

LOWER ALLOWAYS CREEK COMBINED LAND USE BOARD  
REGULAR MEETING – SEPTEMBER 28, 2022

Chair, Tina Wheaton, opened the meeting with the following statement:

**Adequate Notice:**

“This is a regular Meeting of the Lower Alloways Creek Combined Land Use Board. Notice of this meeting was broadcast pursuant to the Open Public Meetings Act by sending notice to the NEWS OF SOUTH JERSEY, 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, 2022”.-

---

**Roll Call:** Mayor Timothy Bradway, John Carney, Deputy Mayor Paul Collier, Holly Fogg, Lance Kaufmann, Steve Wagner, Tina Wheaton, Amy Widger

**Absent:** B. Mitchell & W. Sheets

**Also in attendance:** Board Solicitor, Frank Hoerst and Board Engineer, Stephen Nardelli, of Fralinger Engineers

---

**Salute the Flag:** Chair Wheaton led the members in saluting the flag.

---

**Motion to approve minutes: August 24, 2022**

Chair Wheaton asked for a motion to approve the minutes of the meeting held on August 24, 2022. A motion was made by L. Kaufman and seconded by A. Widger to approve the minutes as written.

**Roll call:** T. Bradway, J. Carney, P. Collier, H. Fogg, L. Kaufmann, S. Wagner, Tina Wheaton, Amy Widger

---

**MN-2022-07 (# Corrected) Subdivision Completeness Review**  
**Randi Galan                      50 Buck Horn Road                      Block 42 Lot 3**

Mr. Hoerst started with swearing in the applicant/buyer, Randi Galan, and our board engineer, Stephen Nardelli, to testify. Ms Galan submitted a contract of sale (**exhibit 1-A**) on the property naming her as the buyer in lieu of a sworn affidavit.

Mr. Nardelli noted per his report he had no objections to the waivers requested and wanted to advise the applicant that although the subject property itself was absent of wetlands there are fresh water wetlands behind the property. Mr. Nardelli stated there was an issue with the site plan setbacks. He later discovered (emailed all concerned) that the bearings on the map for the new subdivision line is not correct, they should be Northeast and Southwest. He notified the surveyor to make the corrections and submit four new site plans to the secretary of the board.

Chair Wheaton asked motion for a motion to Deem the Application Complete. A motion was made by P. Collier and second by S. Wagner to Deem the Application Complete.

LOWER ALLOWAYS CREEK COMBINED LAND USE BOARD  
REGULAR MEETING – SEPTEMBER 28, 2022

**Roll Call:** Mayor Timothy Bradway, John Carney, Deputy Mayor Paul Collier, Holly Fogg, Lance Kaufmann, Steve Wagner, Tina Wheaton, Amy Widger

---

**MN-2022-07 (# Corrected) Subdivision Technical Portion**  
**Randi Galan                      50 Buck Horn Road                      Block 42 Lot 3**

Mr. Hoerst commented and wanted the buyer to be aware of property encroachments noted in the site plan on the left side of the subject property; a fence, a garage and a well. Applicant responded that she was aware and accepts the property with all encroachments noted on the site plan. Mr. Hoerst asked the applicant if the board grants the subdivision will the applicant agree to hold the board harmless and indemnify on the property encroachments; the applicant agreed to the condition.

Chair Wheaton asked for a motion to open the meeting to the public, motion was made by P. Collier and second by S. Wagner, all were in favor and the motion carried. No one from the public had any questions.

Chair Wheaton then asked for a motion to close the meeting to the public (due to the rustling of the site plans paperwork I wasn't able to hear who made or second the motion to close the meeting to the public). All were in favor and the motion carried.

Chair Wheaton asked for a motion to approve and Grant the Minor Subdivision with the following conditions as stated by Mr. Hoerst; approval of Salem County Planning Board and any/all outside agencies requested by the construction code official if the applicant decides to build on the property in the future. Also the applicant must submit the new deeds for review within one hundred eighty, (180), days. A motion was made by P. Collier and second by H. Fogg to Grant the Minor Subdivision.

**Roll Call:** Mayor Timothy Bradway, John Carney, Deputy Mayor Paul Collier, Holly Fogg, Lance Kaufmann, Steve Wagner, Tina Wheaton, Amy Widger

---

**MN-2022-08 (# Corrected) Subdivision Completeness Review**  
**David Mullen                      220 Robinson Road                      Block 22 Lots 9, 13, 14, & 15**

Mr. Hoerst started with swearing in the applicant, David Mullen, and the applicant's engineer, Kyle Denny, as his expert witness. Mr. Denny displayed the property subdivision site plan drawing for the board as exhibit A-1.

Mr. Nardelli was fine with all waivers requested and with the board deeming the application complete.

Chair Wheaton asked for a motion to Deem the Application Complete. A motion was made by S. Wagner and second by L. Kaufmann to Deem the Application Complete'

**Roll Call:** Mayor Timothy Bradway, John Carney, Deputy Mayor Paul Collier, Holly Fogg, Lance Kaufmann, Steve Wagner, Tina Wheaton, Amy Widger

LOWER ALLOWAYS CREEK COMBINED LAND USE BOARD  
REGULAR MEETING – SEPTEMBER 28, 2022

**MN-2022-08 (# Corrected) Subdivision Technical Portion**

**David Mullen**

**220 Robinson Road**

**Block 22 Lots 9, 13,14, & 15**

Mr. Hoesrt disclosed he had a meeting with the applicant's engineer, Kyle Denny, prior to tonight's meeting to go over the site plans. Mr. Denny explained the property details and stated that there are no variances required in granting the subdivision.

Mr. Hoesrt questioned the applicant as to what he proposes for the land; the applicant said he plans to join the property to his other two lots making it one large lot. The property will be strictly used for agriculture and hunting. Mr. Mullen also stated he didn't propose any development.

Chair Wheaton asked for a motion to open the meeting to the public for comment. A motion was made by A. Widger and second by L. Kaufmann. All were in favor and the motion carried. There were no questions from the public.

Chair Wheaton asked for a motion to close the meeting to the public. A motion was made by A. Widger and second by T. Bradway. All were in favor and the motion carried.

Chair Wheaton asked for a motion to Grant the Minor Subdivision with the three, (3), lots merged into one, (1). Motion was made by A. Widger and second by S. Wagner.

---

**Old/New Business:**

Mr. Hoerst discussed a phone call he recently received from Adam Tesley, Esquire in reference to a minor subdivision that was completed in 2020, Esther Dickson to Robert Jr. and John Robinson. Apparently the Robinsons' never filed the deeds with the county as required within one hundred eighty, (180), days. Mr. Telsey asked for an extension to file the deeds. The board agreed to extend the time period until 12/31/2022.

Chair Wheaton asked for a motion to extend the deadline to file the deeds to 12/31/2022. A motion to extend the period of time until 12/31/2022 was made by A. Widger and second by S. Wagner.

Mr. Hoerst then discussed the board approving to hire a planner, Mr. Randall Scheuler, to help with our Master Plan Review. The resolution for the board's approval to hire Mr. Scheuler was signed and sent to the Township Clerk for the township committee to review.

---

**Adjournment:**

Chair Wheaton asked for a motion to adjourn the meeting, a motion was made by A. Widger and seconded by T. Bradway to adjourn the meeting. All were in favor and the motion carried.

---

Irene Carney, Secretary

**(Please note minutes are not verbatim)**