

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

Motions for adjournments of cases or other motions:

None

New Business:

Justin Valentino 933 Old White Horse Pike Block: 4201 Lot: 26, side yard set back variance for an accessory building.

Appearing before the board is Justin Valentino. Mr. Valentino stated he would like to build a pole barn for storage. The proposed location would be 10ft. from the side property line. Mr. Hanson summarized his review letter. The property is undersized, the applicant is requesting a C1 variance. The proposed structure is 760 sq. ft., 32 x 24, 10 ½ ft. in height. Mr. Valentino testified there will be no extension of the existing driveway, and there are natural swales from the road to the wetlands in the rear of the property, and gutters will be installed. Mr. Toussaint stated the lot is 100 ft. wide, the house is 50ft, there is not much room to move the pole barn as it would be directly behind the house. Mr. Toussaint added that the applicant has an attached garage that in the future they plan to convert to living space. There is a wetlands buffer to the rear of the property that has been approved to be reduced to 240ft. which still gives them plenty of room. Mayor Richardson asked about the shed that is shown on the property, Mr. Toussaint confirmed that the shed is 8 x 8. Mr. Achey asked if the pole barn is for personal use only, and Mr. Valentino stated yes. 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 closed. Mr. Condo made a motion to approve this application, and Mr. Achey seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
M. Achey	Yes	R. Condo	Yes
L. Ferguson	Yes	R. Jacoby	Yes
T. Giangiulio	Yes	B. Kraus	Yes

Old Business:

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. Mr. Harrison gave a brief summary of the application and discussion from the last meeting. Pinelands approval was granted for Hammonton, it's a 711 acre site, a 7 page site plan was provided, a traffic summary report was also provided. Mr. Rinaldi addressed Mr. Alan Carter who remains under oath as he was sworn in at the last meeting. Mr. Carter explained how the tournament dates happen, what the process is and the number of fields that are needed. Mr. Carter stated this is all youth soccer tournaments within Pinelands limits there are 8 tournaments on Saturdays and Sundays from 8am till 6 or 7pm. There is a steady pace of traffic in and out all day. There are food vendors that set up 1 or 2 days in advance and the cleanup is the next day or Sunday night. The Parking is addressed by MSSL as they present a plan as a checklist before each event. There are 4 to 5 manager's onsite, and EMS is hired. There are no restrictions from the Turf Farm. Restrooms are provided and the handicap accessible are nearest to the fields.

Next to provide additional testimony is William Murray 334 Longwood Drive, Haddonfield. Mr. Murray is the Director of Operations for MSSL Soccer. Mr. Murray stated ADA parking is available, if the tournament is 2 days the handicap parking is extended, signage is always posted. There are special personnel to assist with directions, and the handicap parking area is flat. The handicap parking is closest to the field and the restrooms. There are John Deer Gators that can transport if necessary as there are 12 on the property, and 2 seat 4 people. Mr. Murray stated they are over prepared for handicap parking. He has also spoken with Chief Dan Cormaney of the Waterford Twp. Police Department, MSSL will hire an off duty police officer and next week he is meeting with Mr. Murray onsite. Mr. Murray also spoke with Chief David Cilon of the Waterford Township Fire Department and discussed logistics of the property and Mr. Murray agreed to speak with the State Fire Service. They feel this is not an issue, and the grass and road create a buffer. Mr. Murray stated evacuation in the event of an emergency would not be an issue and he is familiar with the property. Mr. Murray spoke with Betty Ann Gardner Chief of the Waterford EMS and discussed dispatching for any emergencies for Waterford and Hammonton, and any secondary employment if needed. EMT's will respond first, then call the Ambulance. Gators are provided to EMS, and 2 Hammonton Police Officer's are hired for each tournament. Mr. Hansen asked if the ADA parking spots are checked to be sure they meeting the ADA requirements.

Next to provide testimony is Nicholas Aiello of 1313 Mt. Holly Rd., Burlington, NJ. Mr. Aiello testified to his credentials, and was deemed an expert. Mr. Aiello testified that he visited the site during a tournament and at peak parking there were approximately 3200 vehicles. At that time there were adequate parking spaces provided, in fact there was an excess of parking available. Mr. Aiello testified that the ADA spaces are adjacent to the fields, there are adequate spaces, and they meet the requirements. The grade where the ADA spaces were was level, and the ground was firm. NJAC regulates sporting events, and the main access points are in Hammonton. Each parking area had flaggers to clear the aisles. 3pm. is the peak of the queuing onsite, not on the roadway. There was approximately 30 seconds to 1 minute on the que. The main 2 roadways are Flemming Pike and Spring Road. Mr. Hansen asked if anyone spot checks the ADA spaces. Mr. Murray commented that cones

were used, maps were provided online to locate the necessary areas, as well as signage throughout the site. Chairman Giangiulio asked about the surface when it's dry it may be more packed and stable when the ground is wet, will it accommodate a wheelchair? Are all of the spaces checked prior to each event? Mr. Toussaint also commented from event to event is ADA compliance met, what are the size of the spaces, what is the grade, however testimony from the applicant is that they will comply. Mr. Condo stated the number of spaces, the slope, and surface requirements need to be met, but the applicant has testified that they will comply. At that point, we can randomly inspect the site. Mr. Toussaint agreed, he would need a plan. Mr. Harrison stated the applicant agrees to submit a parking plan including handicap and accessibility will be provided as requested. Mr. Murray stated they have a former Military police officer that will be designated to handicap parking. Chairman Giangiulio asked Mr. Carter if notice of a tournament could be sent out 30 days prior. Chairman Giangiulio also asked about trash pick up. Mr. Carter responded that trash pick-up is minimal but he will coordinate that. They have knocked on residential doors apologizing when there was an issue with trash, and weather stopped us from cleaning up right away. Chairman Giangiulio asked about the Food Vendors. Mr. Carter testified that there are 5 some with multiple locations, with a maximum of 10 locations, and all of them have Board of Health approvals. There is no lighting for tournaments, there is a rule that everyone is off the farm at dusk. Mr. Toussaint commented he would like to see an agreement with the Farm, MSSSL, and Pinelands, listing the Pinelands standards/requirements. 60 days prior to any event a schedule, practice schedule, or any other soccer activities be submitted for approval. When the Zoning permit is issued, that will go to Pinelands, after Pinelands approves, then the zoning permit can be issued annually for a 3 year approval. Then the process would begin again after 3 years. Chairman Giangiulio added that a handicap parking plan should be submitted as well. Chairman Giangiulio asked if the local farmers are excluded from the vendor count and Mr. Carter stated yes. 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 requested that the applicant provide letters from each of the Waterford Township entities that spoke with Mr. Murray regarding parking, police, and EMS services, and Mr. Murray agreed to provide that information. Mr. Toussaint added that the timing of set up and clean up should be addressed prior to the event as well as a legible parking plan must be submitted for Mr. Toussaint's review. Mr. Condo made a motion to approve the preliminary and final application for Tuckahoe Turf Farm, with listed conditions, and Mr. Kraus seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	No
M. Achey	Yes	R. Condo	Yes
L. Ferguson	Yes	T. Giangiulio	Yes
B. Kraus	Yes		

Communications:

Mr. Toussaint addressed the board regarding the Pinelands Orientation letter. It is encouraged for members to attend, it will be July 30th, from 4pm. to 7:30pm. at the Richard Sullivan Center in Pemberton. Dinner will also be provided.

Resolutions:

15-09 Danielle and Vincent Dolce, 2302 Sesame Street, Atco, NJ. 08004, Use Variance, Bulk Variances for accessory structure.

Mr. Condo made the motion to approve the resolution for Dolce, and Mr. Beswick seconded the motion. On roll call vote:

R. Condo	Yes	M. Achey	Yes
R. Beswick	Yes	T. Giangiulio	Yes

15-10 Lions of Judah 7 Ministries, 505 White Horse Pike, Waterford, Minor Site Plan.

Mr. Condo made a motion to approve the resolution for Lions of Judah 7 Ministries, and Mr. Kraus seconded the motion. On roll call vote:

R. Condo	Yes	M. Achey	Yes
T. Giangiulio	Yes	B. Kraus	Yes

Minutes:

Minutes for June 1st, 2015

Mayor Richardson made a motion to approve the minutes from June 1st, 2015, and Mr. Beswick seconded the motion. On roll call vote:

W. Richardson	Yes	R. Beswick	Yes
M. Achey	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 Ralph Condo seconded the motion. All in favor, meeting adjourned.

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary