

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

Meeting Minutes for
March 10, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on March 10, 2008 in Council Chambers at 7:35 pm. Mr. Homan, called the meeting to order. The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

ATTENDANCE:

The following members were present: Charles Homan, Terri Vanaman, Russell Zappala, Mike Fernandez, George Weeks, Dave Fish.

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 and Mr. Stan Bitgood of Federici and Akin, Engineer.

OLD BUSINESS

No edits to the session Minutes of the January 14, 2008 were suggested

Mr. Zappala made a motion to approve the minutes. Seconded by Mr. Weeks. Roll call vote. All yes.

**Westrum Development Co. LLC (Bridge) –
(Block 45/Lot 9 & 9.01)**

In attendance for Westrum were - Gerald Sinclair (Attorney), Kerry Englehart (Sickels Assoc. Project Manager), Larry McNight (Project Manager), Eric Moran (Attorney).

Introduced as Westrum's Swedesboro Square, "Spring Ridge" Ryan Homes – 36 single family homes on Woolwich side. In addition the Spring Ridge Homeowners Association will preserve 50 acres of open space.

Letters of approvals are required from two municipalities for roadways to bridge in order to move forward. Mr. Moran stated that he has been working with the county to accept 30 – 40' bridge structure.

Mr. Homan asks for renderings to review. Federici and Akin received renderings 10 days prior to meeting. However none came to the board. Mr. Bitgood states that as of the last review dated May 2007 the newest layout has not been reviewed. He also requested copies for the board to review.

Mr. Homan asks how much bridge is over Church Run and how high up the bridge is the municipality's responsibility.

Mr. Walker states that Westrum needs to get an amended Preliminary based on abutments and improvements dedicated to the community. He also states a public hearing is needed.

Mr. Zappala asked what studies on the lake and earthen dam have been done. Westrum replies that all studies and data have been completed and that they believe that there will be no wash down to the lake. Mr. Bitgood states that he does not have the DEP permits and asks for them.

According to Mr. Moran the bridge will not affect the lake at all and he can submit analyst supporting this.

Mr. Fish asks about traffic flow over bridge. It is stated that with 36 homes there will be no 'significant' impact to the surrounding roadways. Westrum refers to the Horner and Canter Traffic Analysis to back this up.

Mr. Fish then asks if silt accrues in the lake will Westrum or "Spring Ridge" be required to clean it up.

Mr. Moran states that they have the DEP approvals and that previous incidents of silt were not from Westrum but another site on the tributary (based on the color). He also states that the basic had been repaired.

Mr. Bitgood states that the DEP approvals that they have gotten require cleaning any silt until the Westrum bond is complete (2 years), and then it will fall to the Borough.

A request for the approximate annual cost for Borough to maintain is pointed out in the Review letter from F&A.

A statement is made that better solution would be access through Ogden Road not a bridge.

Westrum covers basics of the bridge. The bridge is 54' wide by 70' long. There are 8' of sidewalk. 18' drives with a 5% slope.

Mr. Walker asks for 60 days in order to review info for the next meeting. Westrum is to get F&A and Swedesboro Borough the missing materials for review/file. Westrum agrees.

A question comes up if Westrum would allow any other developer access through. Westum does not have any approval to allow properties to South of them access or right

away. Mr. Homan ask to have that in writing as a condition should the Borough move forward.

NEW BUSINESS

**O.U.S. Restaurants LLC – Site Plan Waiver Application
1983 Kings Highway
(Block 53/Lot 1.01)**

Mr. DiNicola (attorney for OUS) states that the site is all pre-determined by what exists. There eared 50+ parking spaces and 110 seats for patrons. OUS will not be making any enlargements. There is no change of use for the existing building.

Discussion about the drive being repaved and what part is stone occurs. Mr. Breier states that the plan is incomplete and that the survey is old so very little can be determined about the completeness.

Mr. Walker deems the application incomplete based on the information. He states they need engineering work and a public hearing.

Mr. Weeks makes a motion. Mr. Fish seconds. All yes.

CORRESPONDENCE & DISCUSSION

- None

PUBLIC

Mr. Bob Gahrs asks that the Board try to get more commercial business because of state budget cuts and asks that the Board be generous when considering new business in town.

There being no further business, Ms. Vannaman made a motion to adjourn the meeting at 8:37 pm, seconded by Mr. Weeks. Voice vote. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro