

**LAND USE BOARD**

**Minutes**

March 28, 2016 Special Meeting

The March 28, 2016 Special Meeting of the Joint Land Use Board of the Township of Waterford, called to order at 7:07 pm by Chairman Ralph Condo

In accordance with Chapter 231, Public Law, 1975, *Open Public Meeting Act*, notice of time, date and place for this meeting was sent as part of the annual notice to the Courier Post and Record Breeze, and is posted in the Municipal Building.

Salute to the flag.

**Notice:**

The Planning Board reserves the right to change the order of the published agenda. All changes will be announced at the start of each meeting.

It is the intent of the Board to not begin a new application after 10:30 PM and take no testimony after 11:00 PM.

For those of you in attendance with a cell phone, please turn it off or put in on silent mode. Also, if it is necessary to have a conversation with the professionals involved with your application please do so outside the meeting room.

**ROLL CALL:** Ms. Iles, absent, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomanno, Mr. Achey, Mayor Richardson, Committeeman Giangiulio, Chairman Condo and Mr. Hanna, Alt. #1.

**SWEARING IN OF PROFESSIONALS:** NONE

**MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:** NONE

**OLD BUSINESS:**

Update to the Haines Boulevard Redevelopment Plan presented by Heyer, Gruel & Associates

Mr. Fred Heyer and Ms. Susan Gruel presented the updated Haines Boulevard Redevelopment Plan to the Board. Ms. Gruel and Mr. Heyer stated they met with Municipal representatives to revisit the project which over the years has grown stale.

The presenters stated they developed a plan with a one owner concept and the Municipality can move forward because it is not necessary to include all other owners. The highlights of the plan are using existing plans for large scale uses; some residential; smart growth taking into

consideration the asset of mass transit – rail station and public busses; higher intensity housing. The plan can be build one block and a time by developing a street network around the existing property owners. The plan presents multi-family homes, mixed used buildings such as commercial/educational/medical/mom and pop stores; open space park area; two family homes; townhouses; restricted age homes for seniors; public buildings; develop a main street concept.

The proposed plan must meet design standards and all township ordinances. The concept plan must meet all legal and state and local codes. The concept is that the community will be a walkable town center site.

Chairman Condo commented that what was doable many years ago is not doable in 2016. Large scale box stores have been built in communities all around us and are no longer an asset to Waterford Township. The train station is our biggest asset and we must capitalize on it.

#### Board Questions and Comments:

Mayor Richardson mentioned that Berlin Borough has plans to build four hundred homes at the vacated K-Mart property. He asked what does that mean to us. The planners stated they are aware – but we have the train station – and success will be determined by who gets there first.

Committeeman Giangiulio said that the site is superior because of the train station and the highway exits on the routes 73 and 30. There are no major constraints. The planners stated the overall site is approximately 750,000 square feet.

Chairman Condo reiterated the site is self-contained and will support the businesses built there. The institutional sector will also support itself; healthcare facility, assisted living facility, etc. This is a major switch from plans presented by previous administrations and planners.

Committeeman Giangiulio told the planners that many large developers are interested in the route 73 frontage. Can the plan be changed to have the commercial buildings have access to the major highways? He commented that the subsurface storm system can be tied into and utilized for the whole project. The site also has water and sewer capabilities that will support the size project being proposed. The idea here is to create an area that supports itself.

Ms. Ferguson shared her concerns re: residential build out and the lack of emphasis on commercial build up. She feels that so many more residents will require many services which will produce a burden to township services and increase taxes.

Chairman Condo responded others may want to put more commercial businesses in the plan. The plan can be changed and altered. Alternatives can be offered. Tradeoffs are available. This is a conservative plan. Now is the time to re-visit the original plan and use the railroad and public transit as our assets. There can be deviation and flexibility in the plan to encourage builders to propose a plan.

Committeeman Giangiulio asked the planners to include items in the project that are beneficial to

Waterford Township such as the tax abatement program and the pilot pinelands program. These programs are important to developers. He continued, these programs show developers that we have our act together.

Chairman Condo stated they had heard a lot from the planners and a lot of ideas and suggestions were shared. The plan is a concept and can be adjusted, he said. Mr. Condo asked the Board members to submit their comments re: the plan to Ed or Susan as soon as possible.

**NEW BUSINESS:** NONE

**COMMUNICATIONS / DISCUSSIONS:** NONE

**RESOLUTIONS:** NONE

**MINUTES:** NONE

**OPEN TO THE PUBLIC:**

Mr. Wells swore in Mr. Richard Yeatman, Sr., Township Committeeman, 2479 Atco Avenue, Atco, NJ 08004.

Mr. Yeatman stated he thought the plan presented was a very good starting point. He agrees that it needs more flexibility. The vision of the plan needs to be expanded and an alternative offered to encourage developers to submit plans.

Mr. Condo commented, the plan is a good starting point and it conceptually meets the vision of the Municipality. He stated a second plan will be confusing. The idea of having the plan presented have more flexibility and alternatives is a good one. Other options may be considered as long as they meet the overall goals of the Municipality. The new plan does not look back, it looks forward.

Hearing no other comments, Mr. Condo closed the meeting to the public.

**BOARD COMMENTS AND QUESTIONS:**

**ADJOURNMENT:**

On a motion by Mayor Richardson, seconded by Mr. Becker the meeting adjourned at 8:10PM. All members voted aye.

Submitted by:

Edward Toussaint  
Board Secretary