

**BOROUGH OF SWEDESBORO**  
**Planning/Zoning Board**  
**P.O. Box 56**  
**Swedesboro, New Jersey 08085**  
Meeting Minutes for  
January 12, 2009

A regular and reorganization meeting of the Swedesboro Planning/Zoning Board was held on January 12, 2009 in Council Chambers at 7:31 pm. Due to the reorganization, Planning Board Secretary, K. Schneider, called the meeting to order. The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

**OATH OF OFFICE**

Mr. Clyde Walker, Solicitor swore in Mr. Dare and Mr. Fernandez.

**The following members were present:**

C. Homan  
M. Dare  
T. Fromm  
T. Vannaman  
R. Zappala  
M. Fernandez  
D. Fish  
J. Streitfeld

**The following alternates were present:**

R. Bellace and T. Ubriaco. Ms. Bellace voted for Mr. Weeks

Also in attendance were Mr. Clyde Walker, Jr., Solicitor and Mr. Martin Sander of Federici and Akin Engineering.

**ELECTION FOR 2009**

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

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

Mr. Homan read the proposed dates for 2009 meetings with a time change to 7pm. Ms. Vanaman made a motion to approve. Mr. Fernandez seconded. Roll call vote. All yes.

Mr. Homan asked for nominations for selection of newspapers for official notification. Mr. Fish made a motion for the Gloucester County Times. Ms. Zappala seconded. Roll call vote. All yes.

Mr. Homan asked for nominations for Planning Board Attorney. Mr. Fromm made a motion to appoint Mr. Clyde Walker. Mr. Fernandez seconded. Roll call vote. All yes.

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

Mr. Homan asked for approval of 2008 Adopted Resolutions. Mr. Fromm made a motion to approve. Mr. Zappala seconded. Roll call vote. All yes.

### **APPROVE MINUTES**

Mr. Fernandez made a motion to approve the minutes of the December 8, 2008 meeting without edits. Seconded by Mr. Fromm. All yes.

Mr. Zappala made a motion to approve the minutes of the special December 18, 2008 meeting without edits. Seconded by Ms. Streitfeld. All yes.

### **MEMORIALIZATION OF RESOLUTIONS**

A resolution titled AMENDED FINAL MAJOR SUBDIVISION APPROVAL TO WESTRUM LAND DEVELOPMENT, LLC WITH REGARD TO BLOCK 48, LOT 8 AND BLOCK 52, LOT 6 was read by Mr. Walker. A motion was made by Mr. Zappala to accept the resolution and seconded by Mr. Dare. Roll call vote all yes.

A resolution titled AMENDED FINAL MAJOR SUBDIVISION APPROVAL TO WESTRUM LAND DEVELOPMENT, LLC WITH REGARD TO BLOCK 53, LOT 4 was read by Mr. Walker. A motion was made by Mr. Fish to accept the resolution as written and seconded by Mr. Fromm. Roll call vote all yes.

### **OLD BUSINESS**

#### **Russo Homes – Preliminary Major Subdivision**

#### **26 Lake Avenue**

#### **(Block 39/Lot 4)**

Mr. Ziegler introduced himself as attorney for Mr. Russo. He described the property as 1.42 acre parcel with the porch on the 100+ year old house as the only variance.

Mr. Hoag reviewed changes since last meeting. The 18' cul de sac stem increased to 20'. The Ecco pavers have been moved to the driveways out of the right of way. The four bedroom homes will have a double drive that will hold 3.5 cars (2.5 is required). In addition there is a new sidewalk out to Lake Avenue.

He also proposes permits to hand clean the ditch for better drainage. Gloucester County Planning Board asked for a turnaround on existing home. The grading of the proposed homes will drain toward the ditch.

He states with the amount of impervious area no study is needed because it is so small. There have been no calculations on volume from the impervious site.

The rates for a 2 year storm is .6 CFS, 10 year storm .77 CFS and 100 year storm 1.0 CFS.

With permission Mr. Russo will clean the shared ditch on Vastas property and Leaps property.

The right-of-way increased from 20' to 22' however, there is no more additional property available to make it any wider. There will be no parking on the street or the bulb. The bulb meets RCI standard at 40' radius, 80' diameter. The turn radius for the cartway is 15' from the west and 25' from the east. The two existing homes to the right of the cartway will have use of the path.

There was no traffic study due to the number of trips being so low. They are using the 'rural' calculation.

Mr. Paul Lott of Woolwich is sworn in. He has been a rep for EP Henry for 8 years. The Ecco pavers are 8500 psi. The Woolwich Twp. Municipal Building is using them for parts of the project if anyone wants to view. The pavers act as a retention basin. They have a 1" gap. There are three layers of fill. The engineer will determine the depth. Once the clay is removed the overall wetness in the ground will stop. The high water is at 30" – 34". At least 12" of material will be below paver, with the paver around 15" total. This will be enough to hold 4" of rain. Brochure (exhibit A1)

Mr. Sander briefly reviewed the engineer letter. He asks if additional right of way could be purchased. Mr. Russo states no, he tried. Mr. Sander states there will be a 2.13' variance for the existing porch. They need a waiver for centerline profiles. Mr. Russo agrees to all technical aspects of the report with appropriate agency approvals.

Mr. Fish makes a motion to open to the public. Ms. Vanaman seconds. All yes.

Ms. Marilyn Brahms of 18 Lake Ave. is sworn in. She shows a series of photos from her property and 26 Lake Ave. (exhibit B1) She believes the removal of the trees will make the water issue worse. She also believes that Mr. Russo should first concentrate of existing projects before starting this one.

Mr. Michael Murphy of 519 Park Ave. is sworn in. He is concerned about fire issues in the confined space and cartway and increasing taxes with more kids.

Ms. Carol Gahrs of Thompson Ave. is sworn in. She is concerned with parking issues that go on Park Ave. and up onto Thompson.

Ms. Kim McDunough of 114 Park Ave. is sworn in. She is concerned with parking issues and the fact that a lot of cars come from East Ave. not just off Lake. She asks about a traffic study.

Mr. Milt Leap Jr. of 120 Thompson Ave. is sworn in. He is concerned with traffic, emergency vehicles. He asks if the fire department needs to know about the new homes and if they have any input. He states the ditch is eroding his parents property and is

slowly taking the land. He states that they and him can no longer clean it out and maintain it the way they used to.

Ms. Marilyn Brahms is concerned about the basement flooding when the trees are removed because she feels the drainage from them will be gone. She states the ditch will flood.

Mr. Ziegler states there is a landscaping plan in place and even if the homes were not built the owner could cut down the trees tomorrow since there is nothing stopping homeowners from doing this.

Mr. Dare made a motion to close. Mr. Fernandez seconded. All yes.

Mr. Ziegler closed stating that the entire project financing is based on the new homes and the existing home, therefore the project will be completed all at once. The 100 year old home will now be a single family. He states that the stem is the only non-compliance and asks for a de minimus exception.

Mr. Sanders asks for a written request for the de minimus exception from Mr. Ziegler within 7 days.

Mr. Dare makes a motion for preliminary approval with variance and waivers requested and all items agreed upon from the engineer letter dated December 3, 2008. The de minimus exception will be provided within one week. Roll call, all yes.

### **NEW BUSINESS**

People who have yet to attend the mandatory NJPO class are signed up on Friday evening March 13<sup>th</sup> at the Pleasant Valley School. More info to come.

### **CORRESPONDENCE & DISCUSSION**

None

### **PUBLIC**

No public was present. There being no further business, Mr. Fish made a motion to adjourn the meeting at 10:10pm, seconded by Mr. Zappala. All yes.

*Kimberly Schneider*

---

Kimberly Schneider, Secretary  
Planning Board  
Borough of Swedesboro