

BOROUGH OF SWEDESBORO
Planning/Zoning Board
P.O. Box 56
Swedesboro, New Jersey 08085
Meeting Minutes for
July 12, 2010

A regular meeting of the Swedesboro Planning/Zoning Board was held on July 12, 2010 in Council Chambers at 7:00 pm. Mr. Homan, 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
M. Dare
T. Fromm
R. Zappala
M. Fernandez
D. Fish
J. Streitfeld
R. Bellace

The following alternates were present:

T. Ubriaco
S. Ayers
K. Mulholland

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

APPROVE MINUTES

Approval of the June 14 minutes was postponed. Several members had not gotten minutes and none were available at the meeting.

MEMORIALIZATION OF RESOLUTIONS

None

OLD BUSINESS

None

NEW BUSINESS

Smiling Parrot Site Plan Waiver Application
1989 KINGS HIGHWAY
(BLOCK 53 , LOT 1)

Mr. DiNicola spoke and asked that Block 53, Lot 1 – 1981 Kings Highway be given a Waiver of Site Plan. The business at the location will be an ice cream business.

He states there will be no additional parking added or renovations to the exterior of the building.

Mr. Walker swore in Mr. & Mrs. Vasko. Mr. Vasko reviewed Exhibit A – the presentation of what the Smiling Parrot is and how it will operate.

Mr. Bitgood reviewed the engineer letter dated July 9, 2010. There are five required spaces per the parking ordinance and the business will have 12. There will be one handicapped van accessible space.

Mr. Vasko responded, “The largest type of deliveries would be UPS trucks. There will be no external refrigeration.”

Mr. Bitgood asked if existing signs were to be removed, replaced, or if new signs were proposed. He added that the applicant must make separate application to the Zoning Officer for signs, even if they are being removed.

The applicant must also get approval from Gloucester County Planning Board, or a waiver. The applicant is to copy Mr. Bitgood on the site plan triangle if the county requires one.

Mr. Bitgood asks if any cooking or food preparation e.g. crepes, fried ice cream or other will be done on site.

The applicants state they will have no deep fryers. The applicant has a verbal agreement with the owner (car dealer) to limit the circulation with the diner and car dealer.

Mr. Bitgood asks that the landscape be subject to approval from F&A.

Mr. Fromm asked about lighting, indicating that the exiting lighting is excessive.

The applicants advised that they have an agreement with the owner to provide site lighting, and agreed about the lights being a problem and that they would be a condition of the waiver. A lighting plan will be provided to the engineer and will work with F&A to set the plan.

Motions to the waiver are based on – other approvals from county and approval by the Board Engineer of signage, landscaping, handicapped parking, circulation plan, copy of agreement to remove RVs, and lighting.

In addition, since, some site improvements are required, the applicant should add additional escrow per the engineers estimate.

Mr. Dare makes a motion to approve the Smiling Parrot for Site Plan Waiver, pending the conditions listed above. Mr. Zappala seconds. Roll call vote, all yes, Mr. Ubriaco no.

CORRESPONDENCE & DISCUSSION

None

PUBLIC

None.

There being no further business, Ms. Ayers made a motion to close the meeting at 7:58 pm, seconded by Mr. Fromm. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro