

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

Meeting Minutes for
December 8, 2008

A regular meeting of the Swedesboro Planning/Zoning Board was held on December 8, 2008 in Council Chambers at 7:40 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
M. Fernandez
G. Weeks
J. Streitfeld

The following alternates were present:

S. Ayers

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

OLD BUSINESS

Mr. Dare made a motion to approve the minutes of November 10, 2008 with no edits. Seconded by Ms. Streitfeld. All yes, with Mr. Fernandez and Ms. Ayers abstaining.

MEMORIALIZE RESOLUTIONS

Michael Watts
170 Franklin Street (County Route 694)
(Block 42.03/Lot 8.02)

Resolution postponed.

OLD BUSINESS

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

Due to a lack of board members Mr. Ziegler, attorney for Mr. Russo, asks for a continuance until the January meeting. Mr. Weeks made a motion seconded by Mr. Dare. Roll call, all yes.

NEW BUSINESS

**Westrum (Spring Ridge Townhomes)
Ammended Major Site Plan
(Block 52 & 53/Lot 6 & 4)**

Mr. Sinclair introduced himself for Westrum. He asks for amendments for the final approval already granted. The changes are for 42 lots in the West, and 75 lots in the East developments of Spring Ridge. They are all town homes and no single-family homes.

He reads the conditions of paragraph 10 (for West) and paragraph 13 (for East) of the resolutions. He also reads the HOA approved guidelines for the new changes.

Every fence must have a gate and end units have 5', 10' or 20' offsets from property line for access (shown on the plan and determined by the HOA).

The applicants will need a Borough Zoning permit and HOA approval and ARB (Architectural Review Board) approval to put up a fence.

Mr. Fernandez makes a motion to approve the application to amend the final approved resolution paragraph 10 and 13 to include provisions from the applicant. Ms. Streitfeld seconds. Roll call vote, all yes, Ms. Ayers abstained.

CORRESPONDENCE & DISCUSSION

None

PUBLIC

None

There being no further business, Mr. Weeks a made a motion to adjourn the meeting at 8:30 pm, seconded by Ms. Ayers. All yes.

Kimberly Schneider

Kimberly Schneider,
Secretary Planning Board
Borough of Swedesboro