

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

Meeting Minutes for  
December 10, 2007

A regular meeting of the Swedesboro Planning/Zoning Board was held on December 10, 2007 in Council Chambers. The meeting was called to order by Mr. Homan at 7:40 pm.

The following members were present: Charles Homan, J. Marvin Dare, Tom Fromm, Terri Vanaman, Bruce Gahrs, Russell Zappala, Mike Fernandez.

Alternate present was Dave Fish.

Also in attendance were: Mr. Walker, Borough Solicitor and Mr. Breier, Borough Engineer.

New member Jennifer Streitfeld was sworn in by Mr. Walker.

The Open Public Meetings Act statement was read followed by The Pledge of Allegiance.

**OLD BUSINESS**

There were no edits made to the Regular Session Minutes of September 10, 2007. Approved by Ms. Vanaman Seconded by Mr. Zappala. Roll call vote. All yes.

The board read a letter from H.E.L.P. requesting an extension for filing a deed after 190 days. Ms. Adams spoke about the request, stating it is a matter of getting wording added to the plan to finalize the subdivision. However, since it is non-profit the group is having a hard time wrapping up the project with the engineer. They asked the board for an extension not to exceed one year to complete the minor subdivision.

Mr. Zappala made a motion. Seconded by Mr. Gahrs. Roll call vote, all yes.

**MEMORIALIZATION OF RESOLUTIONS**

There were no resolutions memorialized at this meeting.

**NEW BUSINESS**

**Edwards/Matteo Application**

(Block 12/Lot 4) Vanneman Avenue  
Preliminary and Final Major Subdivision

An introduction to the application was made by Ms. Adams, lawyer for the applicant. Stating there are five new lots being created and one remaining lot that has an existing house. The four new lots front Leahy and one lot fronts Vanneman.

Ms. Adams reviewed the application and asked if Mr. Breier would discuss the items the applicant asked to be waived – Fiscal Impact Statement, Traffic Impact Study and Cross Sections of Road. Mr. Breier stated these items were not necessary for the limited number of units and location.

Mr. Fromm made a motion the application be deemed complete without the three items described. Mr. Dare seconded. Roll call vote, all yes.

Mr. Edwards and Mr. Rayday were sworn in by Mr. Walker.

Ms. Adams asked that Mr. Fromm step down from the discussion.

Ms. Adams then described the lots in detail. The existing home sits 22.89 ft. from the road. A 2 foot deviation. Making the front yard setback out of compliance for a technical variance. The home will stay and is becoming an individual lot.

Mr. Edwards told the board the house is 80 years old, has a garage, steps from the 2<sup>nd</sup> floor and is wooden construction.

Mr. Rayday states five lots fully conform with no variances. All items including water main, sewers, curb, sidewalks, four E1 pumps on four lots have been seen by the MUA and F&A have seen the specifications as well.

A survey of new plans with edits is requested by F&A. All drafting revision will be made per Ms. Adams.

Mr. Rade spoke on #4 on page 6 which will be in full compliance. On page 5 they will repave the road once the trenches settle. At no time will any road be closed. They will show streetlights on the plan. Shade trees were requested per F&A. Ms. Adams requested there be no trees added for the lot. Mr. Rayday asks that trees be on the property not in curb.

Mr. Gahrs asks who will maintain pump stations. It is the homeowner's responsibility per the applicant. In the sale of the homes this should be noted. F&A will look at what Russo did around the block for the pumps. It was stated that backup systems are included. Alarms, battery backups and larger reservoirs included also.

The applicant stated Gloucester County Planning Board approved the plans.

F&A recommends preliminary approval but not final until all plans are corrected and completed.

Ms. Adams asks that final approval be given as well. Stating that there would be additional costs to the applicant and they want to get the project started.

Mr. Edwards elaborated on the plans since a sketch was not provided in the application. The units are duplexes with 1450 sq. ft. and 1875 sq. ft. single. Three bedrooms, 2-1/2 baths. Parking complied with 1.5 spots. One spot is in the driveway.

The cement slab – and old chicken coop, at the existing house will be removed per Mr. Edwards.

Mr. Gahrs asks about the single house and the drainage. Mr. Rayday states it drains in the road and in back to Guest Avenue at 2% or better slope. There will be no standing water.

There is no storm water plan needed per F&A. Runoff is minor, nearest inlets are down Weatherby and Leahy.

For final approval an official plan of lots and definitions is needed. Mr. Walker asks if they are filing by plan or deed.

Mr. Dare asks why an architectural drawing was not required. Mr. Walker stated that our ordinance doesn't require one. However, it could be added if the checklist was amended.

Mr. Edwards showed a drawing of a single-family home. It is the Farmington II - exterior and side are shown. Mr. Edwards states the all the home designs and layouts are similar to Russos nearby homes.

Ms. Adams asks about typos on engineering report and Mr. Breier corrects them for her.

Ms. Adams prefers to file by deed and gives a legal description.

Ms. Vanaman states she is worried about giving preliminary and final approval and setting a standard. Ms. Adams states that all applications need to stand individually. No precedent would be set.

Again Ms. Adams spoke about getting both approvals and saving the Planning Boards time and applicant time for text edits that are required.

Mr. Homan asked for a motion for the public portion. Mr. Zappala made a motion. Mr. Dare seconded. All yes.

No public was in attendance.

Mr. Zappala made a motion to close the public portion. Mr. Dare seconded. All yes.

Mr. Walker asked that two votes be taken, one for preliminary and the other for final approval. A motion was made to approve the application for preliminary major subdivision with bulk variances. Mr. Zappala made a motion. Ms. Vanaman seconded. Roll call vote. All yes.

A motion was made to approve the application for final major subdivision with all corrections to be made by the applicant to the plan. In addition the applicant will file by way of deed not plat. Mr. Dare made a motion. Mr. Zappala seconded. Roll call vote, all yes except Ms. Vanaman voting no.

Mr. Fromm asked why he could not participate. Ms. Adams stated he is a resident within 200 ft. so it is always wise to step down. In addition it is suggested that being mayor he holds more weight on the discussion, therefore he should not participate.

## **CORRESPONDENCE & DISCUSSION**

F&A Review letter #4 – Russo Site Plan was discussed. Mr. Breier states all is in order and talks about the decorative lighting and sidewalks. No problems are foreseen by F&A.

Mayor Fromm discussed Zoning and Planning Board issues that have arisen when a plan is in full compliance with Zoning but when he believes that the board should still hear the plan. In addition he states that the construction official needs to be involved on all building up to a certain point in coordination with the borough engineer. This includes plans that are in compliance.

Mayor Fromm states that there is no grading plan required. And this is a must in his book. Mr. Walker will look into this for an ordinance for Council to adopt.

Mayor Fromm spoke about the traffic light at Borough Hall not being on yet and that they are working on it.

Mayor Fromm stated that the housing element within the Master Plan revision is moving forward. He also noted that the 2<sup>nd</sup> phase of street-scaping is moving forward from Lake to Borough Hall.

Ms. Vanaman asks for architectural drawings to be incorporated into ordinance. Mr. Fromm says updates are being added now. Mr. Walker adds the Planning Board would update the checklist and the Council would need to approve it. There was also a note to add sections on Bonding.

## **PUBLIC**

There being no further business, Mr. Gahrs made a motion to adjourn the meeting at 8:45 pm, seconded by Mr. Zappala. Roll call vote. All yes.

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Kimberly Schneider, Secretary  
Planning Board  
Borough of Swedesboro