

**BOROUGH OF SWEDESBORO**  
**Planning/Zoning Board**  
**P.O. Box 56**  
**Swedesboro, New Jersey 08085**  
Meeting Minutes for  
June 8, 2009

A regular meeting of the Swedesboro Planning/Zoning Board was held on June 8, 2009 in Council Chambers at 7:05 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:**

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

**The following alternates were present:**

R. Bellace voting for M. Dare  
T. Ubriaco voting for G. Weeks  
S. Ayers voting for members who abstain  
S. Richardson voting for members who abstain

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

**APPROVE MINUTES**

Mr. Fromm made a motion to approve the minutes of the May 11, 2009 meeting without edits. Seconded by Mr. Zapala. All yes.

**MEMORIALIZATION OF RESOLUTIONS**

Mr. Walker reads the resolutions for the Bennett Photography Studio Application (B 53; L 4.01). The first resolution is for a Use Variance. Mr. Zappala makes a motion to approve the resolution as read. Mr. Fish seconds. Roll call vote, Mr. Zappala, Mr. Fish, Ms. Bellace, Ms. Ayers and Mr. Richardson vote yes. All others abstain.

The second resolution is for Bennett Photography Studio Application for a Major Site Plan. Mr. Zappala makes a motion to approve as read. Seconded by Ms. Ayers. Roll call vote, Mr. Zappala, Mr. Fish, Ms. Bellace, Ms. Ayers and Mr. Richardson vote yes. All others abstain.

Mr. Walker reads the resolution for Minor Site Plan approval for the Musumeci Application (B 28; Lot1). Mr. Zappala makes a motion to approve as read. Ms. Ayers

seconds. Roll call vote, Mr. Fromm, Mr. Zappala, Ms. Bellace, Ms. Ayers, Mr. Richardson vote yes. All others abstain.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### **Proposed Amendment to Site Plan Ordinance**

Mr. Walker read a proposed Amendment to the Site Plan Ordinance for properties that meet certain criteria in order to create a site plan waiver for those who would benefit from this. He used an example from Mantua Twp.

Discussion around the process is brought up. Certain criteria would need to be outlined. The Mayor suggested another town to review and follow their process.

There are instances where no waiver would be granted, if size increased or major alterations are done. In addition if parking spots needed were over five this requires a public hearing based on the square footage.

Perhaps some commercial changing to other commercial instances could be approved by zoning and construction official if they included the necessary parking calculations when the zoning is reviewed.

The zoning officer and construction official may recommend to the board when someone may be eligible for a waiver.

Mr. Walker will determine a list of items that would be needed for a waiver. Possibly including a site plan sketch to scale and making the owner responsible to apply- not a tenant.

Possibly in the future a new zone would be created where parking is determined on a case-by-case basis based on the type of business, in lieu of square footage of space. Mr. Fromm discussed briefly the topic of municipal parking as a possibility in the near future.

Mr. Walker will prepare a Waiver of Site Plan process limited to Minor Site Plans (less than five parking spots required) at the July meeting. There would have to be a new application fee and escrow established.

This will eliminate the need for the applicant to outlay addition money for an engineer. However, should the board deem the need for a full site plan application the owner would need to comply. All other items must be followed as well, including C/Os and any permits that may be required.

The waiver will consider parking issues for businesses with less than 1000 square feet. The businesses currently in question with the zoning officer will have until the new process is in place to come before the board. However, they should attempt to get a conditional C/O as soon as possible.

**CORRESPONDENCE & DISCUSSION**

None

**PUBLIC**

None

There being no further business, Ms. Vanaman made a motion to close the meeting at 8:25 pm, seconded by Mr. Fish. All yes.

*Kimberly Schneider*

---

Kimberly Schneider, Secretary  
Planning Board  
Borough of Swedesboro