

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

Meeting Minutes for  
October 13, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on October 13, 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  
T. Vanaman  
R. Zappala  
M. Fernandez  
D. Fish  
J. Streitfeld

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

R. Bellace, Alternate for G. Weeks  
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. Dare made a motion to approve the minutes of September 8, 2008 with no edits. Seconded by Ms. Vanaman. All yes.

**MEMORIALIZE RESOLUTIONS**

Mr. Walker read a paraphrase of the Resolution to Re-examine the Master Plan. A motion was made by Mr. Zappala, to approve the resolution. Seconded by Mr. Fernandez. Roll call, all yes.

**OLD BUSINESS**

**Michael Watts Application to Request Waiver of Site Plan**

**170 Franklin Street (County Route 694)  
(Block 42.03, Lot 8.02)**

A continuance of one month was requested in writing for this application. Mr. Zappala made a motion seconded by Mr. Fish. Roll call, all yes.

**NEW BUSINESS**

**Russo Homes Request for  
Minor Subdivision  
25 Lake Avenue  
(Block 39/Lot 4)**

Mr. Bill Ziegler attorney for Mr. Russo introduced himself. In addition, Mr. Larry Devietro from Land Dimensions and Mr. Andrew Hogg, design engineer are introduced and sworn in.

The application is a subdivision for four new lots and one existing lot with a historic home. The home will be converted back to a single family. The lots straddle the R1 and R2 zones.

No variances are required for the subdivision. A variance is needed for the pre-existing porch on the existing home, which is 22.5 ft. and needs to be 25 ft.

Mr. Divietro reviews the drawings. There is 86' frontage on Lake Ave. and 15' access on Lake Ave. In R1 zones lots need 7200 sq. feet. All lots will conform.

There will be a Cul-de-sac off of Park Ave. It will have a 22' right of way. Mr. Russo is asking for waivers for roadway improvements.

Standard roadways need 28' curb cartway. The development will have 18' lane for infill cartway within a 22' right of way with no walks. There will be Eco pavers by EP Henry around the cul-de-sac.

The utilities and connections will be on Park Ave. No stormwater basin is needed according to the size of the project and the Eco Pavers.

Mr. Hogg adds the pavers have a small space between them that is compacted with material. They are 6"x9".

According to the applicant there is enough space for trash and emergency vehicles and the project will have minimal environmental impact.

The wetlands along side the project is an 'ordinary' area with a zero buffer.

Mr. Russo is sworn in. He states the home is over 100 years old.

Mr. Dare questions the safety of the pedestrians with no walks. Mr. Ziegler states the municipality has the ability to be flexible with the size of the road. In addition, with the hydraulic studies they do not want a basin or believe it is needed. They could put a 2' graded area since there is allowable room on either side of the roadway.

Will the developer looking at downstream impact because there are issues with water on Franklin Street. Mr. Russo agrees to look at the pipe for any issues.

Mr. Brier goes over the review. He requests the deed for the lots and if they will conform to a map filing law.

Mr. Ziegler states they could leave off the streetlamps or have them, whatever the board would ask for.

A question of school bus pick up is asked. Also, if the borough would be responsible for the the pavers and damage. It is noted that the pavers are good for 25 years. They are on a sub-base and compacted and interlocked. He states the homes will have one or two garages depending and 12' wide drives. It is noted Russo has to comply with the recapture agreement if there is more than two homes.

A motion is made to open to the public by Mr. Zappala. Seconded by Ms. Bellace. All yes.

Ms. Brahms of 18 Lake Ave is sworn in. She wants to preserve the tree growth that exists. Mr. Ziegler states the large trees are in the roadway and there will be a zero buffer up to the roadway.

Mr. Vasta of 521 Park Ave is sworn in. He states the street has parking issues with a lack of parking on Park and Lake Ave. He is also concerned about the size of the road. Worried about the turn into "Road A". He asks what these homes bring to the community. He also states everyone looks into another yard.

Mr. Scardino of 123 Thompson is sworn in. He is concerned with drainage and wet basements and with the pipe. Firetrucks making turns is a worry and parking is an issue.

Mr. Murphy of 519 Park Ave is sworn in. States children pick up bus at Thompson and Park. There are no sidewalks and the kids will cut through yards. He also states parking is an issue.

Mr. Etzler is sworn in. He will live right next to the roadway. He will endure construction noise and the traffic from the new homes. In addition he believes the size of the road is a safety factor.

Ms. McDunough of 114 Thompson is sworn in. She is worried flooding issues will cause more damage to neighborhood.

Mr. Leorta of 119 Thompson is sworn in. He has lived there for 59 years. He states it will be too crowded and that parking is already a problem.

Mr. Ziegler states Mr. Russo will clean out the ditch during construction process and they would give an easement to the ditch for clean up later.

Mr. Leap Jr. or 120 Thompson is sworn in. He says the pipe would drain. The concrete bank is damming up and deteriorating their property. There is a mosquito issue. There are low spots in the ditch. He shares the access to the ditch.

Mr. Ziegler will look into permits with DEP and into cleaning or piping however, they will need Leaps and Vastas approval to do any work on the ditch.

Mr. Scardino questions how the development will help the neighborhood.

Ms. Gahrs of 110 Thompson is sworn in. She questions the 18' wide road and the offstreet parking. There is also no parking on 'road a' or on cul-de-sac and this should concern the board.

Mr. Fernandez made a motion to close the public hearing. Seconded by Ms. Vanaman. All yes.

Mr. Ziegler asks to table the discussion and Mr. Russo will come back with more information. He asks the board to provide notice to public so no re-notification is needed.

Mr. Dare made a motion to accept. Seconded by Mr. Fromm. All yes.

### **CORRESPONDENCE & DISCUSSION**

None

### **PUBLIC**

Mr. Dare made a motion to go into public session. Seconded by Mr. Zappala. All yes.

Mr. Henson and Mr. Bennett of Hurff Court at Spring Ridge question the no fence rule. They state people are cutting through the back yards and creating a safety issue.

In addition Mr. Perkins from Logan Twp. has money down on a house on Shoemaker but if he can't have a fence he is ending the contract.

Mr. Walker reads the resolution. A copy of the resolution is given to the attendees. They are told that if they want the ruling change someone must come to the board requesting to amend the final subdivision approval. Either Ryan or the HOA could do this. Until this is brought to the board, the board cannot act on anything other than a proper application.

Mr. Fernandez made a motion to close the public session. Seconded by Mr. Fromm. All yes.

**CLOSED SESSION**

Ms. Vanaman made a motion to go into a closed session. Seconded by Ms. Bellace. All yes.

Mr. Zappala made a motion to come out of a closed session. Seconded by Ms. Bellace. All yes.

There being no further business, Mr. Zappala a made a motion to adjourn the meeting at 10:10 pm, seconded by Mr. Fish. All yes.

*Kimberly Schneider*

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Kimberly Schneider,  
Secretary Planning Board  
Borough of Swedesboro