

LOWER ALLOWAYS CREEK TOWNSHIP
COMBINED LAND USE BOARD
REORGANIZATION MEETING – January 24, 2024

1. Call to Order:

The meeting was called to order by Secretary Carney.

2. Statement of Adequate Notice:

Secretary Carney read the Notice as follows:

“This is a Special Meeting of the Lower Alloways Creek Twp. Combined Land Use Board Notice of this meeting was broadcast pursuant to the Open Public Meetings Act by sending notice to the SOUTH JERSEY TIMES, posting notice on the bulletin board of the Municipal Building, and giving notice to the L.A.C. Township Clerk. All of these actions were taken by the Secretary to the Board on “January 18, 2024”.

3. Saluting of the Flag:

Secretary Carney led the members in the saluting of the flag.

4. Secretary Carney called the roll with the following results;

Present: J. Carney, P. Collier, L. Erdner, L. Kaufmann,
B. Mitchell, E. Pancoast, S. Wagner, T. Wheaton, and A. Widger

Absent: T. Bradway

5. **Resolution 2024-01** to Adopt Robert's Rules of Order

A motion was made by A. Widger and seconded by L. Kaufmann to Adopt Robert's Rules of Order, latest revision, for the purpose of conducting all board meetings.

Roll Call: J. Carney, P. Collier, L. Erdner, L. Kaufmann, B. Mitchell,
E. Pancoast, S. Wagner, T. Wheaton, and A. Widger

6. Secretary Carney called for the nominations for the position of Chairperson:

A motion was made by P. Collier and seconded by A. Widger to nominate T. Wheaton as Chairperson. All members present were in favor and the motion carried.

7. Chairperson Wheaton called for the nominations of Secretary to the Board:

A motion was made by B. Mitchell and seconded by L. Erdner to nominate Irene Carney as Board Secretary. All members present were in favor and the motion carried.

8. Chairperson Wheaton called for the nomination for Deputy Secretary to the Board:

A motion was made by S. Wagner and seconded by A. Widger to nominate T. Whearon as Deputy Secretary. All members present were in favor and the motion carried.

9. Chairperson Wheaton called for the nomination of Vice Chairperson:

A motion was made by L. Kaufmann and seconded by L. Erdner to nominate S. Wagner as Vice Chairperson. All members present were in favor and the motion carried.

10. **Resolution 2024-02** Chairperson Wheaton called for appointments for the position of Board Solicitor:

A motion was made by S. Wagner and seconded by B. Mitchell to appoint Frank J Hoerst III, Esquire for the position of Solicitor & David Avedissian, Esquire for conflict legal services. All members present were in favor and the motion carried.

11. **Resolution 2024-03** Chairperson Wheaton called for appointments for the position of Board Engineer:

A motion was made by A. Widger seconded by S. Wagner to appoint Fralinger Engineering as Board Engineer and Engineering Design Associates for conflict engineering services. All members present were in favor and the motion carried.

12. Chairperson Wheaton appointed members to the Subdivision Review Committee:

A motion was made by B. Mitchell and seconded by L. Kaufmann to appoint the following board members to The Subdivision Review Committee; P. Collier, S. Wagner, L. Kaufmann, A. Widger and the Chairperson serves. All members present were in favor and the motion carried.

13. Chairperson Wheaton appointed members to the Application Completeness Review Committee:

A motion was made A. Widger and seconded by S. Wagner to appoint the following members to The Application Completeness Review Committee; I. Carney Secretary, J. Carney Zoning Officer, S. Nardelli, (Fralinger Engineers), F. Hoerst (Esq.), and the Chairperson also serves. All members present were in favor and the motion carried.

14. Chairperson Wheaton appointed I. Carney as the Liaison between County Planning Board and Township:

A motion was made by A. Widger seconded by S. Wagner to appoint I. Carney as the liaison between the Salem County Planning Board and the Township. . All members present were in favor and the motion carried.

15. **Resolution 2024-04** Chairperson Wheaton asked for a motion to:
(a) Establish Date, Time and Place of Regular Meetings.
(b) Designation of Official Newspapers
(c) Designation of Posting Notices

A motion was made by A. Widger and seconded by S. Wagner that the regular meetings be held on the fourth Wednesday of each month at 7:00 pm (except Nov. & Dec when the meetings will be held on the third Wednesday of the month) in the Court Room of the Municipal Building.

The official newspapers will be The South Jersey Times & The Cumberland/Salem Guide.

The designated place for posting notices will be on the bulletin board of the Municipal building,

All members present were in favor and the motion carried.

16. Chairperson Wheaton asked for a motion to approve the meeting minutes of December 20, 2023
A motion was made by L. Kaufmann and seconded by L. Erdner to approve the minutes of the December 20, 2023 meeting. The minutes were approved as written by all members present for that meeting, with the results as follows:

Roll Call: J. Carney, P. Collier, L. Erdner, L. Kaufmann, S. Wagner, T. Wheaton, A. Widger.

Abstain: B. Mitchell, E. Pancoast

17. **Adopt Resolution VR-2023-02 - Block 16 / Lot 1 (7 members)**
Wireless Edge Towers, LLC

Chairperson Wheaton asked only the members present for the 12/20/23 meeting for a motion to Adopt Resolution VR-2023-02.

A motion was made by S. Wagner and seconded by A. Widger to adopt the resolution prepared by Mr. Hoerst, Esq..

Roll Call: J. Carney, L. Erdner, L. Kaufmann, S. Wagner, T. Wheaton, A. Widger, I. Carney.

**18. VR-2024-01 Application Completeness Review: (Sunrooms America Inc)
Block 30 – Lot 18 750 Harmersville-Canton Rd. Mike & Holly Christopher**

Attorney Hoerst reviewed the report by Stephen Nardelli of Fralinger Engineering, (attached) explaining the requested waivers. He stated Mr. Nardelli had no objection to granting the waivers and deem the application complete. Mr. Hoerst noted a correction to the report THE ROOM/DECK WILL BE CONSTRUCTED IN THE REAR OF THE DWELLING. A REAR YARD SETBACK VARIANCE WILL BE REQUIRED.

Chair Wheaton asked the board for a motion to Deem the Application Complete with the requested waivers.

A motion was made by A. Widger and seconded by B. Mitchell to Deem the Application Complete.

Roll Call: J. Carney, P. Collier, L. Erdner, L. Kaufmann, B. Mitchell, E. Pancoast, S. Wagner, T. Wheaton, A. Widger.

**19. VR-2024-01 Variance – Technical Review & Public Hearing:
Block 30 – Lot 18 750 Harmersville-Canton Rd. Mike & Holly Christopher**

Mr. Hoerst asked the applicants to explain to the board exactly why they are requesting the variance. Holly Christopher stated there is a deck on the back of the house that over time has become in need of repair and instead of just replacing the deck they decided to enclose it with a sunroom built on top of the new deck.

Tom Mazza, builder, from Sunrooms America also explained the applicants were in need of a new deck and decided they wanted to enclose the deck with a sunroom.

Chair Wheaton asked for a motion to open the meeting to the public. A motion to open the meeting to the public was made by A. Widger and seconded by S. Wagner all were in favor and the motion carried. There were no members from the public present asking to comment.

At this time Chair Wheaton asked for a motion to close the meeting to the public. A motion was made by A. Widger and seconded by E. Pancoast to close the meeting to the public. All were in favor and the motion carried.

Chair Wheaton asked for a motion to grant the rear yard setback variance with the requested waivers per the engineering report prepared by Stephen Nardelli of Fralinger Engineers. A motion was made by B. Mitchell and seconded by P. Collier to approve the rear yard setback variance.

Roll Call: J. Carney, P. Collier, L. Erdner, L. Kaufmann, B. Mitchell, E. Pancoast, S. Wagner, T. Wheaton, A. Widger.

20. Old Business/New Business or any other pertinent business:

P. Collier mentioned if the board members know anyone that may be interested in joining the board as an alternate member please let him know as we are in need of one more member.

Mr. Hoerst explained the State of NJ recently changed some of the requirements for cannabis farming. He said if the township committee is interested in hearing and changing the cannabis farming ordinance to let him know.

21. Adjournment:

A motion was made by P. Collier and seconded by L. Kaufmann to adjourn the meeting. All members present were in favor and the motion carried.

Irene Carney, Secretary

Please note: Minutes are not verbatim