

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

Meeting Minutes for
May 10, 2010

A regular meeting of the Swedesboro Planning/Zoning Board was held on May 10, 2010 in Council Chambers at 7:03 pm. Mr. Homan, called the meeting to order. The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

The following members were present:

C. Homan
T. Fromm
T. Vanaman
R. Zappala
D. Fish
J. Streitfeld
R. Bellace

The following alternates were present:

S. Ayers voting for M. Dare
L. Phillips voting for M. Fernandez
K. Mulholland

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

SWEARING IN NEW MEMBERS

Mr. Walker swore in Mr. Larry Phillips (environmental position alternate) and Ms. Kathy Mulholland (alternate).

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of the January 11, 2010 meeting without edits. Seconded by Mr. Fish. All yes.

MEMORIALIZATION OF RESOLUTIONS

None

OLD BUSINESS

None

NEW BUSINESS

Dyer Use Variance and Site Plan Waiver Application
1601 Kings Highway (Block 47/Lot 11)

Dr. Dyer was sworn in by Mr. Walker. It was noted that the Mayor and the Council Member may not participate in the Use Variance portion of the application. Dr. Dyer is applying for a mixed use making the 2nd floor residential and the 1st floor medical/dental. In addition she is asking for a waiver of site plan.

Mr. Walker states Dr. Dyer came in for a Use Variance for the dental portion in an R2 area and by using a portion as a residence it actually brings the building closer into compliance with the R2 zone.

The Use Variance is limited only to the applicant living in the residence, no tenants.

Dr. Dyer states that the office is closed off from the private area by a door and the two will remain separate.

Mr. Bitgood reviews the letter dated May 6, 2010. His main concern is parking but with only the applicant living there it is closer to the R2 zoning. Mr. Bitgood has received the architect letter and photos, he states that technically it should be approved.

It is noted that a Certificate of Occupancy and a zoning permit are still needed.

Mr. Fish makes a motion to open to the public, seconded by Mr. Zappala. All yes.

No public is present. Mr. Zappala makes a motion to close to the public, seconded by Mr. Fish. All yes.

Ms. Vanaman makes a motion for a Use Variance to permit the upper portion for residence for owner and 1st floor remaining dental office. Ms. Bellace seconds. All present yes, Mr. Fromm and Mr. Zappala abstain.

Ms. Bellace makes a motion to Waive Site Plan. Ms. Vanaman seconds. All present yes.

Mr. Fromm makes a motion that the secretary will notify the zoning officer that a temporary zoning permit should be issued pending the adoption and memorialization of resolution. Ms. Bellace seconds. All present yes.

CORRESPONDENCE & DISCUSSION

None

PUBLIC

None.

There being no further business, Mr. Fish made a motion to close the meeting at 7:30 pm, seconded by Mr. Zappala. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro