

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

Meeting Minutes for
March 12, 2007

A regular meeting of the Swedesboro Planning/Zoning Board was held on March 12, 2007 in Council Chambers. The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

The following members were present: Charles Homan, J. Marvin Dare, Tom Fromm, Bruce Gahrs, Mike Fernandez.

Alternates present were: Dave Fish

The meeting was called to order by Mr. Homan at 7:35.

OLD BUSINESS

Mr. Fromm made a motion to accept the Regular/Reorganization Session Minutes of the January 8, 2007. Seconded by Mr. Gahrs. Roll call vote. All yes.

Bernato Properties

Block 46, Lot 8

Mechanic Street

Curbing & Sidewalks

After review of the resolution and engineer letter, the board determined in order to be in full compliance curbing and sidewalks must be put in. Mr. Fromm noted that this should be done for all new buildings. Mr. Spratt will complete a final inspection in order for Mr. Sebetta to complete a final authorization of a Certificate of Occupancy.

Dyer Property Site Construction

Block 47, Lot 11

Kings Highway

It was brought to the boards attention that a lot of work was happening without all final site plan issues being resolved.

(Post meeting) According to Mr. Sebetta a building permit was issued when the boards resolution and zoning officer both came to him. Mr. Spratt followed up with a letter dated March 14, 2007 requesting the final items that were missing for a fully approved site plan. Specifically comments 4, 7 and 16 in Review Letter No. 3 were addressed.

Ryan Homes Setbacks

Block 48, Lot 2

Mr. Gahrs removed himself from the discussion. Mr. Spratt brought up to the Board that the home being built needs to be re-evaluated based on some changes in overall plan. The house in question requires a 25' setback for a rear yard however, due to changes in layout for the development the rear yard is now a side yard (which requires only 10' setback.) Therefore, the foundation is now 1' 6" over the setback line. The boards will allow Mr. Spratt to work with the new side lot line and get new plans and changes from Ryan Homes engineers and lawyers.

A motion was made by Mr. Fromm and seconded by Mr. Dare. Mr. Gahrs abstained. Voice vote, all yes.

NEW BUSINESS/APPLICATIONS

D&D Properties Minor Subdivision

Block 28, Lot 12

14 Franklin Street

Mr. Fish removed himself from the board prior to application being heard. Applicant Mr. Calatozzo was sworn in by Mr. Walker. Mr. Calatozzo referred to the engineer Review letter and noted that he will forward sealed and signed surveys. Mr. Calatozzo will also forward documentation for the proposed lot numbers from the Tax Assessor (preliminarily called 12 and 12.01). Two new deeds shall be created and provided by the applicant's attorney.

Mr. Fromm noted that it is odd for the house to sit back 25' when most of the homes are within 10' on that street. Ordinance 118-26 allows for less set back in order for a house to blend in better with neighboring homes. It was also noted that lot 12.01 has a side driveway and lot 12 has a driveway in front. One spot is required for each house by ordinance however; the board expressed a wish for more parking if possible.

Mr. Fish was sworn in and noted that the homes are each 3 bedroom, 2-1/2 bath and approximately 1400 sq. ft. of heated space. The board also expressed an interest in a single family home rather than a duplex. The applicants noted there is a substantial difference in profit.

The board would like the house moved up and parking on each side of house with a proper turn around in the rear of the property.

The board made a motion that the house should match the front yard setback of Lot 13. Approximately 10' from sidewalk. The applicant should also shift building division line between the two lots downhill for more parking. The applicant should also comply with all the other items on the Engineer letter dated March 9, 2007.

A motion was made by Mr. Dare and seconded by Mr. Gahrs. Roll call vote, all yes.

All items are requested for the Chairman, Engineer and Secretary for sign off.

CORRESPONDENCE & DISCUSSION

- The board wishes to know if Mr. Sebetta gives out yellow placards for building permits in Swedesboro.
Answer Yes! Absolutely. They should be posted in a front window.
- Hannold House is condemned and will be demolished within 2 weeks.
- NJPO classes are running out of sign up time

PUBLIC

No public was present.

There being no further business, Mr. Gahrs made a motion to adjourn the meeting at 8:55 pm, seconded by Mr. Fernandez. Voice vote. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro