

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, Mike Achey, Ralph Condo, Lynn Ferguson, Tom Giangiulio, Brian Kraus. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Roe Iles, Rich Jacoby, and Jon Becker.

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

Endurance Automotive, Block: 1008 Lot: 8, 2207 Atco Avenue, Use Variance, Site Plan Waiver

Appearing on behalf of the applicant is Ted Costa, Esq. Also appearing to give testimony is William O'Neill ( owner ), Miles Lederer, Brad Herndon, and Daniel Duzenski ( tenant ). At this time all those providing testimony were sworn in. Mr. Duzenski stated that he wishes to resume an auto body repair, custom painting, and collision repair. There is a garage with a paint booth, a lift, and cinderblock walls with a garage door, and an office. The hours of operation would be Monday through Saturday 9am. to 5pm. There are compressors, they do welding, and storage of mechanics tools, as well as perform state inspections. Next to give testimony is Bran Herndon. Mr. Herndon informed the board that the paints used are water borne paints, and the can recycle paint booth has a suppression system, the tanks need to be hydro tested. The paint booth has a ventilation system, and all welding is done behind closed doors, with welding screens. Mr. Herndon stated there may be one car on the lot for sale after it is repaired, but no vehicle advertising. There are exit signs, there will be no smoking, and will install a fire extinguisher and follow all state regulations. Mr. Duzenski testified that there are 7 parking spaces in the front and 3 spaces in the back, the spaces will be marked in addition to 1 handicap space. Mr. Hansen added that 8 spaces are required for the 2 bays. Exhibit A-1 was presented which is a parking plan that shows an access road owned by Waterford Township. Mr. Duzenski testified that there is legal lighting, but is willing to repair any existing lighting as needed. Mr. Hansen also added that the parking spaces are required to be 9 x 8, and 11ft for handicap with a 5ft. access or loading area. Mr. Duzenski stated the lot is in need of repair and he will comply as he intends to add landscaping and signage.

There is an existing sign that is in need of repair. This is a commercial area on Atco Avenue, as there is the Fire Company, an ice cream store, a tattoo shop, and a dance studio.

Mr. Toussaint commented that the back has a lot of grass, cars would be parking on the grass. Mr. Hansen stated the site is 100% impervious, any asphalt or concrete would make it over impervious. The Current sign needs a variance, and Mr. Toussaint asked what the height of the sign is. There is a required 20ft. set back, and 3ft. has been provided, and it is under 50 sq. ft. Mr. Toussaint added that there could be activity in the front yard, the business should be inside the building, all deliveries and storage needs to be inside. Mr. Hansen commented that the lot needs seal coating and striping. This is in the TC zone, it is a use variance as well as 5 bulk variances. It is an undersized lot, lot frontage, side set backs, 50 ft. mean width, and over 60% lot coverage which are all pre-existing conditions. Mr. Duzenski agreed to comply with buffering in the back. Mr. Achey asked the applicant will he be towing? Mr. Duzenski stated he does not own a tow truck. Mr. Kraus asked if he has another business, Mr. Duzenski stated no. Ms. Ferguson asked if there is parking in the rear that will be stored vehicles. Her concern is adding more unsightly vehicles to the area. Ms. Ferguson asked if the storage facility is accessible, and commented that this is a retail area, and this is not a retail use. Where will the damaged cars be parked? Chairman Giangiulio added that he feels there should be more detail, where will the car parts be stored, he feels that a formal site plan is needed. Rich Beswick commented that he would like information on the filters, he has a concern of the materials used for environmental reasons. The applicant stated that 25 gallons of paint are permitted out of the cabinet, and this would be less. Mr. Campbell reiterated the hours being Monday through Saturday 9am. to 5pm. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public.

Appearing before the board is Steve Rynx of 416 Raritan Avenue. Mr. Rynx submitted photos and read a letter regarding his concerns with the dumpster, parking, the noise early in the morning, and the shuffling of cars. There used to be a stone drive, now it has been paved and drainage has been redirected. Next to appear is Rose Barnes of 2209 Atco Avenue. Ms. Barnes stated this use does not meet the criteria for this area, and she questioned when the last traffic and environmental studies were done for this area. There are 3 body shops within a 4 to 5 mile radius. Next to appear is Casamere DeLaurentis of 2259 Elmer Avenue. Mr. DeLaurentis asked where the waste oil will be kept, and where is the location of the dumpster. The sign is in a bad condition, and where is the employee parking area. Next to appear is Carol Rynex of 416 Raritan Avenue, she objects to the variance request as this use should be in an industrial area, and this type of use will deter other small businesses. At this time Mr. Costa requested an adjournment for the applicant until the next meeting July 6th. No additional noticing will be required of the applicant. Mr. Condo made a motion to table the application, and Ms. Ferguson seconded the motion. On roll call vote:

|               |     |             |     |
|---------------|-----|-------------|-----|
| W. Richardson | Yes | R. Beswick  | Yes |
| A. Campbell   | Yes | M. Achey    | Yes |
| R. Condo      | Yes | L. Ferguson | Yes |
| T. Giangiulio | Yes | B. Kraus    | Yes |

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.

Appearing on behalf of the applicant are Bill Harrison Esq. and Mark Rinaldi Esq. At this time those giving testimony were sworn in. Alan Carter, sales manager of Tuckahoe Turf, he has been with Tuckahoe turf since 1986 with the original owners. Mr. Carter stated he is in charge of sales, educational tours, and mobile apps. This site is 369 acres in Waterford, as well as other towns. In 1979 this was a sod farm, production took 1 ½ years to harvest, then start planting before the harvest. The ground is completely irrigated, and there are trial and error selections. Mr. Carter also explained this was a cash crop farm with 14 acres of sod in Tuckahoe, then they moved to Hammonton/Waterford due to access and soil. When the economy took a fall, MLB and NFL were the major clients. With the current use there are 8 tournaments a year, with 2 days per tournament. There is a continuous rotation of the fields/ parking ingress and egress. There are multiple entrances to the farm. There are event coordinators all with walkie/talkies. There are no permanent structures set up the nets are temporary and can be moved, no scoreboards. 1 to 2 days before each tournament, the nets go up. There are event staff that go around and clean up trash, there are port a pots on the fields as well. The fields are sand based and there are no lights to the fields. There is a group that uses the fields that may set up temporary lighting like a flood light. There are signs set up prior to the event, they are the yard/lawn type signs that are temporary and removed after a day or two. The events are on weekends and the farm is shut down on Sundays. There is some retail sales on Saturdays. The harvesting of the fields is around 2 or 3 am when it is cooler. There are a maximum of 34 fields and there are 10 teams per field maximum in the summer. Before the teams arrive, there is a packet of information that is emailed to them so they know where to enter and exit, they look for the MSSL signs. Mr. Carter stated we have received Pinelands approval. The Chamber of Commerce is developing a brochure with a link on the MSSL site. The applicant stated they are open to suggestions for traffic, and they do permit vendors for the day of the event.

Next to appear before the board is William Murray a retired Lieutenant of Camden County Police Department, he retired in July of 2014. Mr. Murray stated that he is employed by MSSL, he is the director of operations handling traffic control areas, ingress, and egress. They set up temporary fencing for parking, there are directional signs installed weeks before the tournament. Mr. Murray stated there is active communication with the local authorities prior to the event. The local people are familiar with the turf farm and the activities. Mr. Murray stated that the staff is constantly moving traffic, the traffic jams may be 10 minutes tops, and any back up is on the turf property. The emergency services such as EMT's use John Deer Gator tractors to get around quickly, and Ambulances get an escort. Mr. Murray testified that he has worked 5 events at the turf farm, there have been no parking issues, and he will hire what personnel is needed, along with all safety equipment such as vests, etc.

Next to provide testimony is Tim Kernan of Kernan Engineers. Mr. Kernan is a Licensed Planner and Engineer in the State of New Jersey. Mr. Kernan stated this is a permitted use, it is agricultural, and a resolution has been adopted that soccer activities are consistent with the agricultural requirements. Everything Pinelands requested is shown on the plan, and he is in agreement with the Engineer's letter. Mr. Hanson addressed the checklist items per his letter. A waiver is requested for an environmental impact statement, a waiver for providing historical use of the property, the applicant agrees to prepare a traffic impact statement, there is no impact on municipal services, a waiver is also requested for storm

water management as there is no grading and no impervious surfaces, there is no sewer as there will be port a pots, and waiver of a school impact report. Pinelands has placed deed restrictions, and the board has requested copies. Mr. Kernan will comply with supplying the North arrow on the plans, will identify wetlands, asked for a waiver of a boundary survey and a topography survey, he will add the title block, the owner has signed the certificate of ownership, USGS contours have been used. Mr. Kernan also asked for a waiver of existing structures, preservation features, and he will provide suitable areas, as well as waiver of a utilities plan. The applicant seeks waivers of providing easements, street and lot layout, will provide deed restrictions, and drainage. This is an agricultural zone, for low intensity uses. Mr. Hanson asked about vendors. Mr. Hanson stated Hammonton permits 6 vendors by resolution. Mr. Hanson commented that the certificate of filing is inconsistent, the AG zone permits a low intensity recreational use, this is not low intensity, and this is not an accessory use, and Pinelands has allowed local approval dated May 26<sup>th</sup>, 2015. Mr. Harrison stated that Pinelands has agreed with restrictions. The applicant has the opportunity to enter into the pilot program. Mr. Hanson asked about Handicap parking, and Mr. Murray stated he will have designated areas for handicap parking, with accessibility to the restrooms, and the farm is flat. We have 4 seated gators to transport as well. Mr. Carter commented that Hammonton has the Board of Health come out to verify and inspect each of the vendors. Mr. Hanson mentioned that the EMS needs to be reviewed as well by local authorities. Mr. Toussaint stated he has nothing to add since Mr. Hanson addressed items in detail. Mr. Hanson asked about the directional signs and if NJDOT has provided approval. Mr. Toussaint stated the traffic light that needs to be monitored is in Winslow, and the signs are in Winslow and Hammonton.

Mr. Condo commented that the food vendors need to comply with all county and local regulations. Mr. Harrison stated until last year, the applicant was unaware of all of the regulations for this use. The activities have been in Hammonton and will be in Waterford. Vendors must comply with health department regulations. Mr. Condo asked if the applicant has been made aware that our services such as EMS, Fire, Police will be from Waterford. Mr. Toussaint expressed that is why the violation was sent, there was an injury and Waterford was not informed. Chairman Giangiulio added that the handicap accessibility needs to be in compliance with Federal ADA regulations. Based on Mr. Acheys concerns with the possibility of forest fires, the applicant has agreed to meet with the Forestry service. Mr. Murray added that there is training prior to, and during the event for emergencies. EMT's come from Browns Mills, they go to Atlantic Care. The soccer association pays the EMT's. Mr. Beswick asked what the location of the 6 vendors are. Ms. Ferguson commented that the sod production, and the operating soccer tournaments, what will change. Mr. Carter stated the athletic portion has become a great asset, and the direct marketing has served it's purpose. Chairman Giangiluiio mentioned dealing with the residents' complaints. Mr. Murray stated he is willing to go door to door, and can make adjustments. He can direct traffic anywhere, he is willing to be ADA compliant, create traffic counts, number of parking spaces, and number of cars. With nothing further from the Board, Chairman Giangiulio opened this portion of the meeting up to the public.

Appearing from the public is Robert Buehler of 603 Flemming Pike. Mr. Buehler commented that traffic gets backed up to the woods and he cannot get out of his driveway. The speed limit is 25 MPH, too many cars speeding. Trash is thrown out of cars on private lots. Mr. Murray stated when the emails are sent out with packages and instructions, the trash and blocking driveways will be addressed. With nothing further from the public, Chairman Giangiulio closed the public portion. Mr. Condo made a

motion to deem the application incomplete, Mayor Richardson seconded the motion. The application will be back to the board on June 15<sup>th</sup>. On roll call vote:

|                |     |             |     |
|----------------|-----|-------------|-----|
| W. Richardson  | Yes | R. Beswick  | Yes |
| A. Campbell    | Yes | M. Achey    | Yes |
| R. Condo       | Yes | L. Ferguson | Yes |
| T. Giangliulio | Yes | B. Kraus    | Yes |

Alternate Brian Kraus will be seated on this application at the next meeting.

Resolutions:

None

Minutes:

Minutes for April 20th, 2015

Mayor Richardson made a motion to approve the minutes from April 20<sup>th</sup>, 2015, and Mr. Campbell seconded the motion. On roll call vote:

|                |     |             |     |
|----------------|-----|-------------|-----|
| W. Richardson  | Yes | R. Beswick  | Yes |
| A. Campbell    | Yes | M. Achey    | Yes |
| R. Condo       | Yes | L. Ferguson | Yes |
| T. Giangliulio | Yes | B. Kraus    | Yes |

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 Mr. Borbe Esq. for the Deeper Life Church application. They are requesting a new date of June 15<sup>th</sup>.

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