

BOROUGH OF SWEDESBORO
Planning/Zoning Board
1500 Kings Highway
Swedesboro, New Jersey 08085

Meeting Minutes for
July 11, 2011

A regular meeting of the Swedesboro Planning/Zoning Board was held on July 11, 2011 in Council Chambers at 7:01 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:

M. Dare
T. Fromm
T. Vanaman
R. Zappala
M. Fernandez
D. Fish
J. Streitfeld
R. Bellace
T. Ubriaco
S. Ayers

Also in attendance was Mr. Clyde Walker, Jr., Solicitor. and Mr. Stan Bitgood, with Federici & Akin.

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of the June 13, 2011 meeting without edits. Seconded by Ms. Streitfeld. All yes.

OLD BUSINESS

Botto Sons LLC. – Clock Site Plan Waiver
Block 29 Lot 1
1352-60 Kings Highway

Mr. Simonds appeared as the engineer on the application. The wording for the plaque portion of the clock was read, honoring the service of Mr. Azzari. It was stated that EP Henry pavers will be used to match the existing streetscape. In addition, the electric has been resolved -it will come from the existing meter so the existing pavers will not be disturbed.

Mr. Zappala made a motion to approve in light of the additional materials provided on the base, plaque wording and electrical plan (revised date 7.11.2011) that the site plan waiver be approved. Mr. Dare seconded. Roll call vote, all yes.

MEMORIALIZATION OF RESOLUTIONS

Mr. Walker read the Botto Sons LLC site plan waiver resolution. Mr. Fromm made a motion to approve. Mr. Fish seconded. Roll call vote, all yes.

NEW BUSINESS

Swedesboro Performing Arts Academy Site Plan Waiver
Block 39 Lot 9
1510 Kings Highway

Mr. Ziegler, attorney, introduced the site plan waiver application for 1510 Kings Highway (B39/L9). The lot is 1.3 acres. Mr. Twiss, owner was sworn in with Mr. and Mrs. Cristaldi, leasee. It is noted that no façade changes will be made. The applicant will need a sign but not at the present time. They will see the zoning officer for a sign permit. The dance studio will encompass 1000 square feet on the first ‘main’ floor and a portion of the foyer. The main dance space will be 30’ x 16’.

Mrs. Cristaldi has a University of the Arts degree in dance theatre. She has worked for a variety of dance studios and wishes to begin her own classes. Mr. Cristaldi is Technical Director for the same theatre in Philadelphia and will maintain that position.

The main 30’ x 16’ area will be divided into two 15’x8’ spaces. There is also a bathroom on the first floor that will be used. There will be no external changes in this area.

Mr. Ziegler reviewed the google maps provided of the home. Since the applicant is renting the property as a start-up, there will be a max of 10 students in a class. There will be 15 minutes after a class and 15 minutes before the next class (half hour total) for the pick-ups and drop-offs of students.

There will be little to no trash generated according to Mr. Cristaldi. He also discusses adding an ADA ramp and ADA parking at the rear entrance of the sun porch. It is noted that an additional waiver was requested from Gloucester County Planning Board. In addition, a building permit will be obtained for the ramp. Two spotlights in the area are planned but more could be added if needed. The hours of operation would be 4pm to 9pm. There would be 1 to 3 sessions per night.

There are currently five parking spaces, six would be required per ordinance.

Mr. Bitgood notes that a requirement be added that the applicant must come back if the size of classes or space is increased. Mr. Walker requests a maximum size and class size for the resolution.

Mr. Fish makes a motion to approve the application for site plan waiver, with a note that the space used be no more than 1000 square feet and the class maintains 10 students or less at any time. Mr. Zappala seconds. Roll call vote, all yes.

CORRESPONDENCE & DISCUSSION-None

PUBLIC - none

There being no further business, Mr. Dare made a motion to close the meeting at 7:35pm, seconded by Ms. Vanaman. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro