

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

Meeting Minutes for
April 14, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on April 14, 2008 in Council Chambers at 7:27 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, Marvin Dare, Tom Fromm, Russell Zappala, Mike Fernandez, George Weeks, Dave Fish.

Alternates present were: Jennifer Streitfeld, Thomas Ubriaco and Shelley Ayers.

Also in attendance were Mr. Clyde Walker, Jr., Solicitor and Mr. Paul Breier of Federici and Akin Engineering.

OLD BUSINESS

No edits to the session Minutes of the March 10, 2008 were suggested

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

OLD BUSINESS

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

Mr. DiNicola (attorney for OUS) describes the property for the new addition and parking. Mr. Ozzimere and Ustace, co-owners and lessee are sworn in. Mr. Baus owner of the lot is sworn in.

Mr. Ozzimere of Carneys Point has been in the restaurant business for fifteen years. He has three restaurants- Carneys Point, Deepwater and Maryland.

The new diner will be full service and open 24/7. The total number of employees will be 3 or 4 cooks and a full staff of 15 to 25 (four at a given time or more if needed for rush hours.) The diner will offer a “Diner Menu”.

Mr. Baus states that all the current vehicles will be moved and no other changes will be made. The lessee will have to the 'end of the parking' and no delineation will be made. Mr. Baus will use existing containers for trash. Mr. Baus will get new trash containers for OUS. OUS will also have access to the dumpsters.

Mr. Fernandez asks about the RV lot. Mr. Baus states it will stay and that it is not the same property or lot. The houses are not on the restaurant lot either. There are four lots in a row and Mr. Baus owns all of them.

OUS is asking for a variance for the size of parking spaces. Mr. Breier asks that they add bumpers for parking. He also asks that the go to the fire official for any other recommendations and approvals.

The curb out front is subject to county approval. Mr. Fernandez questions no sidewalks in front of the property. Mr. DiNicola states there will be plantings but no walks.

Mr. Breier questions an easement for 12' lane. Mr. Zappala states he used to own the property and they never had a problem with trucks or large vehicles making turns ect.

Mr. Fernandez asks about COAH fees for the restaurant. Mr. Walker doesn't yet know if the fees would be required. However, he will put a statement in the resolution to be required if needed. Mr. Walker will also look in to this.

There will be no liquor license.

Mr. Zappala makes a motion to open to the public. Mr. Fernandez seconds. All yes.

There being no public a motion was made to close to the public by Mr. Zappala and seconded by Mr. Weeks. All yes.

Mr. Breier recommends that # 8 (key map) on the review could be waived but # 9 (chart of bulk requirements showing existing and proposed values if any variances are required) is important and required.

Mr. DiNicola is asking for a Preliminary and Final Site Plan approval, with a waiver to show the key map/zoning map. He also requests, a design waiver in the rear of the building for 10' x 20' to 9'x 18' parking spaces and is subject to all of the County approvals and COAH fees that apply. The applicant will comply with all other requirements on the engineer review letter dated April 14, 2008

A motion is made to approve by Mr. Fernandez, seconded by Mr. Weeks. Roll call vote all yes.

NEW BUSINESS

- None

CORRESPONDENCE & DISCUSSION

- None

PUBLIC

- None

At this time the board asked to go into a closed session. A motion was made by Mr. Fernandez and seconded by Mr. Weeks. All yes.

When completed, a motion was made to open up the session by Mr. Weeks and seconded by Mr. Dare. All yes.

There being no further business, Mr. Zappala made a motion to adjourn the meeting at 9:31pm, seconded by Mr. Fernandez. Voice vote. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro