

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, John Rowley, Rich Jacoby, Tom Giangliullo, Harry Rheam. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Mayor Maryann Merlino, Ro Isles, and Brian Kraus.

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

#14-008 Robert Brunges, 600 Autumn Crest Drive, Waterford, Block: 7304 Lot: 20, Bulk C Variance.

Appearing before the board is Robert Brunges of 600 Autumn Crest Drive. Mr. Brunges stated his application reflects a variance request for impervious coverage of his lot. He would like to install a storage shed and expand his driveway. Mr. Yeatman asked if the shed is existing, Mr. Brunges stated he has a shed that will be moved, and the new proposed shed will be further back on a concrete pad. Mr. Giangliullo asked what the 24 x 24 pad is for, Mr. Brunges stated the proposed shed will be 16 x 24. Mr. Toussaint commented that the property will have 26% lot coverage, and the shed will be for a pool house with an overhang. Mr. Brunges added he intends on putting patio furniture under the overhang of the shed. Chairman Jacoby voiced his concern of water run off and drainage. Mr. Brunges stated he will be installing downspouts, and the water runs to either side of the property naturally. The proposed shed will be 30 to 35ft. from the rear property line. Mr. Toussaint stated all of the set back requirements have been met, the only variance is for impervious coverage. Mr. Otto, the board engineer stated the driveway currently appears to be for 2 cars and widening for 4 cars, he asked if the curb would be cut for the additional widening. Mr. Brunges stated the driveway curb cut would remain. Mr. Vitarelli asked if the items shown on the survey are drawn in, he feels that an updated survey should be required for this. Mr. Toussaint stated in May or June the applicant had a plan, and Mr. Toussaint went to the property and measured everything to determine the calculations. Mr. Brunges had 2 applications in, one for the concrete around the pool and the other for the shed and driveway. The Concrete around the pool was approved since it was proposed in accordance with regulations, and the

shed and driveway need the variance for impervious coverage. Mr. Vitarelli mentioned it appears that there are 2 wooden fences on the property. Mr. Brennan asked what the total square footage is? Mr. Toussaint stated it is 5,093 existing, and proposed is 5,749 with the shed and driveway. Mr. Otto added this is in the AG zone and Mr. Jacoby asked if the pool filter is on the concrete, and Mr. Brunges stated no it is in the grass area. Mr. Toussaint stated there is no regulation as to how far from the property line you can go with concrete, and the pool itself was installed in 2006. With nothing further from the board, Chairman Jacoby opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, Chairman Jacoby closed the public portion. Mr. Giangiulio made a motion to approve this application, and Mr. Yeatman seconded the motion. On roll call vote:

|               |     |              |     |
|---------------|-----|--------------|-----|
| D. Chiddenton | Yes | R. Yeatman   | Yes |
| M. Achey      | Yes | P. Vitarelli | No  |
| J. Rowley     | Yes | R. Jacoby    | Yes |
| T. Giangiulio | Yes | H. Rheam     | Yes |

Atco Dragway, 1000 Jackson Road, Block: 5402 Lot: 2 & 3, street vacation of surrounding streets.

Mr. Toussaint explained this application is to vacate 3 streets surrounding 1 property. Mr. Toussaint provided 3 different maps for review. There are 2 lots that are side by side owned by Atco Dragway, and there is a paper street between. By vacating that street it eliminates the street, and becomes one owner for the entire parcel, it also gives the owner the capability to consolidate the lots and it eliminates any liability on the Township for the paper street. Atco Dragway wants to make improvements and Pinelands has restrictions on the amount of improvements to each lot. By vacating the streets, it gives the property owner more room to improve based on Pinelands regulations. Chairman Jacoby asked if they are looking for more parking, maybe they can expand on buffers on the property. Mr. Toussaint stated there is a wooded section that could be cleared. Mr. Giangiulio mentioned the lot to the rear (North) of Glendale there is a Blueberry Farm will that be land locked by vacating Fernwood. Mr. Toussaint stated the Planning Board would make a recommendation to the Committee, and then to the Township Engineer for comments. Mr. Brennan will send a letter to the Township Committee.

Communications:

Mr. Toussaint addressed the board regarding a letter from the New Administrator. The letter addresses changes being made one of which is the board members will receive their packets via email. No more mailing, and large plans will be given on a disc and emailed or each member will be responsible to pick up the plans in a mailbox at the Township Hall.

Resolutions:

14-005, Sherin and April Kier, 2236 Richards Avenue, Bulk Variances.

Mr. Giangiulio made a motion to approve the resolution for Sherin and April Kier, and Mr. Chiddenton seconded the motion. On roll call vote:

|               |     |            |     |
|---------------|-----|------------|-----|
| D. Chiddenton | Yes | M. Achey   | Yes |
| J. Rowley     | Yes | R. Jacoby  | Yes |
| T. Giangiulio | Yes | R. Yeatman | Yes |

14-006, Brian Grubb, 1227 Brookfield Lane, Bulk Variance

Mr. Giangiulio made a motion to approve the resolution for Brian Grubb, and Mr. Chiddenton seconded the motion. On roll call vote:

|               |     |            |     |
|---------------|-----|------------|-----|
| D. Chiddenton | Yes | M. Achey   | Yes |
| J. Rowley     | Yes | R. Jacoby  | Yes |
| T. Giangiulio | Yes | R. Yeatman | Yes |

Minutes:

August 5<sup>th</sup>, 2014

Mr. Giangiulio made a motion to approve the minutes from August 5<sup>th</sup>, 2014, and Mr. Rowley seconded the motion. On roll call vote, all eligible members voted aye.

Reports:

None

Board Comments and Questions:

Mr. Rowley addressed the boards comments for a need for a new survey with applications. He does not agree as property in the Township is larger on the average than most and could cost an applicant \$1200 vs. smaller lots that are a few hundred. Maybe set an age limit, no older than a certain time frame. There was discussion to have an aerial photo with the applications to show what is there. Mr. Toussaint stated the google earth is about 2 years behind the current time. Mr. Brennan stated the board can waive any requirement, maybe require a new survey if the current survey is older than 3 or 5 years, or have a survey for property that is over a specific acreage. This will be brought up for discussion at the next meeting.

Adjournment:

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

Respectfully Submitted,

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Ed Toussaint, Planning Board Secretary