

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, Jon Becker, and Brian Kraus. Also present were Ed Toussaint Zoning Official, and Lou Capelli, Board Solicitor. Those absent were Al Campbell, Roe Iles, and Jon Becker.

Motions for adjournments of cases or other motions:

None

New Business:

Marc Principato, Block: 6502 Lot: 2, 1127 Beechwood Drive, Side yard set back variance for a pool.

Mr. Principato was sworn in, explained he has a corner lot, and his existing septic takes up most of the yard. Matthew Litvinas of ERI, board engineer asked the applicant if there will be any additional lighting. Mr. Principato explained just existing low voltage lighting. Mr. Litvinas asked about grading, and water run off. Mr. Principato stated the pool will be out of the ground a bit and he is building a retaining wall. The property grades towards Maple Avenue. Mr. Litvinas then asked if the 8 year old survey that was submitted shows currently what is on the property, Mr. Principato stated yes. Mr. Toussaint added the site conditions are the same, there is a new shed that is not shown. There is a natural swale that pitches water towards Beechwood. Mr. Beswick asked how close the filter to the neighbor's property is. Mr. Principato stated about 4 ft. from fence, and about 30ft. to the neighbor's house. Mr. Campbell commented if the pool is on the left, and drains towards Maple, is that how the property grades? Mr. Principato stated yes, the property is completely fenced in with gates that open to the street. Mr. Achey asked if the retaining wall will affect the swale. Mr. Toussaint stated the wall is outside the swale. Mr. Condo asked how close to the property line is the pool? Mr. Toussaint stated 6 ft. to the edge of water level which is how it is measured, so it ends up being 7 ft. from the neighbor's property. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public. Appearing from the public is Marybeth Wells at 1100 Beechwood. Ms. Wells was sworn in, and commented that she has a well in her backyard. Will the pool or construction of the pool affect her well? Mr. Litvinas stated the well water is deeper and should not affect it. With nothing further from the public, Chairman Giangiulio closed the public portion. Mayor Richardson made a motion to approve this application, and Mr. Condo 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		

Old Business:

Deeper Life Church, Block: 2309 Lots 1, 3 & 4, 688 White Horse Pike, Use Variance and Site Plan

Robert Borbe Esq. appeared before the board on behalf of the applicant Deeper Life Church. Also present is William Gillmore from Civil Engineering to provide testimony as well as Pastor Mike of Deeper Life Bible Church, who were both sworn in at this time, and Mr. Gillmore presented his expertise on the record.

William Gillmore, 213 Cherry Tree Court, Franklinville, NJ. This property is on White Horse Pike and south from the lake and was formerly an auction house. In 2010 was the last vacancy. There are 4 lots, equaling .8 acres. There is stone around the building, with 2 entrances, there are wetlands onsite with well and septic. Mr. Gillmore stated this project would add impervious with parking, and paving in the front handicap area. The parking will use concrete bumper stops. There are design waivers requested. There are 20 parking spaced for 60 seats, the ratio is 1 space per 3 seats, and 1 handicap stall. 100ft. set back is required 80 ft. is existing, however the roads are paper streets. One side is a paper street, wooded area, and on the other side there is a vacant building, there is wetlands and a thick tree area. The waivers requested are driveway aisle needs to be 20 ft. from cartway, 13.8 is provided. 2 driveways you need 300 ft. of frontage, 180 ft. is provided, 100 ft. separation between 2 driveways there is 60 ½ ft. provided, 10 ft. from the side property line is 3.2 ft. away, 24 aisle is required for 90 degree parking, 18 ft. is proposed, and 20 ft. Right of Way to driveway aisle is required, existing condition is 3.8 ft. All is due to existing conditions. The only variances are a Use Variance, and set back variances. Lighting is proposed, shoebox lighting, projecting downward. This is a light use, and trash will be minimal, and dumpster or enclosure would not be required. Light use, they only meet on Sunday 9am. to 11:30 pm., and from 7pm. to 8:30pm. on Wednesday and Friday Evenings for Bible Study. No cooking onsite, limited use. This building is suited for this use, the building is currently an eyesore, low traffic generator, low occupancy. Fixes a blighted property, blends in, adding lights to make presentable. No detriment to the community it is smaller in size, this is a rural area the property slopes to the front and the drainage pattern will not change. The White Horse Pike will have less run off, the width of driveways will decrease and adding landscaping.

Next to provide testimony is Pastor Michael. He is the local Pastor for the church. Pastor Mike stated this is a Pentecostal church, Christian church. Pastor Mike stated he is also an RN as well a recent director of UMDNJ, prior to that the assistant director of nursing currently teaching at Rutgers, an RN at Ancora, prior to that a director of nursing at Paramus, among others. This is currently his employment. Currently there are 20 parishioners, and the building will hold about 60 people. Meetings are Sundays 9am. till 11am. Tuesdays is Bible study from 7pm. till 8:30pm., and prayer meetings on Fridays from 7pm. to 8:30pm. There is a small choir 6 people 2 adults, and 4 youths. There is a piano for music and there are no homes in the near vicinity. Mr. Borbe asked if there will be other functions at the church. Pastor Mike stated the church will work for the community, all to benefit the town.

Matt Litvinas of ERI, board engineer asked about signage. The proposed sign is North West in front, and will be compliant in codes. Mr. Gillmore stated there will be signage on the way in and on the way out. The original impervious coverage was reduced.

Mr. Toussaint asked about the seating. The building is 3000 sq. ft and has an occupancy load of 400 people. How large is the assembly area, Mr. Toussaint has no plan of interior sizes of rooms, etc. that will need to be provided to him. Are the lots being consolidated? Mr. Gillmore stated yes they are. There is an inconsistent certificate of filing deals with storm water management. Mr. Gillmore stated they will reduce the amount of impervious coverage. The applicant has to go to Pinelands and obtain approval. Mr. Gillmore stated a small basin could be accommodated if need be. Mr. Gillmore is confident they can address the Pinelands and the inconsistent certificate of filing. Mr. Toussaint also added he would need the updated map with the wetlands shown, and the proposed signage for the church he would need to see a sign plan. Last comment is that all other businesses in that area have a trash enclosure.

Mr. Condo stated this is zoned commercial, but he has not heard the positive criteria for this application. What good will this bring to the Township? Mr. Borbe stated this is suitable for the area, there is no detriment to the public good, this will promote good public welfare, and falls under the religious act, and the freedom act. Ms. Ferguson asked about the colored rendering of the wetlands and where the wetlands was located, and the Pinelands if there is no further encroachment. Mr. Beswick asked what the distance is from the White Horse Pike to the front steps. Mr. Gillmore stated 36 feet, and 48 feet to the right of way. Mr. Beswick asked if NJDOT approval is also required. Mr. Gillmore stated they do need NJDOT approval for this project. Mr. Achey asked what the location of the septic is. Mr. Gillmore stated it is in the rear. Mr. Gillmore added they will need County Board of Health approval for the septic and the well. The existing systems will need to be tested. Mr. Gillmore also testified that they agree there will be no more than 60 people, he pointed out on the plan where the sanctuary is, and where the classrooms are. This is a Satellite Church, the main branch is in North Jersey. Chairman Giangiulio asked where the temporary parking would be, with future growth, the site can only hold 20 cars. Mr. Gillmore commented there is a grass area that could hold some temporary parking. Chairman Giangiulio asked about impervious coverage, Pinelands says parking spaces are porous, exact numbers are needed for the board. Chairman Giangiulio asked if the building would be rented for parties, or if there are any offices there. Mr. Gillmore stated no. Chairman Giangiulio asked for location of the well and septic on the plan, Mr. Gillmore agreed. Chairman Giangiulio asked for comments from the Fire Marshal and NJDOT on the 2 entrances. Ms. Ferguson asked if the well is the type that sticks up where there would be a concern of parking. Mr. Gillmore stated no this is submerged, he is willing to relocate if needed. Mr. Jacoby asked where the leech field is, Mr. Gillmore showed and Pinelands was in agreement. At this time the applicant requests a continuance, and Mr. Borbe agreed to waive the right of action time. Mr. Jacoby made a motion to continue the application, and Mr. Beswick seconded the motion. Mr. Toussaint mentioned that due to the length of time and not having a set date on coming back, the applicant will be required to re-notice the application. 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		

Communications:

Mr. Toussaint addressed the board regarding the County Planning Board review letter July 14<sup>th</sup> for the DAS Subdivision. The applicant is not in compliance, there are 17 items left. They applied for septic to the house, the TWA has been filed, Mr. Toussaint stated they may sell the house and the subdivision. He cannot issue a Certificate of Occupancy for the house without the septic. In order for those lots to be improved, the sewer main has to be installed.

Mr. Toussaint also informed the board that the plans for Tuckahoe Turf Farm came in, and they are very detailed, and seemed to have addressed all the concerns.

Resolutions:

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

Chairman Giangliulio suggested labeling the Tuckahoe Turf Farm Resolution until further review, to make sure all the details are in it, and make sure the plans match the resolution.

W. Richardson	Yes	M. Achey	Yes
L. Ferguson	Yes	T. Giangliulio	Yes
R. Condo	Yes		

Mr. Condo made the motion to approve the resolution for Justin Valentino, and Mayor Richardson seconded the motion. On roll call vote:

W. Richardson	Yes	M. Achey	Yes
L. Ferguson	Yes	T. Giangliulio	Yes
R. Beswick	Yes	R. Condo	Yes
R. Jacoby	Yes		

Minutes:

Minutes for June 6th, 2015

The Minutes were tabled until the next meeting.

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,

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Ed Toussaint, Planning Board Secretary