

**Woodstown Planning Board
Minutes
January 6, 2016**

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: Douglas Hathaway, Donald Dietrich, Shane Godshall, Valerie Lacy, Keith Johnson, Cecil Colsch, Jesse Stemberger, Lorraine Pfeffer, Lauren Morgan, Curtis Frye

Members Absent: Glenn Merkle, Don Johnson, Virginia Hibbard

Also Present: Gary D. Thompson, Esq., Board Solicitor, Steven Bach, Board Engineer, Jane Gallagher, Board Secretary, Jean Jack, Recorder

The first order of business was the annual reorganization of the Board. An announcement was made confirming appointments/reappointments to terms and indicating term expiration as follows:

Class I	Don Deitrich (Mayor)	2016
Class II	Shane Godshall	2016
Class III	Glenn Merkle	2016
Alt # 3	Lauren Morgan	2017
Alt # 4	Curtis Frye	2017

Oaths of office were executed by all new and reappointed members.

Mr. Colsch nominated Mr. Hathaway as Board Chairman. The nomination was seconded by Mr. Stemberger. Mr. Hathaway was appointed Board Chairman by a unanimous vote of the Board Members.

Mayor Dietrich nominated Mr. Keith Johnson as Board Vice-Chairman. The nomination was seconded by Mr. Stemberger. Mr. Johnson was appointed Board Vice-Chairman by a unanimous vote of the Board members.

Mr. Dietrich nominated Jane Gallagher as Board Secretary. The nomination was seconded by Mrs. Keith Johnson. Mrs. Gallagher was appointed Board Secretary by a unanimous vote of the Board members.

RESOLUTIONS

Resolution 2016-1 – Meeting dates were determined to be the first Wednesday of each month in the Borough Hall beginning at 7:00 PM and the Official Newspapers of the Board are the South Jersey Times and Daily Journal and the Borough Hall Foyer is designated as the official place for posting notices. A motion was made by Mr. Stemberger to approve Resolution 2016-1. The motion was seconded by Mr. Colsch followed by a unanimous roll call vote of Board members.

Resolution 2016-2 – Board Professionals

Gary Thompson, Esq. – Board Solicitor
Steven Bach, Bach Associates – Board Planner
Steven Bach, Bach Associates – Board Engineer

A motion was made by Mrs. Pfeffer to approve Resolution 2016-2. The motion was seconded by Mr. Godshall followed by a unanimous roll call vote of Board members.

The minutes from the June 3, 2015 regular meeting were approved on a motion by Mr. Colsch. The motion was seconded by Mr. Godshall, with all in favor with the exception of Mr. Stemberger, Mrs. Lacy, and Mr. K. Johnson who abstained.

New Business:

Randall & Deborah Franzen – Block 19, Lot 4 – 16 Colson Court Bulk (C) Variance – Public Hearing

Both Mr. Franzen and Mr. Bach were sworn in by Mr. Thompson. Mr. Bach stated he had no objections to the completeness review. A motion to deem the application complete was made by Mr. Stemberger, seconded by Mrs. Pfeffer, followed by a unanimous show of hands.

Mr. Thompson reviewed all notices. He stated they met the standards and is deemed complete.

Mr. Franzen presented a map of the proposed location of the new shed (Exhibit A). He also presented photos (Exhibit A2). He stated that the sheds presently on the property will be removed.

Mr. Hathaway expressed concern that the new shed will be close to the property line and that water runoff from the roof would flow into the neighbor's yard. Mr. Franzen stated there will be gutters installed on the new shed and a driveway will also be installed.

Mr. Frye asked if the property line has been verified and Mr. Franzen stated that it has.

Mr. Godshall expressed concern about impervious coverage. Mr. Bach stated that it will be 20% and does not believe it will have a negative impact.

At this time, the Chairman opened the meeting to the public. There was no public comment and the public portion was closed.

A motion to approve a bulk (C) variance for Block 19, Lot 4 – 16 Colson Court was made by Ms. Pfeffer, seconded by Ms. Morgan, followed by a unanimous roll call vote. A resolution will be approved at the next meeting.

Old Business:

225 Borton Drive (in-ground pool water runoff)

Mr. Bach has looked at ordinances from other municipalities and determined that there are no requirements for grading for swimming pools. It is currently not part of the Borough's ordinance and if a proposed change is requested, it would have to go in front of Borough Council and it would have to be discussed with the Construction Official and then revisited.

An application for a "C" and "D" variance for a proposed antique clock shop at 68 N. Main St., Block 21, Lot 11 has been received. Mr. Thompson stated the variance request should be changed to repair and sale of clocks instead of just sales.

Mr. Hathaway requested new Planning Board members to attend class. He would like to also set up an informal meeting to discuss technical terms for planning board matters. Mr. Bach suggested the members attend the formal class first.

Mr. Hathaway requested the secretary for copies of the Land Use Ordinance.

Mr. Thompson stated there has been no further amendments to the Permit Extension Act. He also thanked the Board for his reappointment.

With no additional business, the meeting adjourned at 8:09 PM.

Jane Gallagher, Secretary