

**Woodstown Planning Board
Minutes
December 7, 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: Don Dietrich, Shane Godshall, Doug Hathaway, Glenn Merkle, Keith Johnson, Don Johnson, Cecil Colsch, Lauren Morgan, Curtis Frye

Also Present: Jane Gallagher, Board Secretary, Gary Thompson, Solicitor, Steven Bach, Engineer

Members Absent: Lorraine Pfeffer, Virginia Hibbard

The minutes from the November 2, 2016 regular meeting were approved on a motion by Mr. Stemberger. The motion was seconded by Mr. Merkle, followed by unanimous show of hands of the Board, with the exception of Ms. Lacy who abstained.

New Business:

David & Mary Dean, Block 27, Lot 66 (205 East Millbrooke Ave.) Use Variance Review application for completeness and public hearing

Class I member Don Dietrich and Class III member Glenn Merkle stepped down from this hearing.

Mr. Bach stated he has reviewed this application and deemed it complete.

A motion to deem the application complete was made by Mr. Stemberger, seconded by Mr. D. Johnson, followed by a unanimous show of hands of the Board members.

Mr. Thompson swore Mr. & Mrs. Dean and Mr. Bach in.

Mr. Frank Hoerst, attorney for the Deans, presented an additional Exhibit 1A (aerial shot of the property).

The property in question is a one story house. It currently has two separate electric, heating and air conditioners. The applicants plan on living in the back of the house and plan on renting the front of the house out.

There will be no change to the external footprint of the house. The only modifications will be installation of an interior wall, as well as kitchen cabinets.

Ms. Lacy asked whether or not the Deans would be living in one portion of the house. Mr. Dean responded that they would be living in one unit.

Mr. Stemberger asked what the square footage of each unit would be. Mr. Dean stated the front portion is 1,500 square feet and the rear portion is 900 square feet.

There is one meter for water and sewer for this property. The gas and electric are separate.

The hearing was opened to public comment. With there being no comment from the public, the public comment portion was closed.

Mr. Bach stated if the application is approved, no extra application materials are needed.

A motion to approve a use variance to David & Mary Dean, Block 27, Lot 66 (205 East Millbrooke Ave.) as a duplex with the condition that the property has no outside changes, has separate electric and gas meters, combined water meter and the owner must occupy one portion of the property was made by Mr. Stemberger, seconded by Mr. K. Johnson, followed by a unanimous roll call vote of the Board.

Mr. Thompson reviewed the recommendations of the committee regarding Conditional Use Standards. If the Planning Board approves these revisions, it would go before Borough Council for approval. There will be further review and recommendations will be forthcoming at the January meeting.

Mr. Colsh announced his retirement from the Planning Board.

With no additional business, the meeting adjourned at 8:02 PM.

Jane Gallagher, Planning Board Secretary