agree to meet 1.16 or 1.17 to discuss.

Ms. Vanaman makes a motion to table the application. Ms. Bellace seconds. All yes.

CORRESPONDENCE & DISCUSSION-NONE

PUBLIC-NONE

Mr. Fromm makes a motion to thank Mr. Dare for all his years on the board. Also, thanks Ms. Ayers for her time as well. Mr. Zappala seconds. All yes.

There being no further business, Mr. Zappala made a motion to close the meeting at 7:50pm, seconded by Ms. Bellace. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro