

BOROUGH OF SWEDESBORO
Planning/Zoning Board
1500 Kings Highway Swedesboro, New Jersey 08085
Meeting Minutes for September 12, 2011

A regular meeting of the Swedesboro Planning/Zoning Board was held on September 12, 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
J. Streitfeld
T. Ubriaco
K. Mullholand

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

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of the August 8, 2011 meeting without edits. Seconded by Ms. Streitfeld. All yes.

MEMORIALIZE RESOLUTIONS-NONE

OLD BUSINESS - NONE

NEW BUSINESS

Zen Martial Arts & Fitness Center Use Variance and Waiver of Site Plan

108 Chestnut Street
(B48/L20.1 & 23)

Mr. Granato and Mr. Monteiro were sworn in. Mr. Granato explained that 108 Chestnut has a contract of sale to become a martial arts fitness center. Mr. Monteiro has 20 years experience in the martial arts with both kids and adults as clients. He currently has 25 clients in Gloucester County. Mr. Monteiro has resided in Mickelton for four years and intends on keeping it a family run business. His clients range in age from 4 to 52. All sessions will be by appointment or a class schedule. Classes would have a maximum of 12-15 students per session for classes.

Mr. Montiero currently plans for some landscaping, a gravel driveway, front entrance, upgrades and lighting. The interior would be primary focus due to gutting interior, reinforce roof, converting kitchen to office. Will make the bathroom ADA and would like to add another egress eventually.

The hours of operation would be Friday 6:45pm – 8:30pm, Saturday 8am – 12pm, Sunday 8am-12:30pm and Monday 6:45pm –8:30pm. Private classes would be Tuesday thru Thursday at 7pm.

The applicant could provide a landscaping and driveway plan prior to the work.

Mr. Bitgood discussed his review. He suggests that staggered class times might be needed to clear out the lot for new arrivals. He asks the maximum class size. Mr. Monteiro says 15. Mr. Bitgood states there are no curbs or sidewalks, which are required by ordinance. The driveway needs an entrance and exit point. It is a very flat lot and needs a drainage plan. There is currently one light on the building and more might be needed. In addition, if the signage were updated that would need to be reviewed. Chestnut Street does allow parking on it. It is suggested that there be at least 15 minutes between classes. The back lot could be accessed with the removal of the shed for additional parking. When asked, Mr. Monteiro states the business would be 80% martial arts and 20% fitness equipment. Mr. Bitgood notes a possible pedestrian easement could be used instead of sidewalk.

Ms. Vanaman makes a motion to open to the public, Mr. Dare seconds. All yes.

John Felme of 115 Chestnut St. says there will be a problem coming out onto Kings Highway, and he likes the business but not the extra traffic.

Connie Erickson of 131 Chestnut St. says in the past five years traffic has tripled with the new housing. Two cars can't fit wide on Chestnut. The hours of business might not stay and kids walk to school so there are safety issues. Require an entrance and parking and drainage are a must if the board passes it.

Jeanette Nickerson of 10 Chestnut Hill Ct. wants studio there, it is a dump and they will improve it.

Trudy Adams of 109 Chestnut St. has lived there for nine years. There is a drainage issue, rocks come onto her property and the street is not lit. There is a traffic issue.

Joseph Pino of 1704 Kings Hwy. says the applicant must show hardship for the use variance, and there is a drainage issue. Width of road isn't code, and asks for no waiver of site plan.

Helena Targett of 115 Chestnut St. says there are kids safety and drainage issues and that two cars can't pass.

Dennis Conley of 1700 Kings Hwy. says too many clients for the business and they won't care about residents.

Angelena Hoffman of 1620 Kings Hwy. not happy and not changing her curbing and doesn't want her walk damaged.

Mr. Dare makes a motion to close to the public, seconded by Mr. Zappala. All yes.

Mr. Walker feels a variance isn't necessary because it was a private club and would now be recreational, that makes them the same general character. It is a permitted use in the zone. For the waiver of site plan, there are a number of deficiencies that are not presented, and for a waiver, they must be minimal.

Mr. Fromm makes a motion to deny Waiver of Site Plan. Mr. Zappala seconds. Roll call, all yes, Mr. Ubriaco abstained.

If the applicant comes back with a site plan they will need another public hearing.

CORRESPONDENCE & DISCUSSION-NONE

PUBLIC-

Mr. Fromm makes a motion to open to the public, Ms. Vanaman seconds. No public speaks. Ms. Vanaman makes a motion to close to the public, Mr. Dare seconds. All yes.

There being no further business, Mr. Fromm made a motion to close the meeting at 8:16pm, seconded by Mr. Zappala. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro