

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

Revised Meeting Minutes for
April 9, 2007

A regular meeting of the Swedesboro Planning/Zoning Board was held on April 9, 2007 in Council Chambers. The meeting was called to order by Mr. Homan at 7:32pm.

The following members were present: Charles Homan, J. Marvin Dare, Tom Fromm, Bruce Gahrs, Terry Vanaman, Michael Murray, Russell Zappala.

Alternates present were: Dave Fish

Also in attendance were: Mr. Walker, Borough Solicitor and Mr. Spratt, Borough Engineer.

The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

OLD BUSINESS

The following edits were made to the Regular Session Minutes of March 12, 2007. Mr. Gahrs noted that he removed himself from the Ryan Homes discussion and a spelling correction was made for Calatozzo. Mr. Gahrs made a motion to accept the corrected minutes. Seconded by Mr. Dare. Voice vote. All yes.

MEMORIALIZATION OF RESOLUTIONS

A resolution titled D&D Properties Minor Subdivision (2007-1) was read by Mr. Walker. A motion was made by Mr. Gahrs to accept the resolution as written and seconded by Mr. Fromm. Roll call vote for Mr. Homan, Mr. Dare, Mr. Zappala and Mr. Gahrs. All yes.

NEW BUSINESS/APPLICATIONS

Coles Application – Bulk Variance
Postponed until May 14th. A letter is to come from Mr. Spratt that he has no input on this variance. No letter to come from the engineer on most variances, however, there are occasional exceptions. Secretary Schneider stated that Adams and Adams Law have been notified to make public notice for the May meeting.

OLD BUSINESS

Dyer Property Site Construction

Block 47, Lot 11

Kings Highway

Mr. Spratt spoke on parking concerns and handed out a letter from Mr. Smith, attorney for Ms. Dyer. The letter states that the parking has been agreed on and that Ms. Dyer agreed to 'maximize' the lot. However, according to resolution 2006-9 the lot is most likely going to fall short on space, according to Mr. Spratt. He suggests that Ms. Dyer come back for the parking issues and details of the handicap ramps. Resolution 2006-9 was read and it was determined no final site plan or parking was signed off by the board. There is also concern that the ramp will be too close to the street and not meet the side yard setback requirements. The board has stated that no certificate of occupancy is to be given until all issues are approved and signed off on. The board also wishes that all outstanding escrow should be satisfied prior to any final approvals. The board asked Secretary Schneider to call Mr. Sabetta to notify him of these issues. Also a letter should be drafted to Mr. Sabetta with these issues from the board. Secretary Schneider will draft letter. Mr. Spratt will touch base with Mr. Sabetta as well.

Russo Site Plan

Block 29; Lots 12 & 13

Kings Highway

Mr. Spratt reviewed his current letter dated March 14, 2007. He noted the original review was done March 20, 2006 and just received revised plans from the applicant. The application was for a site plan but was held up on DEP and other issues. The applicant still needs to come before the board and for public hearing. Mr. Fromm brought up issues on reviewing items that have occurred a while ago. He is concerned that there may not be sufficient escrow to cover the engineer reviews. Federici & Akin is to make sure escrow is in place prior to any reviews being done. Mr. Spratt noted that better more completed info from the applicants yields faster and less costly reviews, since they are less time consuming and he does not need to go back over them. Mr. Spratt will confirm escrow money with Joanne Mitcho. Secretary Schneider will then send a letter to the applicant with an amount determined by Mr. Spratt for additional funds. (Later via email Mr. Fromm asked that escrow letters come from J. Mitcho directly).

CORRESPONDENCE & DISCUSSION

Berenato (Calabree) Properties

Block 46, Lot 8

Mechanic Street

It was brought up that one of these properties may be sold. The board continued discussion from the March meeting for sidewalks/curbing at this location. Mr. Spratt also noted that the water and sewer is to be separated by 5'. However, it is currently less than 1'. In addition there still needs to be road resurfacing where the applicant cut into the road. This would be per the initial site plan. A letter from Federici & Akin was sent on this issue. The board has stated that no certificate of occupancy is to be given until all issues are approved and signed off on. The board also wishes that all outstanding escrow should be satisfied prior to any final approvals. The board asked Secretary Schneider to call Mr. Sabetta to notify him of these issues. Also a letter should be drafted to Mr. Sabetta with these issues. Secretary Schneider will draft letter. Mr. Spratt will touch base with Mr. Sabetta as well.

PUBLIC

No public was present.

There being no further business, Mr. Gahrs made a motion to adjourn the meeting at 8:45 pm, seconded by Mr. Fromm. Voice vote. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro