

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

Revised Meeting Minutes for
May 14, 2007

A regular meeting of the Swedesboro Planning/Zoning Board was held on May 14, 2007 in Council Chambers. The meeting was called to order by Mr. Homan at 7:33pm.

The following members were present: Charles Homan, J. Marvin Dare, Tom Fromm, Bruce Gahrs, Grace Leech, Mike Fernandez, Russell Zappala.

Alternate present was Dave Fish.

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

Jackie Williams is filling in for Secretary Schneider for 6-8 weeks.

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. Fernandez noted that he was not in attendance at the meeting and thus should be removed from the roll call vote for the D&D Properties Minor Subdivision Resolution approval. Also, Mr. Zappala was added to the roll call vote for this resolution. Mr. Fromm made a motion to accept the minutes with two corrections noted. Seconded by Mr. Gahrs. Voice vote. All yes.

MEMORIALIZATION OF RESOLUTIONS

There were no resolutions memorialized at this meeting.

NEW BUSINESS/APPLICATIONS

**Coles Application – Bulk Variance
Broad Street (Block 19, Lot 4)**

Mr. Walker swore in Mr. Bruce Coles, the applicant. According to his attorney, Mrs. Joan Adams, Mr. Coles is seeking the Board's approval on a bulk variance for lot width. The width of the property is 33.96 ft., and the requirement is 50 ft. There was a single family home on the lot that the applicant has demolished

already that did not comply with all current bulk requirements. According to Mr. Spratt's review letter, the applicant's documents indicate that the new home would comply with all other bulk requirements. Ms. Adams stated for the applicant that he will agree to all of the Engineer's comments in the letter dated May 4, 2007.

Mr. Fromm made a motion to open the public hearing. It was seconded by Ms. Leech. Ms. Katherine Lisa of 116 Broad Street expresses some concern in understanding the letter. She asked where the parking will be located. Mr. Coles stated that there will be off-street parking on the left side of the front yard. Mr. Zappala asked if the parking will be on the side toward Ms. Lisa's house. Mr. Fromm answered affirmatively. Ms. Lisa asked if she would receive formal notice that construction is beginning. Ms. Adam stated that there is no mailed notice. Mr. Dare made a motion to close the public hearing. It was seconded by Mr. Zappala.

Mr. Fromm made a motion to approve the bulk variance with the Planning Board Engineer's comment #3 requiring a plot plan showing grades be provided to the Borough before the issuance of a building permit. It was seconded by Mr. Gahrs. Roll call vote. All yes.

**Russo Application - Preliminary/Final Major Site Plan with bulk variance and design waivers
Kings Highway (Block 29; Lots 12 & 13)
(Updated application in May package; refer to engineer review letter dated March 14, 2007)**

Mr. Walker sworn in Mr. Nate Russo, Mr. Stewart Knauer, Mr. Steven Datz and Mr. John Datz. The applicant proposes to build at 4,000 sq. ft. pharmacy/residential building. The pharmacy will not be selling food. It is an independent pharmacy. The building will conform to all ordinances. The applicant is seeking a design waiver for a dedicated loading area, no interior sidewalk and 9 ft. by 18 ft. parking spaces. The pharmacy will be receiving deliveries from a small box van, not a tractor trailer. Also, if the pharmacy does not work out, Ms. Adams stated that the applicant would need to come back to the Board for a change of use application.

Mr. Fish asked if the condo on the second floor will be sold. Mr. Russo answered yes. Mr. Russo also stated that he will put in pavers and street lights in the front of the pharmacy to match the Boro's. Ms. Adams stated that once installed, the light will be turned over to the Boro.

Ms. Adams stated for the applicant that he will agree to all of the Engineer's comments in the letter dated March 14, 2007.

Mr. Zappala made a motion to open the public hearing. It was seconded by Ms. Leech. There were no comments from the public. Mr. Zappala made a motion to close the public hearing. It was seconded by Mr. Dare.

Mr. Zappala made a motion to approve the Preliminary/Final Major Site Plan with design waivers for dedicated loading area, interior sidewalks, and reduced size parking spaces (9 ft. by 18 ft.) and a variance, if needed, for 18 parking spaces (vs. 21 required spaces), and agree to satisfy all the comments in Mr. Spratt's review letter dated March 14, 2007. It was seconded by Mr. Gahrs. Roll call vote. All yes.

OLD BUSINESS

Berenato/Calabree

Sidewalk/curbing not required per original site plan approval and F&A Letter dated April 24, 2007. There is an ordinance that the Boro can ask for curbs and sidewalks. Mr. Walker is not familiar with this ordinance since it is a Boro ordinance. Enforcement of this ordinance is not in the scope of the Planning Board. Mr. Gahrs asked how does the Board prevent this from happening in the future. Mr. Walker said this requirement for sidewalks and curbs would need to be included in resolution as part of approved site plan.

Dyer Property Site Construction

Block 47, Lot 11

Kings Highway

Dr. Dyer addressed the Board regarding the parking space issue with this property. She has secured 5 parking spaces from Mon. to Sat. at the Church across the street for one year, 3 per her revised site plan (1 handicap and 2 regular spaces) and 2 on-street. She is asking the Board to move ahead so that she can begin parking lot construction so that she can open her business.

Mr. Homan reminded her that there is a major difference between now and what was approved in 2006. He asked her the time length for her lease from the Church. She responded that it is for one year and subject to renewal each year. Mr. Fromm asked her to consider a longer lease such as 10 years. She is certain that she can obtain a longer lease.

The handicap ramp is also not complete. She needs approval on the parking to go forward and build the ramp. Mr. Gahrs pointed out that the Board has not received an acceptable site plan. Mr. Spratt said the Board approved the site plan in the fall with variance from 8 parking spaces to 5 with the primary condition of safe maneuvering of vehicles in the lot. He said a computer program, Auto Turn, was used to determine that cars could not maneuver safely in the lot. The lot can only accommodate 3 cars safely.

Mr. Spratt said that she needs an amended site plan approval to proceed. Mr. Walker said that satellite parking is not unprecedented but it is atypical that the lease be for only one year. Mr. Gahrs expressed some concern over the lease in the event that the Church property is sold.

The Board needs Dr. Dyer to come back with amended site plan (new parking area) and proof of the long term lease on the parking at the Church. Mr. Spratt did

get a revised site plan via email last week. The official site plan arrived today at his office. He said the plan looks adequate subject to the Board's approval.

Mr. Walker said the Board needs to determine what would be an acceptable design change. He recommended that she needs to file an amended site plan application with a long-term lease for parking and schedule a public hearing at the next meeting.

CORRESPONDENCE & DISCUSSION

Robert Oliver has notified the Board of his resignation via email. Mr. Fromm made a motion to accept his resignation. It was seconded by Mr. Gahrs. Mayor Fromm will need to appoint another alternate to the Board.

Swedes Development, LLC (Block 50; Lot 1), Kings Hwy/Woodstown Rd.
Major Site Plan Engineer Review #2 – the process is moving along.

The Secretary did not receive the Swedesboro Escrow Status from CFO Joanne Mitcho.

PUBLIC

Mr. Zappala made a motion to open the meeting to the public. It was seconded by Mr. Fromm.

Russo Concept – Major Subdivision/Site Plan, Lake Avenue Concept (Block 39; Lot 14) – Mr. Russo presented a concept for 4 new single family homes on land that currently has a duplex only. He will convert the existing duplex on the land to a single family home. He said he will need a wavier and variance for existing home for front yard. The road would be a private road.

Joan Adams asked the Board to waive the application fee for H.E.L.P Inc for a minor subdivision application. The Board agreed.

There being no further business, Mr. Dare made a motion to adjourn the meeting at 9:44 pm, seconded by Mr. Zappala. Voice vote. All yes.

Jackie Williams

Jackie Williams filling in for
Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro