

TOWNSHIP OF WATERFORD

2131 AUBURN AVE. ATCO, NJ. 08004

LAND USE BOARD

MEETING MINUTES

April 1st, 2019

Chairman Condo opened the meeting by reading the Sunshine Statement:

In accordance with chapter 231, Public Law, 1975, Open Public Meeting Act, notice of time, date and place for this meeting was sent to the Courier Post and Hammonton Gazette, and is posted in the Municipal Building.

The April 1st, 2019 Joint Land Use Board meeting of the Township of Waterford, called to order at 7pm. by Chairman Condo.

SALUTE TO THE FLAG

Notice:

The Planning Board reserves the right to change the order of the published agenda. All changes will be announced at the start of each meeting.

Chairman Condo requested that for those in attendance with a cell phone, to please turn it off or put in silent mode. He also requested that, if it is necessary to have a conversation with the professionals involved with your applications, to please do so outside the meeting room.

ROLL CALL: The following Board members answered present to the roll call vote: Mr. Achey, Mr. Becker, Mr. Giangliulo, Mr. Hanna, Mr. Howarth, Mr. Mauriello, Committeewoman Sura, Mayor Richardson, Chairman Condo. Those Absent: Mr. Narcisco, and Mr. Campbell.

REGULAR MEETING:

The board engineer Rakesh Darji from Environmental Resolutions was sworn in at this time.

Motions for adjournments of cases or other motions: No Motions

Old Business: No Old Business

New Business: 2019-02 Edward Yucis, III
Block: 3601 Lot: 14 Bulk C1 Variance

Mr. Yucis provided testimony on the history of the property, and how he acquired it. 2 trees fell through the structure, and Mr. Yucis received pinelands certificate of filing for the demo and rebuild. After demolishing the structure, he now needs a variance for the rebuild due to the requirements of the RR Zone. Mr. Darji addressed the Engineering comment letter dated March 25th. Mr. Darji commented that the RR zone requires 5.7 acres, this lot is smaller, and needs a C1 hardship variance which is testimony based. Mr. Yucis testified that he is working on the placement of the septic, pending Camden county approval. Mr. Yucis stated he will provide the Township with the approved plan and location. He also agreed to provide a grading plan at the time of permit application. Mr. Yucis stated he spoke to Mr. Toussaint prior to tearing the house down to understand the process. Pinelands does not require septic approval. Mr. Achey asked if its possible to purchase additional property from a neighboring lot. Mr. Yucis stated no. Mr. Howarth asked Mr. Yucis if he has received county approval, Mr. Yucis stated previously it was a cesspool, and he will drill a new well. The septic system is conventional gravity system. Mr. Darji commented that there is over an acre in the rear yard. No further comments from the board. Chairman Condo opened this portion of the meeting up to the public. No public comment. Mr. Boraske summarized the application, and variance requests, 2857 sq. ft. house with a garage in the RR Zone, asking relief to rebuild more than 60% of the cost of the original structure.

Moved by Mayor Richardson, second by Mr. Howarth **to approve the application 2019-02 Edward Yucis, for a Bulk C Variance.**

Voice Vote: All in Favor. No Objections. Motion Carried.

Reports / Communications: Recommendation to Committee for Payment of Bills. Moved by Mary Sura, second by Mr. Becker **to pay all bills submitted per list presented.**

Voice Vote: All in favor. No Objections. Motion Carried.

Resolutions: **19-05 Tuckahoe Turf Farm**

Mr. Giangiulio commented that our municipal services are being utilized, and they need to stick to the approved traffic plan. Mr. Achey added that the Forest Fire service has never bee contacted.

Moved by Mr. Howarth, second by Mr. Mauriello, **to memorialize the resolution for Tuckahoe Turf, Inc as presented.**

Voice Vote: 7 affirmatives, Ms. Sura Abstained, 1 nay vote. Motion Carried.

Minutes: March 18th, 2019 Open Session Regular Meeting

Moved by Mr. Giangiulio second by Mr. Achey **to adopt the March 18th, 2019 regular meeting minutes, as presented.**

Voice Vote: All in favor. Motion Carried.

Open to the public: None

Closed Session: No Closed Session

Board Comments and Questions:

None

Adjournment: Motion by Mr. Giangiulio to adjourn the meeting, 2nd by Mr. Becker.

Voice Vote All in favor, no objections. Meeting adjourned 7:30 pm.

Respectfully Submitted,

Debbie Simone
Board Secretary, Land Use Administrator