

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

Meeting Minutes for
November 10, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on November 10, 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
G. Weeks
J. Streitfeld

The following alternates were present:

R. Bellace, Alternate Voting for R. Zappala

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

OLD BUSINESS

Ms. Vanaman made a motion to approve the minutes of October 13, 2008 with no edits. Seconded by Mr. Dare. All yes.

MEMORIALIZE RESOLUTIONS

None

OLD BUSINESS

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

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

NEW BUSINESS

Michael Watts Site Plan Application

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

Mr. Watts was sworn in. Mr. Sanders reviews the engineer letter.

It is noted that; a waiver is needed for the size of 14 parking spots, and easement is needed for two properties in Swedesboro/Woolwich.

Mr. Watts requests a waiver for wheel stops that might hinder other business on the property.

The current sign will be removed and a new sign will be erected, dimension will be added to the plan.

Mr. Sander asks that the dumpster be put on concrete not stone. He also requests a sign for no parking for parishioners in the grass area. In addition, the revised plans must be at F&A within 60 days and signed off on.

Mr. Weeks makes a motion to open to the public. Ms. Bellace seconds. All yes. Ms. Vanaman abstains.

Rev. Santiago sworn in. He questions the need for public hearing. Mr. Walker states it is necessary because it is a continuance. Rev. Santiago asks that the Board consider the small items waived since it might hinder the church from doing their work.

Mr. Weeks makes a motion to close the public hearing. Mr. Dare seconds. All yes. Ms. Vanaman abstains.

Mr. Weeks makes a motion to approve site plan with waivers to permit waivers for the size of parking spaces and wheel stops on 13-19.

Once the church grows they must come back as a condition of parking issues. In addition if they use more than the 3500 sq. ft. they must also return.

Mr. Walker asks if the dumpster pad and enclosure be included. Mr. Fromm makes a motion to add these items. No seconds. Item is closed.

Mr. Dare seconds the original motion. Roll call vote. All yes, Ms. Vanaman abstains.

Westrum Landscaping Change

Westrum asked for permission to move the shrubbery needed on the plan out of the retention basin. Mr. Walker states this is a minor change.

Mr. Weeks makes a motion to approve the new placement. Ms. Bellace seconds. Roll call all yes.

The secretary will send a signed letter letting Westrum know of the approval.

CORRESPONDENCE & DISCUSSION

None

PUBLIC

None

There being no further business, Ms. Vanaman a made a motion to adjourn the meeting at 8:40 pm, seconded by Ms. Bellace. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro