

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

Meeting Minutes for
May 12, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on May 12, 2008 in Council Chambers at 7:34 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, Terry Vanaman, 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 and Mr. Stan Bitgood of Federici and Akin Engineering.

OLD BUSINESS

No edits to the session Minutes of the April 14, 2008 were suggested

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

NEW BUSINESS

Watts Application – Site Plan & Use Variance
170 Franklin Street (B42.03/L8.02)

Mr. Homan notes that because the property is adjacent to Woolwich, notice must be made to any property within 200 feet. Therefore, notice was not correct.

Mr. Zappala made a motion to postpone the Application and Public Hearing. Mr. Dare seconded. All yes. The applicant only needs to notice the missing owners, not all the owners previously noticed.

Because Mr. Walker represents Ms. Wright in other matters he would step down as solicitor on this application.

**McCullough Application – Bulk Variance
10 Turner Avenue (B55/L10)**

Mr. McCullough was sworn in. He states he wishes to build an 8 x 10' addition to the West side of his home. This would make the entire side of the house equal (no cutout). The requirement is for an 8' setback, the house will only have 5'.

Mr. Breier spoke about the Engineer Review letter and said there were no major issues. He doesn't believe drainage will be an issue. Mr. Dare notes the application references the East side, when it should have said West.

Mr. Weeks made a motion to open the public hearing. Mr. Fernandez seconded. All yes.

There being no public present, Mr. Zappala made a motion to close the public portion. Mr. Fernandez seconded. All yes.

Mr. Zappala made a motion to approve. Mr. Weeks seconded. All yes.

OLD BUSINESS

Westrum Development Co. LLC (Bridge) Application
Amended Prelim/Final Approval
(Block 45/Lot 9& 9.01)

Mr. Sinclair, solicitor for Westrum, noted this is a continuation of an amended application. He states, this project has been five years in the works from concept. Woolwich approved the project July 2007. He also notes that at that time of the traffic study Westrum was asking for 53 homes. Once approved the number of homes was reduced to 36.

The County Report of Action from February 2008 was denied. When Westrum met with the County on March 24, 2008 they defined bridge and accept a larger portion of structure. Preliminary approval of bridge was given in April. The County will accept Station 11+40 to Station 10+20.

Mr. McKnight (Westrum), Ms. Engelhardt (Sickels and Assoc.) and Mr. Cortese (Birdsell Engineering) were all sworn in.

Mr. Walker states that the final initial plan does show the bridge but is pending Swedesboro and how it would impact the municipality according to the Resolution.

Mr. Bitgood discusses parts of the Engineer Review letter dated April 16, 2008.

Noting that the Birdsell letter shows the DCS unit for storm water with a 6' diameter pipe discharging under the bridge. He asks exactly where it is.

Mr. Cortese shows a graph with 18" RCP with tie rods following the profile of the road and deadmen. Basically the tie rods are right above the unit.

Mr. Bitgood asks about replacement or repair should the pipe need it. Mr. Cortese notes that it would be very difficult. This will be Swedesboro's responsibility. He notes that it is not unlike other structures that use this.

The county accepts side wing walls, everything between deadmen is included. Drainage is NOT included it is not structural.

It is noted that RCP should last 50 years. The bridge is estimated for 75 years. The tie rods are for 100 years. Mr. Cortese states there is no option to raise the pipe above the deadmen.

Mr. Fish asks where storm water is coming from. Mr. Cortese it will come from the road and curbs. Mr. Homan notes that it will flow into Church Run.

Mr. Fish asks about under the bridge. Ms. Engelhardt says there are reno mattresses – abutment to abutment (20')

Mr. McKnight says there is a 24" pipe under bridge that will remain per the DEP. It acts as a detention basin. He notes that Westrum already has the DEP/GC Soil Conservation approvals. He speculates that the pipe is an old steamboat pipe and that it is between 50 to 80 years old. He states that the pipe will be cleaned out.

Mr. Bitgood asks about who will take care of the riprap and 24" pipe. Mr. Fromm notes that 150' of water from Horner Lane will be collected by the bridge pipes. Mr. Fish asks if that is the best pipe to use. Mr. Cortese notes that RCP is best.

Mr. McKnight states that if there is a better pipe, recommended by Mr. Bitgood they will switch it out.

Mr. McKnight says they will do clean outs to maintain CDS units with Wellington Estates every 6 months. This is part of HOA agreement.

Mr. Fromm notes snow removal will be agreed upon within municipalities. He requests a copy of the HOA to go to Mr. Walker and the Board Secretary.

Mr. McKnight notes that if the 24" pipe is rotted they will line it and keep it intact.

Mr. Bitgood states that groundwater could be trapped between the wing wall and abutments. He also notes settlement concerns for ties. These will be filled with crushed Styrofoam. Mr. Bitgood requires that all work within the borough have a geotechnical engineer and structural engineer onsite until the time of paving. Mr. McKnight agrees.

Mr. Bitgood states that the replacement costs at 50 to 100 years will need to be done by borough. He notes that galvanized only has a 15 –20 year life (tie rods). Mr. Cortese states that he planned for them to fail, therefore, built it to extend the life of the bridge for 30%. Mr. Cortese states that he built in scour action plan for 4' then 3' to 100 year flood mark then 0.

Mr. Fernandez states that no soil borings were done in areas. Mr. McKnight states that borings are consistent based on borings at abutments according to Earth Engineering letter.

Mr. Fromm asks about extending the maintenance bond to not expire prior to Woolwich side being completed. Mr. McKnight states that what is meant are it will expire at topcoat paving state.

Mr. McKnight agrees to post maintenance bond for Swedesboro side until Woolwich Performance bond goes into a maintenance bond.

Mr. McKnight agrees to a 3 year maintenance bond on Horner Lane. He anticipates a 2 – 3 year build out for the homes in Woolwich. He will agree to bond the bridge also.

Ms. Vanaman states that the bridge doesn't benefit Swedesboro at all.

Mr. Homan asks that no access be given to Woolwich south of development. This must be in writing. Mr. Sinclair notes it is deed restricted to HOA.

Mr. McKnight states there is an emergency road through Lakeside Cemetery.

Mr. Fish makes a motion to open the public portion. Mr. Weeks seconds. All yes.

Ms. Coban of Spring Ridge on South Street was sworn in. She asks about noise and the children playing and how it will impact residents. She states they do not wish to be burdened by the building. She wished she knew about the development prior to purchase.

Mr. McKnight states that the bridge was shown on the scale model in the show house. He states most noise will be far enough away that the residents will not be impacted. He states that the current fee for the HOA will not be impacted and that the rules for construction are available.

Mr. Dare made a motion to come out of the public hearing. Mr. Zappala seconded. All yes.

Mr. Sinclair asks for Amended Final Approval for the bridge.

Mr. Walker asks if he can draft a resolution with all the stipulations and agreed upon terms prior to the board voting. He states that if the resolution is correct that it could be approved at the June 9th meeting.

Mr. Fernandez made a motion that authorize Mr. Walker to write a resolution for the next meeting as specifications determined by engineer and with all condition as discussed. Mr. Weeks seconds. All yes.

**O.U.S. Restaurants LLC – Site Plan Application
1983 Kings Highway**

(Block 53/Lot 1.01)

Mr. Walker read a resolution to Memorialize this application. Mr. Zappala Made a motion to approve as read. Mr. Weeks seconded. All yes.

CORRESPONDENCE & DISCUSSION

None

PUBLIC

None

There being no further business, Mr. Weeks made a motion to adjourn the meeting at 9:53 pm, seconded by Mr. Fernandez. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro