

BOROUGH OF SWEDESBORO
Planning/Zoning Board
1500 Kings Highway
Swedesboro, New Jersey 08085

Meeting Minutes for
April 11, 2011

A regular meeting of the Swedesboro Planning/Zoning Board was held on April 11, 2011 in Council Chambers at 7:01 pm. 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. Vanaman
R. Zappala
M. Fernandez
D. Fish
R. Bellace
T. Ubriaco
S. Ayers, alt.
K. Mullholand, alt.

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

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of the March 14, 2011 meeting without edits. Seconded by Mr. Fish. All yes.

MEMORIALIZATION OF RESOLUTIONS- none

OLD BUSINESS -None

NEW BUSINESS

Temple Faro Application for Site Plan Waiver
236 Broad Street
(Block 8/Lot 1)

Ms. Joan Adams spoke representing Temple Faro a Pentecostal church, which is located at Broad and Helms. Pastor Mendez and Mr. Dunn were sworn in.

She states that the church currently has about 40 members and that due to the aging population and snow/maintenance the parking needs asphalt.

Mr. Bitgood reviewed that the church is in the R2 zone. He states that a street opening bond might be good in order to break up the job and lessen the immediate cost issues. Time limit on the bond is two years.

The hours the church needs the lot is varied, but 7:30pm – 9:30pm and 4:30pm to 8pm are some of the times.

Mr. Bitgood request a layout with a clear sketch on the survey in order to see the striping and plan. He requests ADA striping. He states that it would be up to the board to waive the architectural review. Mr. Bitgood also requests more shots of the topography so that any water issues can be addressed. Ms. Adams agrees. It is noted that if the striping design went toward the stockade fence it might limit the need for landscaping.

Mr. Fernandez asks if some of the rear lot could be left unpaved in the triangle – since there is no need to pave because it can't be used for cars.

No firm count of spaces until the plan is ready.

Mr. Zappala makes a motion for a site plan waiver with more topography shots; waiver of architectural review; and a bond with driveway opening permit for two years. In addition, landscaping is waived. Motion seconded by Mr. Fish.

Roll call. All yes, Ms. Vanaman abstained.

CORRESPONDENCE & DISCUSSION-None

PUBLIC

Mr. Liccardello, Mr. Macherone and Ms. Kasuska asked about a dance studio at 410 Guest avenue (formerly Kids Zone). The building is in the light manufacturer district. It is noted that commercial use falls in the same category. The new use would not change parking or the footprint of the building. The owners previously came in for a site plan. In addition a zoning permit was issued. Mr. Walker says the new use is the same as the old use; therefore, Mr. Schmid should issue a zoning permit without any new applications. In addition, the new tenant will use the same sign, but replace lettering. She will see Mr. Schmid for a sign permit when the time comes.

There being no further business, Ms. Bellace made a motion to close the meeting at 7:35pm, seconded by Mr. Fish. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro