

Minutes of the Fairfield Township Planning Board Regular meeting held at the Municipal Hall in Fairton on January 10, 2023. The meeting was called to order by the Township clerk, it was advised that the meeting was being electronically recorded in accordance with the open public meeting act and that anyone wishing to speak must stand, state his or her name and address, in a clear tone of voice.

All joined in the flag salute.

SYNOPSIS:

Attendance:

Cliff Hester	Class IV
Marion Kennedy	Class III
Robert Gibbons	Class IV
Joseph Pierce Jr.	Class IV
Mike Peterson	Class I
Urie Ridgway	Class IV
Robert Mulford	Engineer
John DiSimone,	Solicitor
Kathi Burno	Recording Secretary

Absent

Ben Byrd Sr.	Class II
Thomas Bragg	Alt IV
Eli Webster,	Alt II
Alex Byrd	Class IV
Marcus Fortune,	Alt III
Brian Davis	Class IV
Bronx Knox	Alt V

OATH OF OFFICE

Membership re-appointments & oath of office sworn in by clerk
Marion Kennedy, Class II, Mike Peterson, Class I.

Absent:

Ben Byrd Class III
Brian Davis Alt I
Eli Webster Alt II
Thomas Bragg Alt IV
Bronx Knox, Alt. V
Marcus Fortune, Alt III

RE-ORGANIZATION

CHAIRPERSON:

A motion was made by Mr. Kennedy and seconded by Mr. Gibbons to nominate Mr. Clifford Hester.

With no other nominees a motion was made by Mr. Kennedy and seconded by Mr. Ridgway to close the nomination.

Motion was approved.

All was in favor none opposed

Mr. Hester was sworn in as Chairperson

CO-CHAIRPERSON

A motion was made by Mr. Kennedy and seconded by Mr. Hester to nominate Mr. Joseph Pierce Jr., with no other nominees, motion was approved.

Mr. Pierce was sworn in as Co-Chair

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Clifford Hester	Yes
Urie Ridgeway	Yes
Michael Peterson	Yes

SOLICITOR

A motion was made by Mr. Kennedy and seconded by Mr. Ridgway to nominate Mr. John DiSimone as solicitor.

With no other nominees, motion was approved.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Clifford Hester	Yes
Urie Ridgeway	Yes
Michael Peterson	Yes

ENGINEER

A motion was made by Mr. Kennedy and seconded by Mr. Ridgeway. to nominate Fralinger Engineers.

Voice vote as follows:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

With no other nominees the motion was approved.

SECRETARY

A motion was made by Mr. Kennedy and seconded by Mr. Ridgeway to nominate Kathi Burno as Planning Secretary.

With no other nominees, motion was approved.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

Planning & Conflict Engineer

A motion was made by Mr. Kennedy and seconded by Mr. Ridgeway to nominate Gregory Velesi, CME for Planner.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

NEWSPAPER

A motion was made by Mr. Kennedy and seconded by Mr. Pierce to approve the South Jersey Times, Atlantic City Press, Vineland Daily Journal as the publication for the Planning Board.

Voice vote was as follow:

Marion Kennedy	Yes
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Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

CALENDAR FOR 2022

February 14, 2023
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
July 11, 2023
August 8, 2023
September 12, 2023
October 10, 2023
November 14, 2023
December 12, 2023
January 9, 2024 Reorganization

A motion was made by Mr. Kennedy and seconded by Mr. Pierce Jr. to approve the dates for 2023.

All was in favor none oppose

Minutes

A motion was made by Mr. Pierce and seconded by Mr. Kennedy to approve the July 12 2022, minutes.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Joseph Pierce Jr.	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

NEW BUSINESS

Vaughn Rhodes
Variance Blk5 Lt 46.01

1470 Bridgeton Millville Pike
Attorney, Raymond I. Went Jr.
Howard Melnicove (Office merged with Nehmad Davis & Goldstein)

Mr. Wentz

C1 Variance for an undersized lot, block 5, lot 46.01

(5) Exhibits was sent to the Planning office

Exhibits A-1, A-2, A-3, A-4, A-5

Mr. Rhodes has a lot left in the 1 acre required R-2 zone. The applicant is not seeking approval of a single family home; the exhibits will show an example of a single family home that can be placed on the property that will meet all of the requirements under the R-2 zone.

The applicant will show the hardship existing under the R-2 zoning; they will comply with the zoning ordinance as much as possible.

Dallneyer vs. Lacey Township Board of Adjustment, a case that was rendered by the law division in 1987, its how you look at these undersized lot variance applications.

One of the key opponents we can show an average size single family home can easily sit in this lot and meet your front yard, side yard and rear yard setback along with your area requirements.

Exhibit A-1 shows the existing lot a shed crosses the adjoining neighbor at lot 46. The shed has been relocated and no longer straddling the properly line separating our lot and adjacent neighbor lot 46.

Exhibit A-2 showing a 45 ft by 35 ft footprint showing the type of home that can be placed to meet the township setbacks. The lot is a preexisting nonconforming lot.

There is no land available to the left, right or to the rear of the property to purchase and make it more conforming. None of the neighbors wanted to buy the applicants lot. Certified letters was sent to the neighbors surrounding the property. The applicant heard nothing back from the neighbors; they made an effort to try to make the lots conforming.

There will be no substantial detriment to the neighborhood or to the zoning code.

They are not so undersized that we don't fit the overall scheme of the neighborhood.

We are about average to the neighborhood because we can meet all the setbacks. There will be no detriment to the neighborhood or the zoning code.

We met the negative criteria and that there is no substantial detriment.

The applicant is asking for a C-1 variance for undersized lot, for the frontage, depth and width we'er asking variances for the four factors. This is just to approve the undersized lot.

Robert Mulford, Township Engineer

The applicant has provided everything, he recommends to the board to deem the application complete.

With no questions from the board

A motion was made by Mr. Kennedy and seconded by Mr. Petersen to deem the application complete.

All was in favor none opposed

Technical Review Mr. Mulford

The applicant requires 4 variances:

Minimum lot area, 1 acre is required and the nonconforming lot is .427 acres,

Minimum lot frontage, 59.75 feet minimum lot width 100 feet required

Minimum lot width, 77 feet, 150 required,

Minimum lot depth, 200 feet required and the non-conforming lot depth is 184.80 feet.

Updated plans were provided showing the setbacks and that does show a house can fit on the property. They did show that the existing shed has been relocated.

A motion was made by Mr. Kennedy and seconded by Mr. Ridgeway that the application is complete.

Voice vote was as follow:

Marion Kennedy Yes

Mike Peterson Yes

Joseph Pierce Jr. Yes

Urie Ridgeway Yes

Robert Gibbons Yes

Clifford Hester Yes

A motion was made by Mr. Pierce and seconded by Mr. Ridgeway to open to the public

All was in favor none oppose

Public comment:

With no public comment a motion was made by Mr. Petersen and seconded by Mr. Kennedy to close to the public.

A motion was made by Mr. Kennedy and seconded by Mr. Ridgeway to approve the application.

Voice vote was as follow:

Marion Kennedy Yes

Mike Peterson Yes

Joseph Pierce Jr. Yes

Urie Ridgeway Yes

Robert Gibbons Yes

Clifford Hester Yes

PUBLIC PORTION:

A motion was made by Mr. Kennedy and seconded by Mr. Gibbons to open up to the public.

With no public response

The Chair person & Co-Chair wished everyone a Happy New Year.

Mr. DeSimone stated that the training is presently online, he will provide the schedule when available.

With no other board business, a motion was made and seconded to adjourn.

All was in favor none opposed

Kathi Burno

Kathi Burno, Recording Secretary

Next meeting, February 14, 2023 at 7:00pm

Call in # 1-978-990-5342

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