

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

Meeting Minutes for  
July 14, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on July 14, 2008 in Council Chambers at 7:32 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:**

C. Homan  
M. Dare  
T. Fromm  
R. Zappala  
G. Weeks  
J. Streitfeld

**The following members were absent:**

T. Vanaman (Replaced by R. Bellace)  
M. Fernandez (Replaced by T. Ubriaco)  
D. Fish (no replacement)  
S. Ayers, Alternate (no replacement)

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

**OLD BUSINESS**

Mr. Zappala noted that his vote was incorrect on the Tran Subdivision from June 9, 2008. The 'no' vote should have been Mr. Ubriaco.

Mr. Fromm made a motion to approve the minutes with the edit. Seconded by Mr. Zappala. All yes, Mr. Weeks abstained.

**MEMORIALIZE RESOLUTIONS**

Mr. Walker read the Resolution for the Jamison Application – Variance (21 Grant Avenue Block 24; Lot 6). Mr. Weeks made a motion to approve. Mr. Zappala seconded. All yes.

Mr. Walker read the Resolution for the Tran/Kostack Application – Minor Subdivision and Bulk Variance (113-115 Railroad Avenue Block 17; Lot 6). Mr. Weeks made a

motion to approve. Mr. Zappala seconded. All yes, except, Ms Streitfeld abstained and Mr. Ubriaco votes no.

### **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/Swedeseboro 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**

**Ross Minor Subdivision Application**  
**118 Helms Avenue**  
**(Block 8, Lot 16)**

Joan Adams introduces herself as attorney for Mr. and Mrs. Ross. Mr. Ross is absent but his wife will describe the property. The property is currently one lot. It will be made into three lots total. There will be a new house built on the right new lot. The existing house will be demolished once the new home is completed.

Mrs. Ross is sworn in. The lot is 19,800 sq. ft. total. All lots will conform once the subdivision is completed. County approval has been granted. The new home will be 1581 square feet.

The soil, erosion and grading will be provided for building.

The shed in the photos is questioned. Mrs. Ross states it is not hers and it has since been removed.

All other items from the engineer review letter will be completed including the general comments section according to Ms. Adams.

The boards asks the intentions for the two empty lots. The applicant states they will remain empty and they will care for the grounds.

The board also asks about knocking down a nice old house that is well taken care of. Mrs. Ross states that it needs a significant investment to bring it up-to-date and that it is not in their interest as older people to continue living in that house.

The applicant agrees that the newly subdivided lots will conform to today's code. However, they understand that they would have to get variances should those rules change.

Mr. Fromm made a motion to approve. Mr. Zappala seconded. Roll call vote, all yes, Mr. Weeks recused himself.

### **CORRESPONDENCE & DISCUSSION**

For the purpose of updating our codes the term 'deck' is defined as an accessory building. The decks at SpringRidge will have to be 5' between total (2-1/2' on each side of the town homes)

Mr. Fromm also noted that the SpringRidge HOA is revising the standards for the townhomes that back up to the drainage. They are removing their 30% coverage rule for those homeowners so that they may use some of the back yard space.

### **PUBLIC**

**None**

There being no further business, Mr. Dare made a motion to adjourn the meeting at 8:25 pm, seconded by Mr. Weeks. All yes.

*Kimberly Schneider*

---

Kimberly Schneider,  
Secretary Planning Board  
Borough of Swedesboro