

BOROUGH OF SWEDESBORO
Planning/Zoning Board
P.O. Box 56
Swedesboro, New Jersey 08085
Meeting Minutes for
September 14, 2009

A regular meeting of the Swedesboro Planning/Zoning Board was held on September 14, 2009 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
T. Vanaman
R. Zappala
M. Fernandez
G. Weeks
J. Streitfeld

The following alternates were present:

R. Bellace voting for D. Fish
T. Ubriaco
S. Ayers
S. Richardson

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

APPROVE MINUTES

Mr. Zappala made a motion to approve the minutes of the June 8, 2009 meeting without edits. Seconded by Ms. Vanaman. All yes.

MEMORIALIZATION OF RESOLUTIONS

None

OLD BUSINESS

Proposed Amendment to Site Plan Ordinance – Discussion

Mr. Walker explains the Waiver of Site Plan checklist and application. This waiver is for de minimis changes only. It creates a record of property and record of sites by type of business. In addition the applicant has an opportunity to be heard with a ‘sketch to scale’. This will mean less cost for applicants that the waiver fits since the engineering fees would be less and the escrow less. Should the board find that the applicant needs more then the waiver would be denied and a site plan would be required. All the applicants that the zoning officer contacted not in compliance should apply for a waiver within the next 30 days.

Mr. Weeks made a motion to adopt the Site Plan Waiver Checklist and Application.
Mr. Zappala seconded. Roll call vote all yes.

NEW BUSINESS

Mr. Sander brought up a conversation about the lot at Russo Pharmacy being paved per the DEP. Mr. Sander needs the letter from the DEP for his record. This change to site plan can be given by F&A as it is an upgrade from gravel to paved.

Mr. Fromm made a motion to allow F&A to administratively make this change with Russo. Ms. Bellace seconded. All yes.

In addition, Mr. Russo asked for a delay with the street light until Phase III of streetscape. A letter will come from Russo with this request. Mr. Fromm will clarify with Mr. Russo if it is a delay or change to the borough putting in the light (the connection already exists.)

CORRESPONDENCE & DISCUSSION

None

PUBLIC

Mr. Weeks made a motion to open to the public. Ms. Bellace seconded. All yes.

Ms. M. Brahms of 18 Lake Avenue states that 24 Lake Avenue has been neglected for some time and that she requests that the owner, Mr. Russo, make the existing home a priority before any of the new construction begins on the subdivision. The board feels it is a borough issue and a maintenance issue and that Mr. Fromm will talk to Mr. Russo.

Mr. Zappala made a motion to close the public session. Mr. Weeks seconded. All yes.

There being no further business, Mr. Dare made a motion to close the meeting at 8:10 pm, seconded by Mr. Weeks. All yes.

Kimberly Schneider

Kimberly Schneider, Secretary
Planning Board
Borough of Swedesboro