

# ***TOWNSHIP OF WATERFORD***

2131 AUBURN AVE. ATCO, NJ. 08004

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## **LAND USE BOARD**

### **REGULAR MEETING MINUTES**

**August 17th, 2020**

#### **Chairman Mike Achey 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 August 17<sup>th</sup>, 2020 Joint Land Use Board meeting of the Township of Waterford, called to order at 7:02pm. by Chairman Achey.

#### **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 Achey 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.

In the absence of regular members Howarth, and Narciso, Mr. Zito will be voting on all matters.

**ROLL CALL:** The following Board members answered present to the roll call vote: Chairman Achey, Mr. Becker, Mr. Hanna, Mr. Mauriello, Mr. Paul, Committeeman Andy Wade, Mayor Yeatman, and Mr. Zito Alt. #2

Those absent: Mr. Howarth, Mr. Narciso, Mr. Yucis

#### **REGULAR MEETING:**

**Motions for adjournments of cases or other motions:** No Motions

**Old Business:** Housing Element- Master Plan Discussion

Mayor Yeatman addressed the board members. The old Master Plan has been reviewed and the housing element was never memorialized. Mr. Wade added, as a result of a lawsuit, specific criteria that needs to be addressed is not in the old plan, but will be in the corrected plan, for instance the number of units required. Pinelands has restrictions, there is 189 unit obligation currently, but we are looking at better utilization of the ground. Mr. Wade mentioned additional sewer connections, where over 700 homes in Winslow Twp. Connected to Waterford Township's system. Affordable Housing is not government funded; an applicant would need to qualify with income. The numbers vary with very low, low, and moderate-income requirements. Mr. Paul asked if the ordinance has been shared with builders or developers. Mr. Boraske asked if a special master has been appointed, Mr. Wade stated not yet. Mr. Mauriello commented in order to meet the quota the Township would need 100 apartments that are low to moderate. Mr. Ward addressed the board informing them that once built, rentals have a benefit to the Township by generating bonus credits. An Administrator is an agent that monitors the units to satisfy all parts. 25% of all units to be age restricted, and the units would be deed restricted for 30 years. The idea is to get more rentals. Mr. Ward added that reporting requirements have also not been met by the Township, and 189 seems excessive. In a regional growth area, buildings that are 3 or 4 stories could comply easily. Look for horizontal building vs. vertical building, but Pinelands would need to approve that.

Mr. Paul mentioned that 48 rentals being age restricted, they have 1 year to build and rent out to obtain the tax credits. Mr. Becker asked about the implementation of sewer along Haines Blvd. Mayor Yeatman stated we have the ability to do that, water is available. Mr. Ward added in each situation a developer's agreement could be created, where the Township covers the infrastructure and the Developer does the rest.

Motion by Mr. Becker to recommend to Committee to adopt ordinance 2020-11 as it is consistent with the Township's Master Plan, Mr. Mauriello seconded the motion.

<b>Poll Vote:</b>	Achey- Yes	Becker- Yes	Hanna - Yes
	Mauriello - Yes	Paul- Yes	Wade- Yes
	Yeatman – Yes	Zito- Yes	

8-0 Affirmative votes Motion Carried.

**New Business:**                    **No New Business- Applicant did not advertise and cannot be heard.**

**Reports / Communications:**    Bill List-

Motion by Mr. Wade to approve the payment of the bills, 2<sup>nd</sup> by Mr. Paul.

8-0 Motion carried.

**Resolutions:**    **20-07 Nicholas Aumendo, 1065 Maple Ave, Block: 6302 Lot: 8.01, Bulk Variances.**

Motion by Mr. Wade to approve resolution 20-07 Nicholas Aumendo, 1065 Maple Ave, bulk variances, Mr. Becker seconded the motion.

**Poll Vote:**                    Achey- Yes                    Becker- Yes                    Hanna- Yes  
   Mauriello- Yes                    Paul- Yes                    Wade- Yes  
   Yeatman- Yes

**Minutes:**            **None**

**Open to the public:**    No one from the public wishing to speak.

**Board Comments and Questions:**    None

**Adjournment:** Motion by Mr. Wade to adjourn the meeting, 2<sup>nd</sup> by Mr. Mauriello On voice vote, all in favor, no objections.

8-0 Motion Carried

Respectfully Submitted,

Debbie Simone

Board Secretary, Land Use Administrator