

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

Meeting Minutes for
July 9, 2007

A regular meeting of the Swedesboro Planning/Zoning Board was held on July 9, 2007 in Council Chambers. The meeting was called to order by Mr. Homan at 7:32 pm.

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

Alternate present was Dave Fish. Mr. Fish filled in for Ms. Vanaman.

Also in attendance were: Mr. Walker, Borough Solicitor and Mr. Breier, Borough Engineers.

Jackie Williams is filling in for Secretary Schneider at this meeting.

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 June 11, 2007. Mr. Zappala stated that he voted "No" for Dr. Dottie Dyer's Application for Amended Preliminary and Final Site Plan Approval. Mr. Zappala made a motion to accept the minutes with one correction noted. Seconded by Mr. Fromm. Roll call vote. All yes.

Ralco Business Center, LLC
Block 33, Lot 4
410 Guest Ave.

Mr. Gahrs recused himself from this discussion. Mr. Briere stated that he received a revised site plan with some minor changes to address the issues from the last meeting. Mr. Joseph Maccherone of Ralco LLC agreed to all the conditions in the Engineer's review letter dated June 11, 2007. Mr. Fernandez made a motion to approve the site plan. Seconded by Mr. Fromm. Roll call vote all yes except Ms. Leech who abstained and Mr. Gahrs who was recused.

MEMORIALIZATION OF RESOLUTIONS

There was one resolution memorialized at this meeting.

Mr. Walker read the resolution titled Application of Dr. Dottie Dyer for Amended Preliminary and Final Site Plan Approval. Mr. Dare made a motion to accept the resolution as written. It was seconded by Mr. Fromm. Roll call vote. All yes except Mr. Gahrs and Mr. Zappala. Ms. Leech abstained.

NEW BUSINESS

H.E.L.P. Inc

Block 36, Lot 3 and 4

Ms. Joan Adams addressed the Board on behalf of her clients, H.E.L.P. Inc. They are a minor subdivision for lots 3 and 4. Mr. Walker swore in witnesses Ms. Lucille Stewart-Mitchell and Ms. Elaine Edwards. Mr. Nick Cucinotta was not present at this meeting. Mr. Cucinotta, the owner of Lot 4, has donated 10 ft. to H.E.L.P Inc. to create a buffer between the properties. The land is tax exempt so there is not record of taxes paid to the Boro.

Mr. Fromm made a motion to approve the minor subdivision subject to the requirements of the Engineering Review Letter date June 28, 2007 with a waiver of items B, G and H in paragraph 5. The motion was seconded by Mr. Zappala. Roll call vote. All yes.

Reynolds

Block 31, Lot 1.04

Mr. Walker swore in Mr. Mark Reynolds. He is seeking a bulk variance for a multi-level deck. He needs a variance for rear yard setback of 25 feet. There is a deck there already but they plan to remove the existing deck and build a new one. The new deck will be located 15 feet from the rear property line.

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

Mr. Dare made a motion to grant the variance for rear yard setback according to the conditions set forth in the Engineer's Review letter dated July 2, 2007 which include obtaining a building permit from the Borough. It was seconded by Mr. Gahrs. Roll call vote. All yes.

CORRESPONDENCE & DISCUSSION

Mr. Fromm handed out CD ROM of the Borough Code to members of the Planning/Zoning Board, Mr. Briere and Mr. Walker.

The Secretary received a fax from Gerald Sinclair, the attorney for Westrum Development Company stating that they would not be attending tonight's meeting.

PUBLIC

There being no further business, Mr. Fromm made a motion to adjourn the meeting at 8:30 pm, seconded by Mr. Gahrs. Roll call vote. All yes.

Jackie Williams

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