

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 and Jon Becker. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Brian Kraus.

Motions for adjournments of cases or other motions:

None

Old Business:

Deeper Life Church, Block 2309 Lot 1, 3, & 4 688 White Horse Pike, Use Variance

Mr. Toussaint addressed the board stating that he received a letter from Robert Borbe Esq. for the Deeper Life Church application. They have not received the certificate of filing yet from Pinelands Commission, and are requesting a new date of April 20th. Mayor Bill Richardson made a motion to postpone the application until April 20th, and Mr. Campbell 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	R. Jacoby	Yes
T. Giangiulio	Yes	J. Becker	Yes

New Business:

Lions of Judah Church, Block: 2001 Lot: 79, 505 White Horse Pike. Use Variance for a place of worship and a dual use variance for two principle uses on one lot, a Place of Worship, and a Nursing School.

Appearing on behalf of the applicant is Mark Rinaldi Esq. Mr. Rinaldi presented the applicants, and they were sworn in. Pastor John Wiggins, and Mrs. Wanda Wiggins. Mr. Rinaldi stated that the applicants purchased the property in December of 2014.

Mr. Wiggins testified that the building would be used for a Nursing Assistant school and a Church. The name was formed from the book of Deuteronomy. Mr. Wiggins also testified that he is also a business

developer, he is looking to educate people, and give them resources. There will be no fundraising, no door to door knocking, and the facility will not house any substance abusers. Mr. Wiggins testified that "The Fountains" will be hiring the CNA's from the school, there will be job training for the 55 + program. The church is simply a place of worship, there is no residence, no one is living there. The hours for the school are 9am. until 5pm Monday through Friday, for Administrative Staff, and Students. There will be 5 to 6 Staff members, 3 for the ministry, and 3 for the school. There will be no worship during the week while school is in session there will be no more than 10 students per session. Saturday will be a time for regrouping, Staff may be there from 11 am to 2pm. on Sunday, with 15 – 20 parishioners, and no more than 30 parishioners on a holiday. Most of the parishioners are bussed in, and don't drive. Mr. Wiggins testified that there would be no modifications to the structure. The first 30ft of the lot will be milled and repaired, the sign structure will remain, only change the text on the existing sign. Mr. Wiggins stated that he would be willing to modify the site plan to change the layout of the existing parking. The Positive criteria is that this will create jobs in this area as Mr. Wiggins is actively seeking a contract with "The Fountains" for approval from the State for the CNA's. The Fountains changed management. The only negative criteria is that the property could pose a cut through, that the applicant would like to stop that. This is a church, not a cult.

Next to testify on the Nursing School is Mrs. Wiggins. Mrs. Wiggins stated she is a certified Nurse Practitioner, a Director of Education, and would like to offer CNA training for 5 weeks, there would be up to 10 students in class for 3 weeks, and 2 weeks would be off site. The class would run in cycles and 1 course cycle at a time, every 5 weeks, with 1 Administrator, and 1 instructor at a time.

Mr. Hansen addressed his letter with the applicant. The property is in the PHB zone, on 4.44 acres. There is no objection to completeness. There are pre-existing variances that Mr. Hansen pointed out, and the applicant has described both positive and negative criteria's. There was discussion regarding the parking spaces. The applicant proposed on the layout 13 spaces and there should be 14 based on the testimony. There is one spot per teacher, 1 spacer per 4 students, 9 spaces for the school use. 1 space for every 3 seats for worship is 10 spaces. Both uses will never occupy at the same time. The applicant is willing to eliminate the spaces on the Westerly side of the lot due to a concern of the layout, and a potential car pulling in the lot while a car is pulling out of those spaces. Mr. Hansen added that along the White Horse Pike, 24 ft. is required, less than that is proposed, this would be a design waiver. No details for signage have been submitted. Space # 1 will be ADA compliant, there will be a 5ft. drive aisle, pin bumper block on parking spaces 1 through 6, no new landscaping is planned, just clean up what is there. There is public water and sewer. Chairman Gianigulio commented that Mr. Hansen's comments deal with site plan issues and the application is for a Use Variance. Mr. Toussaint stated this is only a Use Variance, fees were not paid for a Site Plan. Mr. Rinaldi stated the application was submitted for a Site Plan and a Use Variance. Ms. Iles mentioned she sees Site Plan identified on the application. Chairman Giangiulio commented he would prefer to deal with the use variance and all of Mr. Hansen's comments regarding the site plan portion be shown on a plan by the applicant. Per the Township ordinance the survey will need to be updated. Mr. Rinaldi stated he would request to proceed with just the Use Variance, and the site plan will be more detailed and will come back to the next meeting for a full site plan.

Mr. Condo asked if the applicant has this use in any other area. Mr. Wiggins stated 104 Black Horse Pike, and he has churches overseas. Mr. Condo asked to define house of worship. Mr. Wiggins testified this is a place of worship, and there is a Christian Mass on Sundays. The students and parishioners are from Camden County, the Education is regulated by the State of NJ. Mr. Campbell asked how the church is funded. Mr. Wiggins stated from offerings, and from the School. Mr. Jacoby asked if there are any other outreach programs the Church sponsors like food banks. Pastor Wiggins stated no fundraising, no food banks.

Mr. Toussaint commented that there is a 3rd Variance request for the Use Variance for a dual use. Mr. Toussaint has not received the Certificate of Filing from Pinelands, this falls under the exceptions for Pinelands as it is a non-residential use to a non-residential use with public utilities, so no Certificate of Filing is needed. Any changes to the site would need a Certificate of Filing. For the Site plan, a new updated survey would be required, our ordinance states, it cannot be more than 2 years old. The non-conforming sign becomes abandoned when a business moves out, so we need confirmation that the existing sign is conforming. Mr. Toussaint asked if the church is open for growth. In reaching out to the community, and limiting the parking at it's maximum, there is no room for growth. Pastor Wiggins stated the class size is regulated and capped by the state, and he is open to adding another service time. Mr. Toussaint commented by adding parking impervious coverage would need to be addressed. There will be no street parking permitted. Pastor Wiggins stated a bus would drop them off, the come back to pick them up. Ms. Ferguson commented that Pinelands was discussed and if there was an increase in parking, or change space # 4 as discussed into the grass area, would Pinelands then need to review. Chairman Giangiulio commented that is very minimal. 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. Condo made a motion to approve the Use Variance, and Ms. Iles seconded the motion. On roll call vote:

R. Beswick	Yes	R. Iles	Yes
M. Achey	Yes	R. Condo	Yes
L. Ferguson	Yes	R. Jacoby	Yes
T. Giangiulio	Yes		

The applicant will come back to the board the next meeting for the Site Plan portion of the application.

Danielle Dolce, Block 4301 Lot 5, 1009 Old White Horse Pike, Use Variance for an accessory building & Bulk variances for size of accessory structure and the number of accessory buildings.

Appearing before the board is Danielle Dolce and Vincent Dolce Jr. both were sworn in at this time. Mrs. Dolce stated it is her intent to build a horse barn and building for equipment to store horses. They purchased the property in 2014, are not able to build everything now, they will build a house in a year. Mr. Dolce stated that he owns horses and they need to move them to a safer location. The property where the horses are is going into foreclosure. He is a long time resident of Waterford Township, as is his wife. Chairman Giangiulio sympathized with the applicant, but explained that the ordinance states that a primary structure is needed to build an accessory structure.

Mr. Hanson summarized his letter, the property is in the RR zone, on 6.84 acre lot. There is no principal structure on the lot the proposed barn has a limit of 860 sq. ft. There is only 1 accessory structure permitted on a lot, and there appears to be a water well within 10 ft., Mr. Dolce stated it would be 14 ft. away, Mr. Hanson stated the County Board of Health needs to review that. Mr. Toussaint asked if there would be bathrooms in the structure. The building used for the horses would need to be moved to meet the 50ft. set back. Mr. Dolce agreed he would do that. The building for the equipment only needs to meet the same set back as the principal. There is a proposed grading plan submitted, there is a question of how will the structure be accessed. Mr. Dolce stated there is a stone driveway on the left side of the lot. Mr. Hanson asked if there would be any clearing done, and Mr. Dolce stated the property is all open, and currently drains from the front to the back. Mr. Hanson questioned fencing, and Mr. Dolce stated he proposes a wood fence 5ft. split rail for 6 horses. Mr. Toussaint added that in order to comply with farmland assessment, the horses are their personal horses, and there needs to be 5 acres of farming. Mr. Dolce asked would there be consideration if he built an addition/apartment to the barn/garage as a primary residence. Mr. Toussaint added that the apartment portion would need to be demolished or make it part of the garage before the C.O. for the house could be issued. Mr. Toussaint added that there would need to be an amended application, and requirements would change. Ms. Iles stated is someone there with the horses? Mr. Dolce stated they are in and out all day. Ms. Iles also mentioned that she sympathizes with the applicant and asked as well if there is a way to approve this and give a time limit to build the house to help the applicant. Mr. Jacoby asked if there was another location to store the horses. Mrs. Ferguson asked if they are personal horses or are the horses being boarded by others? Mr. Dolce stated they are personal horses, and when the apartment is demolished, does that become a 2nd accessory that they would need to come back to the board. Mr. Toussaint added that the septic could be placed close enough to facilitate closeness to the future house location. Chairman Giangilulio stated he is more comfortable with this, as far as the applicant putting his residence on the garage as an addition, to avoid the variance request for no primary structure where there is an accessory structure.

With nothing further from the board, Chairman Giangilulio opened this portion of the meeting up to the public. Appearing from the public is Lou Conte of 1022 Old White Horse Pike, he has a concern of putting up an accessory structure with no principal structure, and if the buildings go up, if there is a financial situation where the house cannot be built, where does that leave the accessory structures. Also, what is the area of fencing? He is concerned with the future for selling his property. Mr. Toussaint stated the fencing will need a permit and would be in back of the building. With nothing further from the public, Chairman Giangilulio closed the public portion. Mr. Dolce asked if he could request a postponement until the next meeting to get a new plan in order. Ms. Iles made a motion to table this application, and Mr. 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	R. Jacoby	Yes
T. Giangilulio	Yes		

Communications:

Mr. Toussaint addressed the signing of the ERI contract, everything is in order. Mr. Condo asked if the board could see the contract prior to voting. Mr. Toussaint explained the board does not vote, the Committee decides.

Mr. Toussaint addressed a letter from Craig Larsen regarding Block: 73 Lots 9 & 10. Mr. Brennan stated he will take care of this.

Mr. Toussaint addressed a certificate of filing he received for Block 1802 Lot 1 on Raritan Avenue. This is a family residence and he has not received an application on this yet. The residence was left to the son, and he wants to demo the house and build a new one. Since it was over 50 years old, the certificate of filing was needed. The property meets the conditions necessary, and no application to the board will be needed.

Mr. Toussaint also received a letter from Genova Burns Law Firm confirming in agreement that they will submit an escrow check in the amount of \$25,000. Mayor Richardson informed the board that the Township Committee voted unanimously on this in agreement for the \$25,000 escrow. Mr. Toussaint has not received the check yet.

Resolutions:

Resolution 15-08 George & Deneen Macauley, Block: 7201 Lot: 26 Bulk Variance.

Mayor Richardson made a motion to approve the resolution for George and Deneen Macauley, and Lynn Ferguson seconded the motion. Those eligible to vote:

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

Minutes:

Minutes for March 2nd, 2015

Mr. Condo made a motion to approve the minutes from March 2nd, 2015, and Mr. Campbell seconded the motion. On roll call vote:

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

Reports:

None

Public:

None

Board Comments and Questions:

None

Adjournment:

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

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary