

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

Chairman Giangiulio read the notice to the public.

Roll call was taken and the following members were present: Mayor William Richardson, Rich Beswick, Al Campbell, Roe Iles, Ralph Condo, Lynn Ferguson, Rich Jacoby, Tom Giangiulio, and Brian Kraus. Also present were Ed Toussaint Zoning Official, and Rich Wells, Board Solicitor. Those absent were Mike Achey, and Jon Becker.

Motions for adjournments of cases or other motions:

None

New Business:

None

Old Business:

Fair Share Housing Plan

Mr. Toussaint informed the board that the fair share housing plan was introduced to Township Committee. Township Committee has agreed with the proposal, and has sent it back to the Planning Board to vote, nothing has changed from the recommendation to change the zoning of the specified parcel to R4. Mr. Wells added that it is the board's responsibility to make sure the ordinance meets the Master Plan requirements, and that there is no substantial impairment. Mr. Toussaint explained some reasoning for choosing this parcel is that Water and sewer must be available, and it is, the parcel is large enough to include future growth, there is proper ingress and egress and it is in close proximity to public transportation, and there are no wetlands on the property. Ms. Iles asked for an explanation of the process so she understood. Mr. Toussaint also added that a certified list of property owners within 200 ft. have been noticed, as well as the property owner. This will be on the November 9th Committee meeting. Mr. Condo made a motion to approve this and forward to committee for adoption, Mr. Jacoby seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
R. Condo	Yes	L. Ferguson	Yes
R. Jacoby	Yes	T. Giangiulio	Yes
B. Kraus	Yes		

Mr. Wells asked the board to vote on memorializing the resolution now, with the condition that the final is reviewed by the Chairman, Mr. Condo made the motion to memorialize the resolution, and Mr. Jacoby seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
R. Condo	Yes	L. Ferguson	Yes
R. Jacoby	Yes	T. Giangiulio	Yes
B. Kraus	Yes		

Communications:

Mr. Toussaint discussed the Das Subdivision that is still pending. He spoke with Mr. Baron the applicant's attorney who is asking if the escrow for the house on the single lot as one parcel with an agreement that none of the other lots can be built until the escrow and bond is posted. Can it be done separately from the subdivision so the applicant can sell the property and use the proceeds to complete the remainder of the subdivision? The single lot remains as one acre, and clearing has begun for the subdivision. Mr. Wells would need to review the previous approved resolutions, and he would suggest not doing anything yet, and Mr. Baron may need to come back to the board for an amendment to the original approval. There are no variances on this subdivision, but escrow would need to be posted for the entire project, not a portion of it.

Resolutions:

15-14 Swider Block: 1601 Lot: 9. Bulk Variance for road frontage and lot width.

Mayor Bill Richardson made a motion to approve the resolution for Luke and Danielle Swider, Roe Iles seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
L. Ferguson	Yes	T. Giangiulio	Yes
R. Jacoby	Yes		

Minutes:

Minutes for October 5th 2015

With Correction, a motion to approve the minutes from October 5th was made by Rich Jacoby, seconded by Al Campbell. On roll call vote, all members voted aye.

Reports:

None

Public:

Appearing from the public is Ralph Ferguson of 990 Old White Horse Pike. Mr. Ferguson stated there would be concern to allow the house to sell and get the proceeds first. Mr. Toussaint stated that the escrow and bond would need to be posted for the entire subdivision, and each lot can be sold separately after all the approvals are in place.

Board Comments and Questions:

None

Adjournment:

Rich Jacoby made a motion to adjourn the meeting, and Lynn Ferguson seconded the motion. All in favor, meeting adjourned.

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary