

**Woodstown Planning Board
Minutes
October 5, 2016**

This meeting was called to order by Chairman, Doug Hathaway who provided a statement that adequate notice of this meeting was provided in accordance with the requirements of the Open Public Meeting Act.

Members Present: Doug Hathaway, Don Dietrich, Lorraine Pfeffer, Valerie Lacy, Keith Johnson, Jesse Stemberger, Shane Godshall, Virginia Hibbard

Also Present: Jane Gallagher, Board Secretary, Gary Thompson, Solicitor, Candace Kanaplue, Engineer

Members Absent: Glenn Merkle, Don Johnson, Cecil Colsch, Curtis Frye, Lauren Morgan

The minutes from the September 7, 2016 regular meeting were approved on a motion by Ms. Pfeffer. The motion was seconded by Mr. Johnson, followed by unanimous show of hands of the Board, with the exception of Mr. Dietrich & Mr. Stemberger who abstained.

Old Business:

Newfield National Bank / 380 Bailey St. / Block 50, Lot 6

RESOLUTION 2016-9
RESOLUTION GRANTING AN EXTENSION OF AMENDED PRELIMINARY
MAJOR SUBDIVISION APPROVAL, AMENDED PRELIMINARY SITE PLAN
APPROVAL AND BULK VARIANCES TO NEWFIELD NATIONAL BANK
RE: BLOCK 50, LOT 6

A motion to approve Resolution 2016-9 was made by Ms. Pfeffer, seconded by Ms. Lacy, followed by a unanimous roll call vote of the Board of those eligible to vote.

New Business:

Brian & Melissa Zilinski / 7 Blanche Street / Block 10, Lot 33

Public Hearing requesting bulk variance for road frontage.

Ms. Kanaplue was sworn in by Mr. Thompson.

A motion to deem the application complete was made by Ms. Pfeffer, seconded by Mr. Stemberger, with a unanimous roll call vote of the Board with the exception of Mr. Godshall who abstained.

Mr. Zilinski explained that he purchased the property three years ago. It had previous approval for a bulk variance for the roadway frontage. That Resolution was 2006-8, which was in effect when he purchased the lot. That approval has expired.

Mr. Thompson asked if the proposed plan for water and sewer connection had been submitted. Mr. Thompson also stated that Mr. Zilinski would have to comply with all other requirements of the Borough as it pertains to construction of a single family home and Mr. Zilinski agreed.

Ms. Kanaplue stated she has reviewed the plan and it is acceptable, as long as it conforms with the grading plan and with all outside agency approvals.

Public comment:

David Hoeldtke of 3 Blanche St. was sworn in by Mr. Thompson

Mr. Hoeldtke expressed concerns with drainage, street parking.

Thelma Hoeldtke of 3 Blanche St. was sworn in by Mr. Thompson.

Ms. Hoeldtke was concerned with street parking once a house is built.

Mr. Zilinski stated that he will comply with all regulations from the Borough and all outside agencies.

The Public Portion was closed.

A motion to approve a variance to permit construction of a single family home on a property having lot frontage of 25.52 feet, being known as 7 Blanche Street (Block 33, Lot 10) was made by Ms. Pfeffer, seconded by Mr. Johnson, followed by a unanimous roll call vote of the Board.

With no additional business, the meeting adjourned at 7:42 PM.

Jane Gallagher, Planning Board Secretary