

**Woodstown Planning Board**  
**Minutes**  
**April 2, 2014**

This meeting was called to order by Douglas 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:** Donald Dietrich, Shane Godshall, Virginia Hibbard, Douglas Hathaway, Jesse Stemberger, Valerie Lacy, Lorraine Pfeffer, Alfred Edwards, Glenn Merkle,

**Members Absent:** Cecil Colsch, Judith King, Keith Johnson, Donald Johnson, Andrew Hoglen

**Also Present:** Gary D. Thompson, Esq., Board Solicitor, Steven Bach, Board Engineer, Suzanne Wollyung, Board Secretary, Jean Jack, Recorder

Mr. Thompson assisted in the swearing in of Mr. Merkle who was appointed as Class II member of the Planning Board.

**Minutes:** The minutes from the January 8, 2014 regular meeting were approved on a motion by Mr. Godshall. The motion was seconded by Mr. Edwards, followed by a show of hands: Yes: Mr. Godshall, Mr. Edwards, Mrs. Lacy, Mr. Stemberger, Mr. Dietrich, Mr. Hathaway, Mrs. Pfeffer, Mrs. Hibbard. Abstain: Mr. Merkle.

**New Business:**

**John Steeves – Block 7/Lot 18, 17 Harris Lane: Application for Minor Subdivision – Lot Line Adjustment. Completeness/Public Hearing.**

Both Mr. Steeves and Mr. Bach were sworn in by Mr. Thompson. Mr. Thompson proceeded with an opening statement that Mr. Steeves is the owner of Block 7, Lot 18 and a contract purchaser of a portion of Lot 8, which he proposes to add to Lot 18. There are several items on Mr. Bach's completeness report from February 27, 2014 that Mr. Steeves has addressed. Item # 13 the certification of the tax collector has been provided. Item # 17 Mr. Steeves has provided the board with a key map and Item # 20 the board has received a statement as to request of waivers and variances. Mr. Steeves has also requested waivers for Items 26, 62 and 64. Mr. Thompson asked the board to consider deeming the application complete with waivers for items 26, 62 and 64. Motion by Mr. Stemberger to deem the application complete with waivers for completeness purposes as to items 26, 62 and 64. The motion was seconded by Mr. Godshall with the following roll call: Yes: Mr. Dietrich, Mr. Godshall, Mr. Merkle, Mr.

Hathaway, Mr. Edwards, Mr. Stemberger, Mrs. Lacy, Mrs. Pfeffer, Mrs. Hibbard.  
No: None.

Mr. Thompson stated that he has reviewed the notice that was published in the South Jersey Times, as well as the notices served to the property owners within 200' of the property and said that Mr. Steeves has met the requirements for public notice so the board could proceed with the public hearing. Mr. Steeves took the floor and stated his reasons for purchasing a portion of lot 8. He has two young children and because of the swampy condition of lot 8 they cannot use their back yard. The standing water has rotted out his fence, killed all of his shrubbery and attracts multitudes of mosquitoes making it impossible for his children to play out in the yard. He has purchased 35' from Renee Rainboth, owner of lot 8 and has re-graded her property. Once he has obtained approval from the board, he plans on installing a fence in his back yard.

Mr. Thompson listed the four variances that are requested in this application that pertain to the properties. Mr. Steeves is seeking variances for lot 18 for a front yard setback for the existing home of 21.3' where 35' are required and for a side yard setback of 0.8' for a shed where 10' is required. On the lot 8 property, the home does not meet the 35' front yard set back requirement but is only 29.5' from the roadway, and a side yard set back of 11.9' where 15' is required. All of the variances fall under c1 hardship variance for a preexisting, non-conforming condition that would be cost prohibitive to comply with the required set backs.

Mr. Thompson asked the board to review Mr. Bach's report. Mr. Bach stated that he did receive the March 13, 2014 correspondence from Mr. Steeves indicating that his surveyor will comply with all the conditions put forth in Mr. Bach's letter.

At this time, the Chairman opened the meeting to the public. Susan LaBove of 240 N. Main Street was then sworn in. She stated that she supports all the work Mr. Steeves has done on the property. She asked if the owner of Lot 8, Renee Rainboth had acquired a variance for the addition she recently built onto her house. Susan then provided a photo marked exhibit P1 that showed how the grading around the new addition is causing water to flow into her yard. Mr. Hathaway stated that Ms. Rainboth has never applied for a variance for a side yard set back. She also reported that the contractor hired by Mr. Steeves to clear the brush from the property sprayed growth killer which destroyed 40 bushes in her back yard. She asked Mr. Steeves to approach the contractor about replacing what was lost. Mr. Thompson advised the board to deny the side yard set back variance of the home on Lot 8 on the basis that there is a question pertaining to whether a variance should have been applied for or, if the addition was improperly constructed.

Mr. Godshall asked Mr. Steeves after the property was re-graded where the water goes. Mr. Steeves stated that the contractor created a large seepage pit

where the water collects and dissipates over time. Any overflow now runs down a swale along his fence line to Harris Lane.

Mr. Hathaway closed the public portion of the meeting. Motion by Mr. Godshall to approve a minor subdivision in the form of a lot line adjustment and to grant c1 hardship variances for the front yard setback for the single family home on lot 18 and the side yard setback for the shed on Lot 18 and to deny the requested variances for the single family home on lot 8. The motion was seconded by Mrs. Hibbard with the following roll call: Yes: Mr. Dietrich, Mr. Godshall, Mr. Merkle, Mr. Hathaway, Mr. Edwards, Mr. Stemberger, Mrs. Lacy, Mrs. Pfeffer, Mrs. Hibbard. No: None.

Mr. Hathaway then inquired about the Woodstown Commons property which is up for sale. Mr. Thompson stated that only preliminary major subdivision approval and preliminary site plan approval had been granted for the property and that depending upon any revisions to the proposed development, the owner or purchaser of the property may need to obtain amended preliminary major subdivision approval and amended preliminary site plan approval for the property and will need to obtain final major subdivision approval and final site plan approval.

Mr. Hathaway asked the secretary to provide 6 copies of the Woodstown Land Development booklets for the new members.

Mr. Godshall asked if Woodstown had a Dark Sky Ordinance for the Borough. Mr. Bach stated that it did not.

With no additional business, the meeting adjourned at 8:10 PM.