

The regular meeting of the Waterford Township Planning Board was called to order by Chairman Rich Jacoby followed by the salute to the flag.

Chairman Jacoby read the notice to the public.

Roll call was taken and the following members were present: Dave Chiddenton, Rick Yeatman, Michael Achey, Pat Vitarelli, Ro Isles, John Rowley, Rich Jacoby, Tom Giangliulo, Brian Kraus. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Mayor Maryann Merlino, and Harry Rheam.

Motions for adjournments of cases or other motions:

None

Old Business:

Steck Subdivision, Extension of time

Appearing before the board is Brian Peterman of Peterman Maxy Associates. Mr. Peterman explained to the board that the applicant received approval in September of 2013, and in October 2013 the resolution was memorialized. There are administrative issues with the filing of the deed that needs to be taken care of. Mr. Peterman is asking for 45-90 day extension.

Mr. Toussaint confirmed that the Township due to reorganization was delayed in responses to the applicant, and agrees that the applicant should receive the extension. Mr. Giangliulo asked how much time is needed. Mr. Peterman stated they sent the resolution to the Pinelands, it was missing a page, that has been resolved with the help of Mr. Toussaint, and the applicant is waiting for the letter from Pinelands. Mr. Toussaint recommends a 90 day extension, the applicant has also posted money for the tax map updates. Mr. Giangliulo made a motion to approve the request for the extension of time to 90 days, and Ms. Iles seconded the motion. On roll call vote:

D. Chiddenton	Yes	R. Yeatman	Yes
M. Achey	Yes	P. Vitarelli	Yes
R. Iles	Yes	J. Rowley	Yes
R. Jacoby	Yes	T. Giangliulo	Yes
B. Kraus	Yes		

New Business:

Patricia Butenis, 427 Atco Ave., Block: 402 Lot: 9 Use Variance for Single Family Dwelling:

Appearing before the board is Neal O'Brien Esq. on behalf of the applicant as well as the applicant Patricia Butenis. Mr. O'Brien stated this property is in the OC zone, and the lot meets all the criteria for that zone. The existing building on the lot is to be demolished, and a new home is proposed to be built. The new home will require a use variance, as the OC zone does not permit residential dwellings. To the rear of the lot is Waterford Pines. Exhibits were produced, the grading plan showing proposed location of the new home with site conditions, as well as the architectural elevations and floor plan. At this time Patricia Butenis, and Lance Landgraf were both sworn in for testimony. Mr Landgraf listed his credentials on the record, and Chairman Jacoby determined he was qualified as an expert Planner.

Ms. Butenis testified that the existing home was purchased in 1951, and her parents lived there. Now her sister and her sister's husband lives there, maintains the home as has for some time as they took care of her parents. Ms. Butenis testified that she is proposing an elder friendly home single story, no steps with a basement. The new home will be ADA compliant, 2 livingrooms, a shared kitchen, 2 master bedrooms with bathrooms, and a 2 car garage as well as a sunroom at a later date. Mr. Toussaint stated the sunroom would be dealt with on a zoning level and will not need to come back to the board. Mr. Giangiulio asked if there will be septic. Ms. Butenis testified there is existing sewer, and that utility will be used for the new proposed dwelling. There is an existing well that will be used also. Mr. O'Brien stated if the well is not adequate, the applicant is willing to make adjustments to keep it a clean application.

Mr. Landgraf testified that all the surrounding areas are residential. This property is 9.89 acres and the site is suited for this use. By maintaining the existing character, it meets the positive criteria requirement. Mr. Chiddenton asked what the clearing limits would be. Mr. Landgraf stated that the existing clearing limits would remain, there are no new proposed clearing limits. The applicant will reside in the existing dwelling until the new proposed dwelling is built, then demolish the existing structure within a specified time frame. Mr. Giangiulio questioned the drainage of Waterford Pines onto this property if there are any issues. Ms. Butenis stated not that she was aware of. Mr. Vitarelli stated that lot 38 has 2 deed descriptions, that a new deed should be done totaling both of the descriptions as one deed. Mr. Winckowski of CME Associates informed the board that there are wetlands in the rear of the property, however the existing grading shows run off to the front of the property not on neighboring properties. With nothing further from the board, Chairman Jacoby opened this portion of the meeting up to the public.

Appearing before the board is John Cheeseboro, Atco Ave. Mr. Cheeseboro is concerned with future development and grading in that area since there is an existing problem from Waterford Pines. He has no objection to this application, just any future development on the rear of this property.

Next to appear is Linda Butenis, who asked if there are wetlands, how was Waterford Pines permitted to be built? Mr. Toussaint explained that the application for Waterford Pines had to be approved by the Pinelands first, and a wetlands buffer was maintained. The overflow goes onto the Butenis property then towards Winslow.

Next to appear before the board is Kenneth Lime, who stated over the last 4 years the water table has gotten very high. If the applicant is proposing a basement to take what measures are necessary to avoid water in the basement. With nothing further from the public, Chairman Jacoby closed the public portion. Due to the application being a use variance Mr. Kraus and Mr. Yeatman will not be voting. Mr. Giangiulio made a motion to approve this application for a Use Variance, and Mr. Rowley seconded the motion. On roll call vote:

D. Chiddenton	Yes	M. Achey	Yes
P. Vitarelli	Yes	R. Iles	Yes
J. Rowley	Yes	R. Jacoby	Yes
T. Giangiulio	Yes.		

Communications:

Mr. Toussaint addressed the board regarding the Pinelands Municipal Council meeting to take place on May 29th. Each member anticipating attending will need to register ahead of time. If anyone is interested in attending, please register or notify Mr. Toussaint to register.

Mr. Toussaint also received Certificates of Completion for Dave Chiddenton, Brian Kraus, and Roe Iles. Mr. Vitarelli stated he did not think he has to go since he has a background in Planning. Mr. Toussaint stated if Mr. Vitarelli is serving as a resident, he may still need the certification, he will look into it.

Mr. Brennan handed out a memo referencing the roles of the board. This is a joint board, and when acting as a zoning board, there are certain applications that the Mayor and Committee cannot vote on since as an appeal, a use variance would appear before the Mayor and Committee.

Resolutions:

Resolution 14-PB-02 William Loveland, 2218 Atco Avenue, Atco, NJ. 08004

Mr. Giangiulio made a motion to approve Resolution 14PB-06 for William Lovelan, and Mr. Achey seconded the motion. On roll call vote:

D. Chiddenton	Yes	M. Achey	Yes
P. Vitarelli	Yes	R. Iles	Yes
T. Giangiulio	Yes	R. Jacoby	Yes

Minutes:

April 1st, 2014

Mr. Giangiulio made a motion to approve the minutes from April 1st 2014, and Mr. Rowley seconded the motion. On roll call vote, all eligible members voted aye.

Reports:

None

Board Comments and Questions:

Mr. Yeatman asked if there is any update on the Myers application. Mr. Toussaint stated that the Pinelands is still working with trying to reduce the area in question. The items that were stored on the left side that were fixable, may have been fixed and sold, as they are gone. They have another yard in Winslow.

Adjournment:

Mr. Giangliulo made a motion to adjourn the meeting, Mr. Rowley seconded the motion. Meeting adjourned.

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary