

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

Meeting Minutes for
June 9, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on June 9, 2008 in Council Chambers at 7:35 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, Dave Fish. (GW absent)

Alternates present were: Jennifer Streitfeld, Rosie Bellace, 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 May 12, 2008 were suggested

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

MEMORIALIZE RESOLUTIONS

Mr. Walker read the Resolution for the McCullough Application – Bulk Variance (10 Turner Avenue - B55/L10). Mr. Zappala made a motion to approve. Mr. Fernandez seconded. All yes.

OLD BUSINESS

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

Mr. Sinclair introduced himself as lawyer for Westrum. Mr. Walker read the proposed list of conditions for Westrum/Swedesboro Amended Final Horner Lane Bridge.

Mr. Bitgood asks that item eight should be signed and sealed by a professional licensed land surveyor. Mr. McKnight agrees.

Mr. Fish asks about the CLDIP pipe and the lifespan. Mr. Bitgood states that it should get 50 years. Mr. Fish asks about item thirteen and the size of pipe. It is agreed that the number wording '24"' be removed and use the term 'Old Horner's Lane'.

Mr. Fernandez makes a motion to approve. Mr. Dare seconds. Roll call vote all yes, Mr. Ubriaco no.

Mr. Walker read the resolution for the board to review. Mr. Dare made a motion to approve. Mr. Fernandez seconded. Roll call vote all yes, Mr. Ubriaco no.

NEW BUSINESS

Jamison Variance Application 21 Grant Avenue (Block 24; Lot 6)

Ms. Adams introduced herself as lawyer for Mr. Jamison. She describes the lot and states that the lot conforms to code except for its width. It is 43.76' and it should be 50'.

Mr. Fish steps down from hearing.

Mr. Jamison was sworn in. Ms. Adams request the home be built under ordinance 118.-11 B1. Mr. Jamison testifies he purchased the home in the 80's. The family has owned the land since the 40's. He wants to build a two-bedroom ranch on the property to be in Swedesboro and be next to his aging mother. He states that the garage on the property is a frame building and is in good condition.

It is noted that all Grant Street properties are similar and the new home will fit in to the street appearance. It is also stated that the garage would be a hardship to move or remove. The house itself will not need any other variances.

Mr. Breier reviewed the engineer letter. He states that it is a pre-existing non-conforming lot that did conform when it was created.

Ms. Adams summed up the variance request for a variance on the lot width.

Mr. Zappala made a motion to open to public. Ms. Vanaman seconded. Voice vote. All yes.

No public was present.

Mr. Dare made a motion to close the public portion. Mr. Zappala seconded. Voice vote. All yes.

Mr. Walker stated that a variance for lot width for front and side and rear for garage would be needed. He also noted that there should be a grading plan.

Mr. Zappala made a motion to approve. Mr. Dare seconded. Roll call vote. All yes.

**Rate Tran & Joseph Kostack
Minor Subdivision and Bulk Variance Application
113 – 115 Railroad Avenue
(Block 17, Lot 6)**

Ms. Streitfeld steps down. Ms. Tancredi, attorney for the property asks the board for a subdivision and necessary variances. She states that the property is a new twin that was created after a fire. She states there are other twins on the road and that it fits with the street. She states that there will be four parking spots. Two spots in the garage and two in the driveway.

Mr. Kostack is sworn in. Mr. Kostack states Mr. Davis approved plans prior to construction. He states that the zoning officer approved setbacks prior to building. He states that the construction officer in Woolwich has approved the building. He notes that the original house was a twin on a single lot.

Mr. Breier reviews engineer letter.

Mr. Kostack says both basements have sump pumps and 4" drainage on inside and 4" on outside. All inspected sumps coming out 14' past back of house. Mr. Fromm asks about the complaints coming from neighbors with drainage issues. Mr. Kostack says a swale was made to disperse on lawn. The problem was prior to any lawn planting.

Mr. Kostack says there is existing access off drive to alley. He says each unit is three bedrooms.

Mr. Fernandez states that we are creating unusable space with an 8' sliver of property. Mr. Breier asks for additional spot shots of elevation for drainage. Mr. Breier asks for a drainage easement. Mr. Walker agrees. He also notes there should be an easement for the maintenance and access of the garage.

Ms. Vanaman asks about firewalls. Mr. Kostack states that the houses only touch on the hip roof and siding and that all codes were met.

Ms. Vanaman makes a motion to open to public. Mr. Dare seconds. Voice vote. All yes.

Kathy Goeringer of 403 2nd Street is sworn in. She states that her barn butts up to the garage. The barn is 150 years old and the drainage has not been corrected. She provides photos. She states that the grading is 3' higher than it was. She states the original footprint of the house was removed.

Mr. Kostack states that the house was built in the same footprint.

Ms. Streitfeld of 401 2nd Street is sworn in. Ms. Streitfeld states that the garage is in poor shape and wants to know if it will be renovated. It is 21' x 40' and Mr. Kostack states it

will be renovated. Ms. Streitfeld is worried about the additional traffic to the alley, which is currently low volume. Only 5 or 6 cars use it now so another 3 would be a lot.

Mr. Dare makes a motion to close public portion. Mr. Fernandez seconds. Voice vote. All yes.

Mr. Walker states this is a twin division of house and lots. The variances requested as a division of property is a good thing to have separate ownership.

Mr. Fish asks about the 8.9' width and if that is an issue. Mr. Breier states that there is not an ordinance on width (some lots come to a point).

Mr. Kostack offers a retaining wall two blocks high on both sides to meet engineer requests. Mr. Bitgood notes that the solution must include these lots and the neighboring lots.

Mr. Walker reviews the motion to act on variances and approvals providing cross easements for drainage and maintenance. The owners have 190 days to provide deeds for approval by engineer. Also the owner cannot sell without deeds.

Mr. Dare makes a motion to approve. Mr. Zappala seconds. Roll call vote. All yes, Mr. Ubriaco, Ms. Bellace, Ms. Vanaman, Ms. Ayers vote no. Motion is approved.

CORRESPONDENCE & DISCUSSION

Mr. Demore of Spring Ridge (South Avenue) voiced his concern over his fence issue. He got a permit from the zoning officer. Now he is told he cannot get a fence due to the Resolution passed by the board for the Westrum/Ryan development.

Mr. McKnight states that it is written in the homeowner's documents. The board states it is for aesthetics and the mowing issues that arise. They state the problem is with Ryan not telling the buyers the correct info or not discussing it with them.

The HOA could get a variance to amend Final Major Subdivision #13, #14 for Westrum.

Mr. McKnight states that he has only gotten a couple requests for fences.

PUBLIC

None

There being no further business, Mr. Dare made a motion to adjourn the meeting at 9:40 pm, seconded by Mr. Fernandez. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro