

FEBRUARY 10, 2015

PLANNING/ZONING BOARD MINUTES FEBRUARY 10, 2015

Meeting called to order at 7:00 p.m. by Chairman Miller

Secretary Levy announced the Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full".

ROLL CALL:

Present:
Chairman George Miller
Mayor Edward G. Campbell
Councilman Gerald Bonsall
Ms. Barbara Gellura
Ms. LuAnn Watson
Mrs. Patricia Croghan

Absent:
Vice Chairman Joseph Hartmann
Mrs. Susan Croll

Professionals: Engineer - Gregory Fusco
Planner - Brian Slaugh
Solicitor - Donald Ryan

RESOLUTIONS: None

CERTIFICATES OF APPROPRIATENESS: None

APPLICATION COMPLETENESS REVIEW: None

MINUTES:

Motion to dispense reading and approve Minutes of 1/13/2015 Mayor Campbell, Second Councilman Bonsall

Voice Vote:	Chairman Miller	Abstain	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

CORRESPONDENCE:

TO: Planning Board dated 1/20/15
FROM: Andrew Levecchia, PP, Planning Director Camden County
RE: 2013 and 2014 Zoning Board Annual Reports
ACTION: Solicitor Ryan commented that council authorized the submission of the annual reports. They will be presented to the Planning Board when received.

OLD BUSINESS:

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1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 5, LOT 4.02
63 KIRKWOOD ROAD

Applicant/Owner: Veronica Mills
Proposed Work: Extend roof line, decking under roof line, enclose existing porch
Representative: Applicant

At the 9/9/14 Planning Board meeting Mrs. Mills was given conditional approval pending the submission of a sketch plat. To date, no sketch plat was submitted.

Solicitor Ryan commented that since time constraints are involved and the applicants did not submit the required application and/or items needed for the Board to make a decision the Board may deny the applications without prejudice.

Motion to deny application without prejudice Chairman Miller, Second Councilman Bonsall

Poll Vote:	Chairman Miller	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

2. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 92, LOT 1.01
1 PINE ROAD

Applicant/Owner: Pat and Jenn Flynn
Proposed Work: Swimming Pool and Cabana

a. Review letter from Planner Brian Slauch dated 10/3/14

Application was to be heard at the October, 2014 meeting. Mr. Slauch spoke with Mr. Flynn and advised him that a variance was needed. To date, Mr. Flynn has not submitted for a variance.

Motion to deny application without prejudice Chairman Miller, Second Mrs. Croghan

Poll Vote:	Chairman Miller	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

The Board would like to have an accounting of any outstanding applications placed on the agenda so that the time frames for acting on applications are met. If the application is declared complete, the Board must have a hearing and make a decision on the merits of the application within the time period specified in the Municipal Land Use Law. For example, for a minor site plan the Board must act within 45 days from the date the application is deemed complete. If the

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application is declared incomplete, a letter will be forwarded to the applicant advising that the application is incomplete and the reasons why.

NEW BUSINESS:

1. GUIDELINES FOR SOLAR SYSTEMS IN HISTORIC DISTRICTS

Planner Brian Slauch commented that in the Historic Preservation Chapter of the code book it references the *Secretary of the Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings* and could be used for applications in the Historic District. The other guideline is the *National Alliance of Preservation Commissions for Solar Systems in Historic Districts*. The National Alliance guideline may be adopted by the governing body to further guide the planning board when an application is received.

Motion made by Chairman Miller authorizing Solicitor Ryan to prepare a resolution recommending to Borough Council that the *National Alliance of Preservation Commissions for Solar Systems in Historic Districts* by adopted by ordinance at their next meeting, Seconded by Mayor Campbell.

Voice Vote:	Chairman Miller	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

INFORMATIONAL:

- Next regular Planning Board meeting is March 10, 2015.

MEETING OPEN TO THE PUBLIC:

No comment from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:42 PM MAYOR CAMPBELL, SECOND COUNCILMAN BONSALL

Voice Vote:	Chairman Miller	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

Anne D. Levy
Secretary

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