

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, (late at 7:40pm.) Ralph Condo, Tom Giangiulio, Jon Becker, and Brian Kraus. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Lynn Ferguson, and Rich Jacoby.

Motions for adjournments of cases or other motions:

None

Communications:

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 are requesting a new date of May 18th. Mr. Condo made a motion to postpone the application until May 18th, and Ms. Iles seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
A. Campbell	Yes	R. Iles	Yes
R. Condo	Yes	T. Giangiulio	Yes
J. Becker	Yes	B. Kraus	Yes

Mr. Toussaint addressed a letter from Craig Larsen regarding Block: 73 Lots 9 & 10. The resident is consolidating lots, and wanted to confirm there was no application to the board that was needed.

Mr. Toussaint addressed a letter from Pinelands regarding Velour LLC, and a cell tower at Atco Raceway. There are numerous violations that need to be satisfied prior to submitting a Pinelands application.

There has been nothing new regarding Tuckahoe Turf Farm. There will be an amended certificate of filing.

Old Business:

15-002 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 on behalf of the applicant is Mark Rinaldi Esq. Mr. Rinaldi informed the board the application has changed. This application originally had 3 variances, and withdrew 2 accessory structures will be removed. The variances requested are for a pole barn (accessory structure) with no primary structure, and the accessory structure is oversized. Mr. Rinaldi pointed out that Mr. Dolce is a lifetime resident of the Township. Mr. Dolce has secured financing for \$80,000 to be paid off in 36 months for the land that will turn into a construction loan for the house. They are 18 months into the project which leaves 18 months to turn it into a construction loan. Mr. Dolce expressed the timeline of events based on the conditions of the loan. Mr. Rinaldi referenced case law regarding granting approvals with a timeline of completion and that it is permitted. The resolution will be recorded with the county and there will be a deed restriction on the property.

Mr. Dolce spoke about building or creating an apartment above the barn area, and it is not financially smart or feasible for them. It would take about \$50,000 to make that space livable, and he only has 18 months to build a house. The Septic would be in a different location then where he would need it for the house, and he is up against a time crunch and needs a home for his horses now. He will be the general contractor. Ms. Iles asked if there is 18 months left on the loan then it converts to a construction loan, does the property have to be paid off first? Ms. Iles also asked Mr. Dolce when would he be ready to build? Mr. Dolce responded he only has 17 – 18 months left to start building. Ms. Iles asked if there are utilities there. Mr. Dolce stated yes. Mr. Toussaint suggested separating the 2 variances, one Use, and the other bulk. Mr. Condo stated he would be more comfortable if Mr. Rinaldi reviewed the loan documents. Mr. Brennan board solicitor stated the conditions are reasonable. Mr. Rinaldi agreed to review the loan documents. Mr. Toussaint stated this would become an enforcement issue. Mr. Condo stated that he would like it stipulated the applicant will not come back for an extension of time. Mr. Rinaldi agreed to send the summary of facts to Mr. Brennan for review, along with copies of the loan documents. Mr. Dolce added there will be a well installed for the pole barn, and that the horses are privately owned, they do not board other horses. 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, the public portion was then closed. R. Iles made a motion to approve this application for a use variance and bulk variance, and R. Beswick seconded the motion. On roll call vote:

R. Beswick	Yes	R. Iles	Yes
M. Achey	Yes	R. Condo	Yes
T. Giangiulio	Yes	J. Becker	Yes

At this time, the board took at 10 minute break. On roll call all members returned at 8:15pm.

15-003 Lions of Judah Church, Block: 2001 Lot: 79, 505 White Horse Pike. Minor Site Plan, with Design Waivers.

Appearing on behalf of the applicant is Mark Rinaldi, Esq. The engineer for the applicant was sworn in at this time, Uzo Ahiarakwe Licensed engineer in NJ., PA., DE, and MD. Mr. Ahiarakwe addressed the proposed parking for the property. Pastor Wiggins who was sworn in at the previous meeting, testified

there will be 1 service for the worship, 1 day a week for 30 people. There will be a private transport to pick up and drop off the parishioners. If the number of people grow to more, he will add a second service at a later time in the day. Pastor Wiggins agreed there will be no street parking. Mr. Rinaldi mentioned that a revised site plan showing parking has been submitted with 10 spaces plus 1 handicap space. The count for parking is one space per 3 seats. For the school during the week there will be no more than 10 students. The last 2 weeks of training for the school will be spent at "The Fountains" for training. During class time there will be 1 instructor, 1 administrator and no more than 10 students. There will be no overlap, and school is 4 days a week, with the worship time being on Sunday. Mr. Toussaint addressed the existing signage. Any improvements to an existing non-conforming sign, must then bring that sign up to standards. Pastor Wiggins agreed to amend the application to reflect a 3ft. variance for the location of the existing sign. Mr. Toussaint mentioned parking. He calculated the square ft. of the entire facility broken down school vs. worship/sanctuary. Diagram reflects occupancy of a maximum of 178 people. Mr. Condo asked if the board could make a condition of approval that no more than 30 people attend any service, and no on street parking. Pastor Wiggins agreed to this, Mr. Brennan stated yes it can. Mr. Achey asked if the building occupancy load dictates the parking. Mr. Becker commented on the utilities. Jeff Hanson from ERI stated only the main is marked out, there is no evidence of size until you dig. There is public sewer to the building, the size of the lateral in question. Mr. Hanson added there are no drainage issues on the property, no flooding, or storm water management issues. Mr. Becker commented on the narrow drive, one way in, one way out and the drive aisle between parking stalls. Mr. Hanson stated the narrow drive aisle is a design waiver, and the parking spaces 10 ft. from the property line is another design waiver. Pastor Wiggins agreed to provide more information on the handicap accessibility. Mr. Hanson commented that a more recent survey was submitted. Mr. Campbell stated if 30 people are permitted at one service, and more people come, how would the applicant deal with that? Pastor Wiggins stated he will shut the lot down and not permit any more cars, he will have security in the lot. With nothing further from the board, Chairman Giangliulo opened this portion of the meeting up to the public.

Appearing before the board is Donna Christie of 509 White Horse Pike. Ms. Christie stated she lives on the corner of White Horse Pike and Hayes Mill Road. Hayes Mill Road is too small and people speed down that street. If cars park you would not be able to get down the street. With nothing further from the public, Chairman Giangliulo closed the public portion. Mr. Becker made a motion to approve the application, Mr. Condo seconded the motion. On Roll call vote:

W. Richardson	Abstain	R. Beswick	Yes
A. Campbell	Abstain	R. Iles	Yes
R. Condo	Yes	T. Giangliulo	Yes
J. Becker	Yes		

New Business:

None

Resolutions:

None

Minutes:

Minutes for March 16th, 2015

Mayor Richardson made a motion to approve the minutes from March 16th, 2015, and Ms. Iles 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
T. Giangiulio	Yes	J. Becker	Yes
B. Kraus	Yes		

Reports:

None

Public:

None

Board Comments and Questions:

None

Adjournment:

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

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary