

**BOROUGH OF SWEDESBORO**  
**Planning/Zoning Board**  
**P.O. Box 56**  
**Swedesboro, New Jersey 08085**

Meeting Minutes for  
January 14, 2008

A regular and reorganization meeting of the Swedesboro Planning/Zoning Board was held on January 14, 2008 in Council Chambers at 7:35 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 George Weeks, Thomas Ubriaco (Alt), Rosie Bellace (2 Alt) and Shelley Ayers (Alt) for their new terms. (Note: J. Streitfeld is 1 Alt)

The following members were present: Charles Homan, J. Marvin Dare, Tom Fromm, Terri Vanaman, Russell Zappala, Mike Fernandez.

Alternates present were: Jennifer Streitfeld, Rosie Bellace, Thomas Ubriaco and Shelley Ayers.

Also in attendance were Mr. Clyde Walker, Jr., Solicitor and Mr. Paul Breier of Federici and Akin, Engineer.

**ELECTION FOR 2008**

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

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

Mr. Homan read the proposed dates for 2008 meetings. 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. Homan also raised the question of the Sunbeam being read by more locals than the Courier Post and getting more coverage. Mr. Zappala made a motion for the Gloucester County Times and Salem Sunbeam. Ms. Vanaman seconded. Roll call vote. All yes.

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

### **OLD BUSINESS**

Edits to the regular Session Minutes of the December 10, 2007 were suggested:

1. The Edwards/Matteo notes should read “The 4 new lots front Leahy and 1 on Vanneman”
2. Spelling for Rade

Mr. Dare made a motion to approve the minutes with edits. Seconded by Ms. Vanaman. Roll call vote. All yes, George Weeks abstained.

### **MEMORIALIZATION OF RESOLUTIONS**

A resolution titled H.E.L.P. FOR EXTENSION OF TIME TO FILE DEED Resolution was read by Mr. Walker. A motion was made by Mr. Fernandez to accept the resolution as written and seconded by Ms. Vanaman. Roll call vote all yes, Mr. Weeks and Ms. Bellace abstained.

A resolution titled EDWARDS/MATTEO PRELIMINARY MAJOR SUBDIVISION APPROVAL Resolution was read by Mr. Walker. A motion was made by Mr. Zappala to accept the resolution as written and seconded by Mr. Fernandez. Roll call vote all yes, Mr. Weeks and Ms. Bellace abstained.

A resolution titled EDWARDS/MATTEO FINAL MAJOR SUBDIVISION APPROVAL Resolution was read by Mr. Walker. A motion was made by Mr. Fernandez to accept the resolution as written and seconded by Mr. Vanaman. Roll call vote all yes, Mr. Weeks and Ms. Bellace abstained.

### **SWEDES DEVELOPMENT**

Mr. Breier spoke about an email from Mr. Bitgood dated 12/31/2007 about Swedes Development using a trash compactor on site. F&A approves of this idea, as it would cut down on truck traffic.

Mr. Fernandez made a motion to accept the change and Mr. Zappala seconded. Roll call vote all yes.

### **NEW BUSINESS**

No new business (Tran/Tancredi application on hold – applicant is providing additional information after receiving F&A review #1)

### **CORRESPONDENCE & DISCUSSION**

- Mr. Walker will look up grading ordinance papers per the boards request. Once something is drawn up the Board should recommend that the Council adopt.

- The Board would also like to add architectural elevations to the checklist and will consider an ordinance to stand behind this in order to ensure that new buildings fit the character or the existing neighborhoods.
- Mr. Fromm suggested that alternates should be included in all discussions but will only vote when needed.
- A question was raised about Westrum and the bridge coming before the Board. Mr. Walker stated that if the County Planning Board approves our Board couldn't turn it down. The county would be responsible for maintenance of bridge slopes etc. The Board wants to know where the county area begins and ends. Westrum will need to come back with an amended plan for a subdivision.
- Park Road is now "No Turn" from 7 am to 9am. A sign is posted.

**PUBLIC**

No public was present.

There being no further business, Mr. Fernandez made a motion to adjourn the meeting at 8:20 pm, seconded by Mr. Zappala. Voice vote. All yes.

*Kimberly Schneider*

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Kimberly Schneider, Secretary

Planning Board

Borough of Swedesboro