

Minutes of the Fairfield Township Planning Board Regular meeting held at the Municipal Hall in Fairton on December 12, 2023, the meeting was called to order 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
Mike Peterson	Class I
Brian Davis	Class IV
Robert Gibbons	Class IV
Urie Ridgway	Class IV
Julia Burrus	Alt
Bob Mulford	Engineer
John DiSimone	Solicitor
Kathi Burno	Recording Secretary

Absent

Eli Webster	Alt II	
Bronx Nock	Alt V	Excused
Joseph Pierce Jr.	Class IV	Excused
Rufus Morgan	Alt	

Minutes

A motion was made by Mr. Kennedy and seconded by Mr. Davis to approve the November 14, 2023, minutes.

Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

RESOLUTION

Blazing Buddies
991 E. COMMERCE ST. Block 19.03 LOT 33
Preliminary & Final/ Major Site Plan Approval

A motion was made by Mr. Kennedy and seconded by Mr. Davis to approve.

Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

NEW BUSINESS

Norton/Camero
Ray Wentz, Esquire
Minor Subdivision
Block 37 Lot 32 & 33

Mr. Wentz:

One landowner is selling the neighboring landowner additional land to increase the size of the lot.

The applicant is doing nothing to impact the wetlands. All of the activity and structures are at the bottom of both lots.

The subdivision will make lot 33 more conforming.

Mr. Camero and Mr. Norton were sworn in; Mr. Camero does not speak English his daughter, Erica will interpret for him.

Mr. Mulford township engineer

Recommend that the board deem the application complete.

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

Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

Public:

With no public comments a motion was made and seconded to close to the public.

Mr. Mulford:

Variances needed:

- The applicants need a minimum front yard setback from lot 31, 40 feet is required, and the existing building is 36 feet.
- A minimum side yard accessory variance for the shed on lot 31 where 10 ft is required, and the shed is 8.5 ft from proposed property line.
- A minimum side yard setback for the pre-existing house on lot 33 where 25 ft is required and 20.3 ft of pre-existing house.
- A side yard accessory shed on lot 33 where 10 feet is required, and the existing shed is 1.8 feet from the property line.

Mr. Mulford asks for a perfected plan to show the septic systems on both lots, and that they provide deed description to be approved by the office prior to signature. New corners must be set as a condition of approval.

The applicant agreed to all the conditions.

A motion to approve was made by Mr. Kennedy and seconded by Mr. Davis. Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

Loren Joynes

C Variance
Block 5.03 Lot 30
47 Seena Dr.

Mr. Joynes was sworn in:

The applicant is seeking a variance to allow for the development of a single-family dwelling upon the property that has a lot of area, lot frontage and lot width less than the minimum area requirement for the R2 Zoning District. The existing lot area is .61 acre. The minimum required lot area is 1 acre. The existing lot frontage is 99 ft. The minimum required lot frontage is 100 ft. The existing lot width is 139 ft. The minimum required lot width is 150 ft, the applicant proposes to place a single-family home upon the property.

Township engineer:
Technical review

The zoning has changed overtime the lots are now undersized with the current zoning regulations.
The application requires a minimum lot area one acre is required.
The pre-existing nonconforming lot the survey says .5 acres the tax map says .61.
The applicant would need to clear up that discrepancy.
The minimum lot width of 150 required pre-existing non-conforming is 91 ft wide.
The minimum lot depth is 200 ft pre-existing non-conforming lot 169 ft.

Mr. Mulford recommends the board deem the application complete.

Completeness:

A motion was made by Mr. Kennedy and seconded by Mr. Davis to approve.

Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

Public comments:

With no public comments a motion was made and seconded to close to the public.

Voice vote was as follows:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes
Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

APPLICATION APPROVED

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

Voice vote was as follow:

Cliff Hester	Yes
Marion Kennedy	Yes
Mike Peterson	Yes
Brian Davis	Yes

Robert Gibbons	Yes
Urie Ridgway	Yes
Julia Burrus	Yes

PUBLIC COMMENTS:

A motion was made by Mr. Kennedy and seconded by Mr. Peterson to open it to the public.
All were in favor, none opposed.

With no other public comments, a motion was made and seconded to close to the public.
All was in favor` none opposed.

Chairperson comments:

The Chairperson wishes everyone a Merry Christmas and Happy New Year.

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

All were in favor, none opposed.

Kathi Burno, Recording Secretary

Next meeting,

January 9, 2024, at 7:00pm

Call in # 1-978-990-5342

Access# 1717486