

BOROUGH OF SWEDESBORO
Planning/Zoning Board
1500 Kings Highway Swedesboro, New Jersey 08085
Meeting Minutes for February 13, 2012

A regular meeting of the Swedesboro Planning/Zoning Board was held on February 13, 2012 in Council Chambers at 7:08 pm. The Mr. Fernandez 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 (attended second half)
R. Zappala
M. Fernandez
R. Bellace
T. Ubriaco
M. Lentini
K. Mulholland, Alt

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

Mr. Walker swore in new member Marco Lentini (planning board term).

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of January 9, 2011. Seconded by Mr. Ubriaco. All yes.

MEMORIALIZE RESOLUTIONS

Mr. Walker read the resolution PAUL VOLPONE BLOCK 44, LOT 1 – 56 BRIDGEPORT AVENUE APPLICATION FOR BULK VARIANCE RESOLUTION NO. 2012-1.

Mr. Zappala made a motion to approve the resolution. Mr. Ubriaco seconded. Roll call vote, all yes, Mr. Lentini abstained.

OLD BUSINESS - NONE

NEW BUSINESS

Environmental Resource Index

Tabled until the Index is finalized with all edits by Ms. Miller.

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

(Block 52/Lots 1&13)

Woodstown and Ogden Roads

Mr. Sinclair introduced the application that has been ongoing within the Borough for some time. There are 140 units on 30 acres on the corner of Woodstown and Ogden Roads. The applicant last came for an Amended Preliminary Approval granted with Resolution 2010-5.

Mr. Pat Kane- engineer from Taylor Wiseman Taylor and Mr. Larry McKnight –liason for the applicant were sworn in.

Mr. Bitgood reviewed the engineer letter dated February 12, 2012, noting that most of the items have been satisfied.

An item came up with neighboring property owned by M. Baus. Mr. Baus has agreed to a lot line adjustment to give more land to Lot 2, so that the existing dwelling will conform to code.

The recreation areas, known as Tot Lots, were discussed. The Borough needs to decide to let the builder have them constructed at the cost provided or take the money and have the Borough construct them, with the remainder of the funds going into the general recreation fund.

Mr. Bitgood would like the 2 locations of the signs noted on the plan, each can be 78 sq. ft. Mr. McKnight notes that the signs design and name depend on the builder, but agrees that they will be stone or masonry and will be permanent.

Mr. Bitgood suggested for the basin that no fence was required and that the item was unneeded. Some landscaping is included and is not in the maintenance zone. The open spaces will be dedicated to the HOA. The HOA documents are complete and ready.

An Interposal Agreement Letter with Woolwich has been agreed upon and signed. Swedesboro and Woolwich will work together based on the document.

The applicant agrees that Lumen levels will be added to the plan. Mr. Sinclair will file for the lot line adjustment noted above. The HOA documents cover fence, accessory structures and decks so there should be no issues this time around.

The applicant would like approval tonight for Phase I and Phase II. The Phase II bond would not be paid until Phase II begins.

Conservation Dep. being sought, all County conditions are met. Crossing approval will be sought before Phase II from the County. The roundabout should begin around the build time.

The Board questions the continuation of sidewalks along Kings Highway. Ms. Mulholland asks for sidewalks all the way to Ogden Road to allow for use by the residents. Mr. McKnight agrees to the continuation of the walks.

A new Game Time package will come from Mr. McKnight for the Tot Lots, showing all the elements. The Tot Lots will have a 10-year warranty. The Board can revisit Lot 2 if

a lot of questions come up about the equipment. The Board asks that the list include ADA requirements or suggestions if the equipment is lacking.

Mr. Zappala makes a motion to approve Final Major Subdivision with the inclusion of the sidewalk extension on Kings Highway; itemized list of equipment for 2 Tot Lots from Game Time; pre-conditions to posting bond- applicant will consult with Borough and County engineers to construct crosswalk on Woodstown Road. Mr. Fromm seconded motion. Roll call, all yes.

CORRESPONDENCE & DISCUSSION-NONE

PUBLIC-NONE

Mr. Zappala makes a motion to open to the public, Ms. Bellace seconds. All yes. No public is present. Mr. Fromm makes a motion to close public, Ms. Bellace seconds, all yes.

There being no further business, Mr. Zappala made a motion to close the meeting at 8:09pm, seconded by Ms. Bellace. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro