

LAND USE BOARD

Minutes for December 19, 2016

The December 19, 2016 Joint Land Use Board meeting of the Township of Waterford, called to order at 7:00 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, absent, Ms. Ferguson, present, Mr. Becker, absent, Mr. Russomano, absent, Mr. Achey, absent, Committee Giangiulio, present, Mayor Richardson, present, Chairman Condo, present, Alt. #1 Mr. Hanna, present, Alt. #2 Mr. Mauriello, present. All absent members notified the chairman. All present responded to the roll call - 6 present, 5 absent.

PRESENT: Mr. Wells – Joint Land Use Board Solicitor

SWEARING IN OF PROFESSIONALS: None

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS: NONE

OLD BUSINESS: NONE

NEW BUSINESS: NONE

COMMUNICATIONS / DISCUSSIONS:

1. Review Committee – A committee of Chairman Condo, Mayor Richardson and Committee Giangiulio will review the applications for solicitor and engineer of the Board and will have a recommendation by the Re-organization meeting on January 9, 2017 at 7:00PM. The voting members of the Board voted in the affirmative for support of the review committee.
2. Chapter 176 amendments for garages and sheds were discussed. The existing chapter was presented along with proposed changes and amendments. The Board will do more research on the proposals before they make any changes.

RESOLUTIONS:

1. 16-18 William Grossman Bulk Variance for a garage

On a motion by Ms. Ferguson, seconded by Mr. Hanna approval was made of 16-18 William Grossman Bulk Variance to construct a 1,344 square foot pole barn as depicted on the application on the premises located at 907 Old White Horse Pike, Waterford Township, NJ.

Roll Call: Ms. Ferguson, Committee Giangiulio, Mayor Richardson, Alt. #1, Mr. Hanna, Alt. #2, Mr. Mauriello and Chairman Condo. Ms. Illes, Mr. Jacoby, Mr. Becker, Mr. Russomano and Mr. Achey were absent. The vote is: 6 ayes, 5 absent – Motion carried.

2. 16-19 Tuckahoe Turf Farm amended resolution

On a motion by Committeeman Giangiulio, seconded by Mayor Richardson amended resolution 16-19 Tuckahoe Turf Farm was approved. This resolution is an amendment to the original resolution 15-12 which was approved with waivers for agricultural use with on-farm direct marketing activities. More specifically, the applicant is proposing to market its product, sod, by hosting youth soccer tournaments on its sod fields. The Board is requesting a meeting with Turf Farm to discuss the approved resolution.

Roll Call: Ms. Ferguson, Committee Giangiulio, Mayor Richardson, Alt. #1, Mr. Hanna, Alt. #2, Mr. Mauriello and Chairman Condo. Ms. Illes, Mr. Jacoby, Mr. Becker, Mr. Russomano and Mr. Achey were absent. The vote is: 6 ayes, 5 absent – Motion carried.

MINUTES:

On a motion of Committeeman Giangiulio, seconded by Chairman Condo the minutes of the December 5, 2016 meeting were approved as presented. By voice vote the minutes were approved. Motion Carried.

OPEN TO THE PUBLIC:

Chairman Condo opened the meeting to the public.

Mr. Ralph Ferguson, Old White Horse Pike, Atco, NJ was sworn in. He stated he just wanted to wish the Board Merry Christmas and Happy New Year.

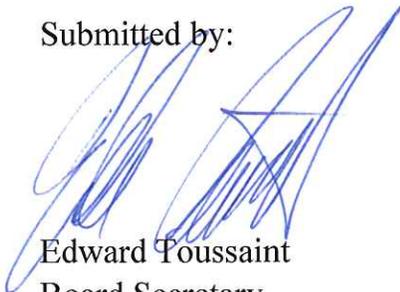
Committeeman Giangiulio motioned to close the meeting to the public.

BOARD COMMENTS AND QUESTIONS: Chairman Condo, Mayor Richardson and Committeeman Giangiulio all wished the others a Merry Christmas and Happy New Year. They also thanked the Board for the good work they did during the 2016 year and commented they are looking forward to a busy time during 2017.

ADJOURNMENT:

On a motion by Mayor Richardson, seconded by Ms. Ferguson the meeting adjourned at 7:15PM. On a voice vote the motion was carried.

Submitted by:



Edward Toussaint
Board Secretary