

BOROUGH OF SWEDESBORO
Planning/Zoning Board
P.O. Box 56
Swedesboro, New Jersey 08085
Meeting Minutes for
November 8, 2010

A regular meeting of the Swedesboro Planning/Zoning Board was held on November 8, 2010 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
D. Fish
R. Bellace

The following alternates were present:

T. Ubriaco
S. Ayers
K. Mulholland

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

APPROVE MINUTES

A motion to approve the October 11, 2010 minutes was made by Mr. Zappala. Seconded by Mr. Fernandez. All yes.

MEMORIALIZATION OF RESOLUTIONS

Mr. Walker read the resolution VALLEY VIEW LAND COMPANY, INC. BLOCK 52 , LOTS 1 AND 13 OGDEN ROAD AND WOODSTOWN ROAD APPLICATION FOR AMENDED PRELIMINARY MAJOR SUBDIVISION APPROVAL RESOLUTION NO. 2010-5 with attached litigation action.

Mr. Fernandez made a motion to approve the resolution. Seconded by Mr. Fromm. Roll call all yes, Ms. Vanaman and Mr. Fish abstained.

OLD BUSINESS-none

NEW BUSINESS

**Russo Final Major Subdivision
25 Lake Avenue (B39/L14)**

Mr. Ziegler introduced himself, Mr. Russo and Mr. Hogg (engineer) for the property at Lake and Park Avenues. The property is preliminarily approved for a five lot subdivision, with one lot having a historic pre-existing home. The access to the new lots will be off of Park Avenue. There is no stormwater approval needed at this time. The

existing ditch that runs through the area and the property has been cleaned out by Russo Corp. and is flowing better. It has been cleaned from Borough Hall to Thompson two times.

Mr. Bitgood addressed the review letter dated November 5, 2010. The name Waterview for the street is questioned. It is stated by Mr. Ziegler that the name was submitted some time ago and that it has already been approved by 911. Ecco pavers will be used in the driveway aprons. There will be sidewalk access off of Lake Avenue. There will be no sidewalk in the cul-de-sac. Most of the other items are administrative. The deeds should be filed by plat, and the easements need separate legal descriptions. There is one variance needed for the existing house. All notes from the review letter are agreed to by Mr. Ziegler and Mr. Russo.

There will be no light on the cart way into the cul-de-sac. There will be a light at the corner of Park and Waterview and in the cul-de-sac. There is also no sidewalk in the subdivision, it was agreed to stripe a pedestrian path 3' wide on the cart way in. A 'Share the Road' sign was suggested. In addition there will be no parking in the cart way or in the cul-de-sac. An ordinance will be coming from Mr. Ziegler for Borough Council to approve for the no parking.

A motion was made by Mr. Fromm that all the requirements of the November 5, 2010 letter be completed, that a 3' bike/pedestrian lane be created, there should be no parking on Waterview or in the cul-de-sac, signage will be created and lighting will be at the entrance and walkway. Seconded by Mr. Fish. Roll call vote, all yes.

CORRESPONDENCE & DISCUSSION-none

PUBLIC-none

There being no further business, Ms. Vanaman made a motion to close the meeting at 7:48pm, Seconded by Mr. Fromm, all yes.

Kimberly Schneider
Secretary Planning Board, Borough of Swedesboro