

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, Mike Achey, Ralph Condo, Lynn Ferguson, Rich Jacoby, Tom Giangiulio, Jon Becker, and Brian Kraus. Also present were Ed Toussaint Zoning Official, and Rich Wells Board Solicitor.

Motions for adjournments of cases or other motions:

None

Resolutions:

Tuckahoe Turf Farm, Block 7506 Lots 1 & B 7501/ 2&3, 7503/ 1,3,4,5, 10&12, 7504, 1-4 & 10-12, 7602/10-13. 401 N. Myrtle Street Hammonton NJ. Major Site Plan.
Justin Valentino 933 Old White Horse Pike Block: 4201 Lot: 26, side yard set back variance for an accessory building.

Mr. Condo made the motion to approve the Tuckahoe Turf Farm Resolution, Mayor Richardson seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
M. Achey	Yes	R. Condo	Yes
L. Ferguson	Yes	T. Giangiulio	Yes
R. Jacoby	Abstain		

Marc Principato, Block: 6502 Lot: 2, 1127 Beechwood Drive, Side yard set back variance for a pool.

Mr. Jacoby made the motion to approve the resolution for Marc Principato, Rich Beswick seconded the motion. On roll call vote:

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

Minutes:

Minutes for June 6th, 2015, and Minutes for August 3rd

Mayor Richardson made a motion to adopt the minutes from June 6th, and from August 3rd, Rich Beswick seconded the motion. On roll call vote, all members voted aye.

Communications:

Mr. Toussaint discussed the street vacation of Maple Avenue. This has been postponed. We are still waiting for letters.

Mr. Toussaint also discussed the fair share housing plan. He is working with Barbara from ERI, a plan needs to be in place by November 8th, and we need 106 units. We started a plan in 2008, and nothing has been updated since then. Mr. Toussaint showed a plan of the area where the property is that we are looking at is 23 acres at Cooper Rd./ Jackson Rd. This is a dead end street, Lelash Avenue. All 106 units will fit on this lot, It is in the PHB zone, the property can be re-zoned to R5. Pinelands will require water and sewer, we need to designate the area not necessarily build on it. The area and size of the lot was considered, as well as the location, and water and sewer availability. R4 is adjoining this lot. This would have to be brought to the Committee, then come back to the Planning Board. Mr. Toussaint would need to send a letter to the Committee. Property owners within 200 ft. would need to be notified 10 days prior to a hearing date when the ordinance is read. The board can have another meeting, but everyone would need to be ok with the plan to move forward. Mr. Condo made a motion to make the recommendation, Mayor Richardson stated this is not a voting item, we just need to all agree for Mr. Toussaint to address the Committee.

New Business:

Luke Swider 2314 Atco Avenue, Block: 16010 Lot: 9 Road frontage and lot width variance

At this time Mr. Condo left, and Mr. Becker sat in for Mr. Condo. Mr. Swider appeared before the board and was sworn in at this time. Mr. Swider stated he proposes building a new home, the existing lot is undersized, but has received a ¼ credit from Pinelands. The proposed sewer will be in the rear of the property, there will be well water, the proposed home will be 1700 sq. ft with a stone drive. This is in the OP zone, and is surrounded by residential uses. Most of the trees will need to be cleared, but Mr. Swider is willing to plant more if needed. Mr. Swider agreed to show the clearing limits, and the utilities on a plan, and he understands a grading plan will need to be submitted for approval. Currently all the water runs to his property. Mr. Beswick asked of a lot consolidation was considered for lot 11, and since the lot has lot frontage and width shortage if that is 2 variances. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public. With no one from the public

wishing to speak on this application, the public portion was closed. Mr. Jacoby made a motion to approve this application, and Mr. Achey seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
M. Achey	Yes	L. Ferguson	Yes
T. Giangiulio	Yes	R. Jacoby	Yes
J. Becker	Yes		

Old Business:

Tuckahoe Turf Farm (Conditions of Approval)

Mr. Toussaint addressed the board to let them know that all letters have been received, and he will receive a parking plan prior to each event.

Reports:

None

Public:

Appearing before the board is Ann Gianpietro of 2324 Bartram Avenue. Mrs. Gianpietro is concerned with the drainage on the paper street. There appears to be a fence and shed on township property. Chairman Giangiulio stated the street vacation goes before committee.

Next to appear before the board is Joseph Gianpietro of 2324 Bartram Avenue. Mr. Gianpietro stated he is concerned with the ingress and egress for any proposed garage at the paper street. There is an existing sewer line. Public works did some minor maintenance to that area. The utility is in the street. With nothing further from the public, Chairman Giangiulio closed the public portion.

Board Comments and Questions:

None

Adjournment:

Mayor Richardson made a motion to adjourn the meeting, and John Becker seconded the motion. All in favor, meeting adjourned.

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary