

**BOROUGH OF SWEDESBORO**  
**Planning/Zoning Board**  
**P.O. Box 56**  
**Swedesboro, New Jersey 08085**  
Meeting Minutes for  
February 9, 2009

A regular meeting of the Swedesboro Planning/Zoning Board was held on February 9, 2009 in Council Chambers at 7:04 pm. Mr. Fernandez, Vice-Chair, 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. Shay Richardson as an alternate member.

**The following members were present:**

T. Fromm  
R. Zappala  
M. Fernandez  
G. Weeks  
J. Streitfeld

**The following alternates were present:**

R. Bellace voting for Mr. Homan  
S. Ayers voting for Mr. Dare  
S. Richardson voting for Ms. Vannaman

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

**APPROVE MINUTES**

Mr. Zappala made a motion to approve the minutes of the January 12, 2009 meeting without edits. Seconded by Ms. Bellace. All yes, Mr. Weeks abstained.

**MEMORIALIZATION OF RESOLUTIONS**

A resolution titled GRANTING DE MINIMUS EXCEPTION FROM THE RESIDENTIAL SITE IMPROVEMENT STANDARDS OF THE STATE OF NEW JERSEY for Russo Homes, LLC (B39/L14) was read by Mr. Walker. A motion was made by Mr. Fromm to accept the resolution and seconded by Ms. Streitfeld. Roll call vote all yes.

A resolution titled PRELIMINARY MAJOR SUBDIVISION for Russo Homes LLC (B39/L14) was read by Mr. Walker. A motion was made by Mr. Zappala to accept the resolution as written and seconded by Ms. Streitfeld. Roll call vote all yes.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**CORRESPONDENCE & DISCUSSION**

Mr. Sander reviewed new escrow information that he provided to the Board. The information is to update the current amounts to keep up with costs for work done on behalf of F&A. The suggested amounts are based on Delran and Monroe Twp. Once reviewed by CFO, the amounts will be sent to council for review with the Planning Board having the final review. In addition, we will add an updated amount for variances.

A motion was made to send the new escrow schedule to Council for review by Mr. Weeks. Seconded by Mr. Fromm. Roll call vote all yes.

**PUBLIC**

Mr. Weeks made a motion to open to the public. Seconded by Mr. Fromm. All yes.

Mr. Vasta, of Park Ave. asked about clearing out the ditch in the Russo Homes application. He asked if Mr. Russo was going to follow through.

Mr. Sander stated that Mr. Russo needs the owner's permission to do the work, as the property where the ditch lies doesn't belong to him. Mr. Sander states the owners need to give easements to Swedesboro to put in a pipe to finish the ditch if that is what the residents are asking.

Mr. Leap, of Park Ave. states part of the ditch is on Mr. Russo's property from the flags and the stakes.

Mr. Fromm states it is not Mr. Russo's property but he would get together with the owners to discuss what the borough can do. However, the borough can't do anything without permission.

Mr. Zappala made a motion to close to the public. Mr. Weeks seconded. All yes.

There being no further business, Mr. Fromm made a motion to close the meeting at 8pm, seconded by Mr. Zappala. All yes.

*Kimberly Schneider*

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Kimberly Schneider, Secretary  
Planning Board  
Borough of Swedesboro