

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

Meeting Minutes for  
August 11, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on August 11, 2008 in Council Chambers at 7:30 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  
M. Fernandez  
G. Weeks  
D. Fish  
J. Streitfeld

**The following members were absent:**

T. Vanaman (Replaced in vote by R. Bellace)

**The following alternates were present but did not vote:**

T. Ubriaco, Alternate  
S. Ayers, Alternate

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

**OLD BUSINESS**

Mr. Zappala made a motion to approve the minutes with no edits. Seconded by Mr. Weeks. All yes.

**MEMORIALIZE RESOLUTIONS**

Mr. Walker read the Resolution for the Ross Minor Subdivision Application - 118 Helms Avenue (Block 8, Lot 16). Mr. Dare made a motion to approve. Mr. Fromm seconded. Mr. Fernandez and Mr. Fish abstained, Mr. Weeks recused himself. All others vote yes.

**OLD BUSINESS**

None

## **NEW BUSINESS**

### **Michael Watts Application to Request Waiver of Site Plan 170 Franklin Street (County Route 694) (Block 42.03, Lot 8.02)**

Mr. Watts was sworn in. He states a church would like to use the property and is requesting site plan waiver. The church would use the site for 1-1/2 hours during the week and Sunday for 3 to 4 hours. He is requesting that the current plan provided be used. No changes have been made on the plan of survey according to him.

It is noted that the Gloucester County Board would need to approve site plan waiver as well.

Mr. Watts discusses the two driveways. Stating that the church will only use the center drive not the left drive. He notes there are currently eight parking spaces. An additional ten can be lined off in the rear of the building. He states the left drive is 20' wide and has no arrows, the church would not use the left drive.

Mr. Breier would like Mr. Walker to receive the deeds with easements attached for review. A set will be sent to the secretary as well.

Mr. Breier also notes that the plan should have setbacks, drive widths, parking dimensions, two way traffic signs and aisle widths.

Mr. Breier asks if the left drive could be one way out. Mr. Watts agrees that it could work in order to comply with the Boards wishes.

Sight lighting, setbacks are also needed. The county would have a say on the signage that would be used in front of the building.

The handicapped spot is one of the 18 spots – for Mr. Watts clarification. Also noted is the fact that standard spots are 10'x20' for cars.

The board notes that Mr. Watts may need Woolwich approval as well, since the parking may be in Woolwich.

Mr. Walker states that with all the needed items the board needs a site plan. Because of the parking spaces a public hearing is also required. He notes that a waiver of site plan would not require all of these items or physical changes to the building.

In addition Soil Conservation would need to be notified for asphaltting and grading.

Mr. Walker states that the applicant could ask for a continuance and provide new info (if no variances are required), because he already made notice.

Mr. Leonard Santiago is sworn in and states the church will have about nine cars come to services. He also discusses a land use law for churches. This law states churches are not required to meet all ordinances on 'non' urgent matters.

Mr. Walker and Mr. Breier state that all the items being requested are matters of public safety therefore, are needed.

Mr. Watts asks for a continuance to amend the application for one month, which may or may not include waivers.

Mr. Weeks makes a motion to grant a continuance to amend the application for one month, seconded by Mr. Fernandez. All yes.

Mr. Walker notes that the two letters are not allowed as testimony. The residents must appear in person or send someone on their behalf. The secretary will send letters with this information and let them know about the continuance.

It is announced that a continuance shall be heard for this Watts application on September 8, 2008 at 7:30 in Borough Hall. All interested parties should come back at that time.

### **CORRESPONDENCE & DISCUSSION**

None

### **PUBLIC**

Mr. Weeks made a motion to open to the public, seconded by Mr. Dare, all others yes.

Mr. D'Amore from SpringRidge development asked if the HOA wanted to have a resolution revoked (fencing issue) what were the options. Mr. Walker replied they would need to have an application to Amend Subdivision approval. Whoever currently owns the property- HOA or Westrum would apply for it.

Mr. Zappala made a motion to close to the public, seconded by Mr. Weeks, all others yes.

There being no further business, Mr. Weeks a made a motion to adjourn the meeting at 9:12 pm, seconded by Ms. Bellace. All yes.

*Kimberly Schneider*

---

Kimberly Schneider,  
Secretary Planning Board  
Borough of Swedesboro