

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, Tom Giangiulio. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Mike Achey, Rich Jacoby and Jon Becker.

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

George and Deneen Macauley, 1235 Chew Rd. Block: 7210 Lot: 26, Bulk Variance for a New Single Family Dwelling on AG zone, undersized lot.

Appearing before the board is George Macauley. Mr. Macauley testified that it is his intention to demolish the existing home and build a new single family dwelling. Mr. Toussaint informed the board this lot is in the AG zone where 10 acres are required. The new single family dwelling will meet the required set backs, however the lot is 7.3 acres. Mr. Macauley will be relocating the new house on the lot.

Mr. Hansen, Board Engineer commented the application reflects demolition of the existing single family dwelling 783 sq. ft, and 650 sq. ft. garage as well. The new single family dwelling will be approximately 3800 sq. ft. located at 1235 Chew Road. Mr. Macauley testified the new home will be a rancher. Mr. Hansen stated a grading plan will be required for the new dwelling. Mr. Hansen asked what material and size will the new driveway be. Mr. Macauley testified that the driveway will be 10-12ft wide, and paved in the future. There was discussion on the well and septic and Mr. Macauley was informed that is handled by the Camden County Board of Health. The existing wood shed will be removed as well. Mr. Toussaint mentioned the existing drainage may not be an issue due to the location of the new dwelling on the lot. The existing home is over 50 years old. Mr. Toussaint has not received the certificate of filing for Pinelands yet. Mr. Macauley brought a copy of the certificate of filing with him and presented it to Mr. Toussaint. Mr. Condo asked the applicant what the time limits of the demo will be. Mr. Macauley stated it is his intention to be in the new house by Christmas, and he will demo the existing house first.

Mr. Toussaint stated he can and has issued a TCO for the new structure until the old structure is demolished giving 60-90 days. Mr. Beswick commented he would like to see more on a plan for the septic and drainage. Chairman Giangiulio explained that the septic will be reviewed by the County Board of Health, and the drainage will be reviewed by the Engineer when the grading plan is submitted at the time of building permits. Ms. Ferfuson asked what the driveway material will be, and Mr. Macauley stated stone for now, but in the future he hopes to pave it. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public. Appearing from the public is Robert Morano of 1217 Chew Road. Mr. Morano clarified a comment from Chairman Giangiulio regarding the location of a ditch that is not in front of Mr. Macauley's property, it is in front of his property, and the property slopes from back to front. With nothing further from the public, this portion of the meeting was closed. Mr. Condo made a motion to approve this application, and Ms. Isles 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
T. Giangiulio	Yes	B. Kraus	Yes

Communications:

Mr. Toussaint stated the Professionals Contracts need to be signed, however there needs to be a hold harmless agreement added, they will be ready by next meeting.

The deeds for the Dubuono application need to be signed. Mr. Brennan confirmed he has reviewed them and agrees they can be signed.

Mr. Toussaint addressed a Pinelands letter sent regarding the Big Boulder property. Violations were sent back from 1985 there was a court case at that time. The property was not to be expanded and they encroached into the wetlands and have to go to Pinelands, DEP has been copied as well.

Mr. Toussaint informed the board he has another request from the Turf Farm for an application for a Minor site plan. The original application came in as a minor site plan, that was denied on 2/23, and the applicant sent in a request to reduce the escrow for a major site plan, now there is an application back for a minor site plan. They intend on remaining as a farm use promoting the sale of sod. Even though this is considered farm, the parking can be considered for a recreational complex. The fee schedule referring to \$81,000 is for a major site development. Mr. Toussaint recommends to the board to reduce the escrow fees so the applicant can appear before the board. Mr. Brennan supports that recommendation. Chairman Giangiulio made a suggestion of \$25,000 as a fair number. Mr. Condo stated that nothing has changed with the application to convince him that the board should reduce the fee. Mr. Hansen added that there is no building be constructed as part of this application, so his fees would not be as high. Mr. Beswick commented that there are still unanswered questions that would benefit the applicant to just come before the board. Mr. Kraus added he has a concern that there will be yet another request to reduce the fee, or change the application. Mr. Toussaint commented that if the use continues and no application or fees are submitted, the fines would not outweigh the activities.

Chairman Giangiulio asked if it is a requirement of an athletic complex to have bathroom facilities. Mr. Toussaint added without getting into the merits of an application before it comes to the board, yes it is a requirement. There are things that would be discussed under the site plan application like bathrooms, parking, and traffic control ingress/egress. Mayor Richardson suggested the board make the recommendation of \$25,000 for escrow to get the applicant in front of the board. Mr. Condo made a motion to recommend to Township Committee to reduce the required escrow to \$25,000 and Ms. Ferguson seconded the motion. Ms. Iles added she feels that \$25,000 is too much, and she suggested a lesser amount. With no other motion, on roll call vote:

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

Resolutions:

Minutes:

Minutes for February 16<sup>th</sup>, 2015

Mr. Condo made a motion to approve the minutes from February 16th, with changes made to add Mr. Beswick to the voting and Mayor Richardson 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
T. Giangiulio	Yes	B. Kraus	Yes

Reports:

None

Public:

None

Board Comments and Questions:

None

Adjournment:

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

Respectfully Submitted,

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Ed Toussaint, Planning Board Secretary