

TOWNSHIP OF WATERFORD

2131 AUBURN AVE. ATCO, NJ. 08004

LAND USE BOARD

MEETING MINUTES

March 4th, 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 March 4th, 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. Howarth, Mr. Mauriello, Committeewoman Sura, Mayor Richardson, Chairman Condo, and Alternate #1 Mr. Narciso. Those Absent: Mr. Giangiulio, Mr. Hanna

REGULAR MEETING:

Board Engineer Jeff Hanson of 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: 2019-01 Michael Church 479 First Street
Block: 1801 Lot: 11 Bulk C Variance

Applicant Michael Church was sworn in for testimony at this time. Mr. Hanson summarized the application for a 22 x 40 Pole Barn in the R2 Zone. The property has an existing shed, pool and Single Family Dwelling on .9 acres. The applicant is seeking bulk variances for the pole barn to be 880 sq. ft. where 865 is permitted, 8ft. side yard set back where 15ft. is required, 33.3 % lot coverage, and height of

100% of the principal structure where 75% is permitted. Mr. Church testified the proposed pole barn will match the height of the existing single- family dwelling, the siding color will match as well. He proposed gutters and downspouts to run to the rear of the property. Mr. Church testified that the pole barn will be used for the storage of cars and motorcycles. There will be no water to the structure, only electric for a lift, and motion lights. No commercial usage. The structure will be one story useable space. Mr. Church agreed to install a drywell in the rear of the property for water run-off. Mr. Hanson addressed screening of the structure to neighboring properties. Mr. Church testified there is a 6ft. privacy fence to the left and shrubbery about 20ft. tall that currently exists. The neighbor's home is approximately 28ft. from the proposed location of the structure.

Mr. Becker commented he would prefer more than 8ft. side yard set back for emergency vehicle access. Mr. Achey also commented that he would prefer at least 10ft. side yard setback. Mr. Church commented that the structure will be placed at his existing driveway. He intends on keeping his shed, and currently his home is on public water and sewer. The fence along the driveway will be removed for access to the garage. Mr. Church added there will be no combustible materials stored in the garage.

Board Solicitor Mr. Boraske addressed the applicant to state reasons why he needs this size pole barn and why it must be in this location. Mr. Church stated this size is an in stock size, and it is being placed in line with the existing driveway. Due to the location of his pool and deck he is unable to move it closer to the house. The structure will match the house and poses no negative impact. Mr. Boraske summarized the variance requests, and conditions of approval. At this time Chairman Condo opened this portion of the application up to the public. No public comment.

Moved by Mayor Richardson, second by Mr. Becker.

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

Reports / Communications: No reports or communications

Resolutions: None

Minutes: February 4th, 2019 Open Session Regular Meeting

Moved by Mr. Achey, second by Mr. Becker, to adopt February 4th, 2019 regular meeting minutes, as presented.

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

Open to the public: No Public

Closed Session: No Closed Session

Board Comments and Questions:

Chairman Condo asked in regard to the board professionals' contracts. Board secretary will investigate them.

Mayor Richardson commented the Township Committee approved a developer for the Haines Blvd. site. A special meeting will be held on March 14th at 6:45pm. for a presentation. There is an interested party in the Lombardo property, they are ready to buy, and start construction within 90 days. The proposal is for commercial and 400 homes mixed single family and townhomes. The portion along White Horse Pike will be commercial uses per the project development agreement.

Chairman Condo the housing portion is lined up on 80 acres, making like a horse shoe leaving the center portion. Mr. Howarth questioned the timeline and if it is guaranteed. Chairman Condo informed the board that a planner and conflict engineer was also appointed. A presentation will be given on a concept plan.

Mayor Richardson added that he spoke to the manager of Atco Plaza. Chairman Condo brought the manager in. They discussed the vision for the town. He stated if Haines Blvd. is done, he can get a supermarket in. He gave some history and finances of the plaza and is willing to rename the plaza to Waterford Plaza. Mr. Mauriello questioned difficulties getting businesses. Chairman Condo mentioned to the board if they are aware of any businesses to inform the subcommittee.

Adjournment: Motion by Mr. Becker to adjourn the meeting, 2nd by Mr. Howarth. On voice vote, all in favor, no objections. Meeting adjourned 8:00 pm.

Respectfully Submitted,

Debbie Simone
Board Secretary, Land Use Administrator