

Minutes of the Fairfield Township Planning Board Regular meeting held at the Municipal Hall in Fairton on January 9, 2024. The meeting was called to order by the Township administrator, 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
Mike Peterson	Class I
Urie Ridgway	Class IV
Rufus Morgan	Alt I
Robert Mulford	Engineer
John DiSimone,	Solicitor
Kathi Burno	Recording Secretary

Absent

Eli Webster	Alt II
Brian Davis	Class IV
Bronx Knox	Alt V
Joseph Pierce Jr.	Class IV

OATH OF OFFICE

Membership re-appointments & oath of office sworn in by Attorney DiSimone. Marion Kennedy, Class II, Mike Peterson, Class III., Urie Ridgway, Class IV, Julia Burrus, mayors Designee, (1Yr.) Bronx Nock, Alt III, (1 Yr,) Rufus Morgan Alt I (1 year), Eli Webster Alt II (1yr)

RE-ORGANIZATION

CHAIRPERSON:

A motion was made by Mr. Peterson 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.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes

Robert Gibbons Yes
Rufus Morgan Yes
Clifford Hester Yes
Urie Ridgeway Yes
Mr. Hester was sworn in as Chairperson.

CO-CHAIRPERSON

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

Mr. Pierce was sworn in as Co-Chair

Voice vote was as follow:

Marion Kennedy Yes
Mike Peterson Yes
Julia Burrus Yes
Robert Gibbons Yes
Rufus Morgan Yes
Clifford Hester Yes
Urie Ridgeway Yes

SOLICITOR

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

With no other nominees, the motion was approved.

Voice vote was as follow:

Marion Kennedy Yes
Mike Peterson Yes
Julia Burrus Yes
Rufus Morgan Yes
Robert Gibbons Yes
Clifford Hester Yes
Urie Ridgeway Yes

ENGINEER

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

Voice vote as follows:

Marion Kennedy Yes
Mike Peterson Yes
Julia Burrus Yes
Robert Gibbons Yes
Rufus Morgan Yes
Urie Ridgeway Yes

Clifford Hester Yes

With no other nominees the motion was approved.

SECRETARY

A motion was made by Mr. Peterson and seconded by Mr. Gibbons to nominate Kathi Burno as Planning Board Secretary.

With no other nominees, the motion was approved.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

Planning & Conflict Engineer

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

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

NEWSPAPER

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

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

CALENDAR FOR 2024

January 9, 2024

February 13, 2024
March 12, 2024
April 9, 2024
May 14, 2024
June 11, 2024
July 9, 2024
August 13, 2024
September 10, 2024
October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025, Reorganization

A motion was made by Mr. Peterson and seconded by Mr. Kennedy to approve the dates for 2024.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Robert Gibbons	Yes
Urie Ridgeway	Yes
Clifford Hester	Yes

Minutes

A motion was made by Mr. Peterson and seconded by Mr. Kennedy to approve the Dec 12, 2023.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

Resolution

Loren Joynes
Block 5.03 lot 30
C Variance

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

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes

Rufus Morgan	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

Resolution

Norton/Camero
 Sub-division/Variance
 Block 6, Lot 3I & 33

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

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

NEW BUSINESS

Michael & Sheree McCoy
 285 Bridgton Fairton Rd
 Minor sub-division/ Use Variance
 Nelson & Marlee Pierce owners of property
 Emanuel SanFilippo, Esquire, representing the applicants.
 Howard Melnicove, Esquire
 Russ Patterson, Land Surveyor

Mr. Sanfilippo:

Mr. & Mrs. Pierce is the parents of Sheree McCoy, they intend to give the portion of the property to the Mr. & Mrs. McCoy, the applicants.

The property is block 26 Lot 2, the properties are in the PBI district currently listed as 17.15 acres.

They propose to subdivide the existing lot 2 to 2.01 & 2.02. Both lot numbers have been approved by the township tax assessor.

Lot 2.01 consists of 16.31 acres to be retained by the Pierces, 2.02 will consist of 1 acre to be gifted to the McCoy's.

The Use variance is affecting the proposed lot 2.01; the applicant proposes to construct a single-family dwelling. The property is in the Planned Business Industrial Zoning area.

Marlee Pierce, 285 Bridgeton Fairton Rd.:

Owners of property and live on the property, currently there are wetlands on the property; we would like to keep the property in the family. We will continue owning the land; Lot 3 is a wooded lot and wetlands.

Sheree Mccoy, 1333 Millville Pike, Millville:

It is the best spot to build a home, we would be able to build a house and meet all the requirements.

Russell Patterson: license surveyor:

The wetlands affecting the property are almost in the middle of the property, which collects water from the slope of farm fields on the Pierce property. The D.E.P had it mapped as wetlands we had to submit to them first. They secured the letter of interpretation and the approval for the lot.

Completeness items:

#34 provides a statement that deals with COAH.

Mr. DeSimone discussed the affordable housing criteria with Mr. SanFilippo. He also spoke to Mr. Burden who provided him with a copy of the 2012 adoption of the COAH statement and The Township has provided criteria for fair housing act.

#41 show all proposed building structures- the applicant requests a waiver. -no objection

#48 & 49 Trees, they request waivers the proposed lot has no trees.

#56 grading plan: they request a waiver- any grading will not cause any problems. No objection to the board waiving

#64 onsite septic: request waiver

Mr. Mulford recommends that the board deem the application complete.

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

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

Technical Review Mr. Mulford

1. The application requires a use variance for a proposed single-family dwelling that is not permitted use in the PBI zoning area. The applicant provided testimony to support that.
2. If use variance is granted the Planning Board would have to establish minimum zoning requirements. Minimum front yard, side yard and rear yard. They provided the ones for the existing single-family dwelling.
3. Deed descriptions to be submitted to engineer's office for approval and signed by secretary and chairperson.
4. Corner markers to be set as a condition of approval.
5. New lot numbers assigned by the tax assessor.
6. Septic system, county health department for approval.
7. County Planning Board approval.

A motion was made and seconded to open to the public.

All was in favor. None opposed.

Public Comment:

Martin Barrett

Mr. Barrett has property across the street, JJSMLLC. When he bought the property, he thought it was PBI zone. He did not know it was residential, he is against the project because he has commercial property across the street.

Mr. Kennedy explained that this does not restrict his right to have a commercial business. The zoning of the area does not change.

With no other public concerns, a motion was made and seconded to close to the public.
All were in favor, none oppose.

A motion was made by Mr. Kennedy and seconded by Mr. Peterson to approve the application. Subject to, the conditions set forth in Mr. Mulford's completeness & technical review, and any other conditions that were on record. We are not changing the zone but are complying with everything. The frontages/rear complies for the Township as in R2 zone. The variance is following what they are seeking and the use.

Voice vote was as follow:

Marion Kennedy	Yes
Mike Peterson	Yes
Julia Burrus	Yes
Rufus Morgan	Yes
Urie Ridgeway	Yes
Robert Gibbons	Yes
Clifford Hester	Yes

PUBLIC PORTION:

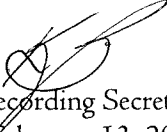
A motion was made and seconded to open to the public.
All were in favor, none opposed.

With no public concerns a motion was made and seconded to close to the public
All were in favor, none opposed.

With no public response

The Chairperson wished everyone a Happy New Year.

With no other board business, a motion was made and seconded to adjourn.
All were in favor, none opposed.

Kathi Burno 
Kathi Burno, Recording Secretary
Next meeting, February 13, 2024, at 7:00pm