

**TOWNSHIP OF WATERFORD** 2131 AUBURN AVE., ATCO, NJ 08004

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**LAND USE BOARD**

MINUTES FOR DECEMBER 5, 2016

The December 5, 2016 Joint Land Use Board Meeting of the Township of Waterford, was called to Order at 7:00pm by Chairman Ralph Condo.

**SUNSHINE STATEMENT:** 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:**

Members responding to the roll call were Mr. Jacoby, Ms. Ferguson, Mr. Achey, Mayor Richardson, Mr. Mauriello, Councilman Giangiulio and Chairman Condo.

Ms. Isles, Mr. Russomano, Mr. Hanna, and Mr. Becker were absent.

**OTHERS IN ATTENDANCE:**

Mr. Richard Wells, Esq., Township Solicitor, Mr. Jeff Hanson, Township Engineer, and Edward Toussaint, Planning Board Secretary

**PUBLIC ATTENDANCE:**

**SWEARING IN OF PROFESSIONALS:** Mr. Wells swore in Mr. Hanson, Township Engineer

**MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:** None

**OLD BUSINESS:** None

## **NEW BUSINESS:**

**1.** William Grossman, 907 Old White Horse Pike, Block 4201 Lot 20, Bulk variance for the size of a detached accessory building.

Mr. Hansen explained that the property is 2.47 acres, so it is not an undersized lot. He summarized that, based on what Mr. Grossman submitted, he is looking to construct a 1,344 square foot pole barn; our ordinance only allows for 865 square feet maximum. The proposed accessory structure is going to be 20.63 feet high; his house is 22. A variance is required because it's greater than 75%.

Mr. Hansen then referred to Mr. Toussaint in regards to the two sheds that are on the property. Mr. Toussaint confirmed that the two buildings were, in fact, sheds and not garages.

Mr. Grossman was sworn in by Mr. Wells prior to his testimony.

Mr. Grossman began his testimony by clarifying that the building (a pole barn) is not going to be used for human habitation or any commercial purposes. It will only have electric, no water or sewer or gas. It is only going to be one story. Mr. Hansen inquired to see how vehicles will access the building; Mr. Grossman confirmed there will be a crushed stone "driveway" of one car/truck width to the pole barn. Mr. Hansen also requested that Mr. Grossman be in contact with the fire marshal to make sure fire trucks would be able to access the building. Mr. Hansen would like to see something in writing from the fire marshal.

Mr. Hansen confirmed that he would be nowhere near the impervious coverage of the lot.

Mr. Grossman then confirmed that he will have one security light on the outside of the building for safety and security. Mr. Hansen questioned where the gutters would discharge; Mr. Grossman said that he would be utilizing splash pads that would be directed in the area that the rest of the property drains. Mr. Toussaint confirms that he does not see a problem with the drainage off of this building.

Mr. Hansen opened it up to the board. Mr. Toussaint reiterated that he was out to the property and that the proposed building would be far enough away from the wetlands buffer. He also confirmed that he did not foresee any problems with drainage.

Chairman Condo commented on how large the building was. Mr. Grossman commented that he didn't realize that the overhang of the building was considered that much square footage and that the building sounds much larger than what he actually intended. Chairman Condo commented that he has three smaller sheds on the property and what his intention was with them. Conversation ensued between the committee and Mr. Grossman with an agreement being made that two of the three sheds would be demolished within 6 months of the completion of the building.

Mr. Grossman responded to questions from the board and informed them that the flooring would be concrete and would be installed within a reasonable time frame from the completion of the structure. He also informed them that he had no intention of storing large amounts of flammable liquids in the building and would take the fire marshal's recommendations on how to store those items.

Chairman Condo opened the meeting to the public for comment.

There being no public comment, the meeting is closed to the public for comment.

On a motion by Committeeman Giangiulio and seconded by Mayor Richardson approval was made to approve William Grossman, 907 Old White Horse Pike, Block 4201 Lot 20, bulk variance for the size of a detached accessory building *with the conditions of speaking to the fire marshal and that two of the three sheds would be taken down within six months of the pole barn's completion.*

**ROLL CALL:**

Mr. Jacoby – Aye  
Mayor Richardson – Aye  
Chairman Condo - Aye.

Ms. Ferguson – Aye  
Mr. Mauriello – Aye

Mr. Achey – Aye  
Councilman Giangiulio - Aye

**7-0 MOTION CARRIED**

**2.** Tuckahoe Turf Farm, 401 N Myrtle Street, Hammonton. Amended resolution for use variance.

Bill Harrison, of Genova Burns, spoke on behalf of the applicant. He reminded the board that since the last time he was here, legislation has changed that now allow the activities on the farm a permitted use. They are now asking the board to remove some of the conditions that are set forth. They would like to eliminate reference to the Pinelands Commission certificate of filing with numerous conditions that are no longer relevant. They wish to allow persons of 16 years old that have at least a learner's permit to direct vehicles (this would be limited to parking areas on the farm, not outside of the parking areas). They are requesting that the prior approval of 8 events per year to be expanded to add one more event to 9 events per year. This will also affect the hours of total events. They wish to delete the requirement that only 15% of the farm be utilized, but would keep the limit on 35 fields. This enables them to have more space in between fields so that the grass is not damaged as heavily by spectators. A copy of the schedule of events will be given to the zoning officer at least a month in advance of the first event of the year to meet the commission's request. Also want to delete the condition that no water bodies will be eliminated because of its redundancy.

Bill Harrison informed the committee that multiple people were on hand to answer questions pertaining to the application.

Chairman Condo suggested walking through the entire Resolution and comment on each section individually.

Number 1: Mr. Wells stated that this was just meant to reflect the enactment of legislation and is really just to clean up the resolution.

Number 2: Mr. Hansen comments here is no legislation regarding someone having a license to direct traffic, but he would rather see a more experienced driver be responsible for parking cars, but from an engineering standpoint, there is nothing.

Committeeman Giangiulio informed the committee that he spoke with the fire chief and the police chief with concerns that the original agreement is not being held up. They are both concerned that they have not been notified of any traffic control plan. They are concerned of

younger people directing traffic on the roadways and whether or not they are capable of doing this safely. Committeeman Giangiulio is concerned with how the emergency vehicles are going to get into the complex and how the area is going to be evacuated. Chairman Condo is concerned that the police chief and fire chief did not approach the board if these conditions were not met.

Valentine J. Uff, Director of Operations for EDP Soccer, is sworn in by Mr. Wells. He began by giving some of his background, including his career in the Marines, the Camden City Police Department, and the Camden County Sherriff's Department. He has many years of experience in public safety. He has been with EDP Soccer for a little over a year and was hired to handle some of the logistic issues with parking at the sod farm. He explained that every event that they have is different because it is a working sod farm. Traffic plans and parking plans differ from event to event. Each plan is unique and adapted in accordance with local laws. He also indicated that ALL traffic direction is done inside the farm. The 16 year olds with a valid learner's permit are always paired with an experienced adult. When they come up with the plans, they make sure to stagger out the young adults. They also do their best to protect their farm. Mr. Uff also did confirm that he has not conferred with the Waterford Police Chief, but he has conferred with the Hammonton Police Chief.

Committeeman Giangiulio reiterates that the concern is that the police chief and fire chief must be made aware of access plans in the case of an emergency. Mr. Uff confirms that he will reach out to the officials of Waterford Township.

Mayor Richardson states that he is not comfortable with a 16 year old parking cars. He feels that it should be kept at 17 years old. Mr. Harrison does not feel it will be an issue to make the age 17.

Numbers 3 and 4: Conditions 19 and 21 are being combined with no issues being presented by the committee. The maximum of four days a week is remaining the same.

Number 5: The difference in the hours are represented because of the addition of the extra event. Mr. Hansen clarifies that the fields are going to be in the same general vicinity. Mr. Toussaint questions the removal of the 15% stipulation. Mr. Harrison states that it gives them more opportunity to spread the fields out but also clarifies that it is not space that will be filled with vendors or parking spots. Mr. Toussaint requests having a 25% number in place of getting rid of the number all together. Mr. Harrison states that they have no objection to 25%

Number 6: Partially removed because this is no longer a requirement imposed by the Pinelands Commission.

Number 7: Removed because of the redundancy.

Mr. Harrison stated that they have no objections to these amendments.

Chairman Condo opens the meeting to the public for comment.

There being no public comment, Chairman Condo closes the meeting to the public for comment.

On a motion by Committeeman Giangiulio and seconded by Mr. Achey approval was made to accept the amendment of the resolution as reflected by the applicant with the following changes reflected by the board: *in Number 2, removing the age of "16" and replacing with "17 with at*

*least a learner's permit"; in Number 5, removing "15%" and replacing with "25%" as well as the condition that the Police, Fire, and EMS Organizations of Waterford will be contacted by the coordinators of the events at the farm.*

**ROLL CALL:**

Mr. Jacoby – Aye  
Mayor Richardson – Aye  
Chairman Condo - Aye.

Ms. Ferguson – Aye  
Mr. Mauriello – Aye

Mr. Achey – Aye  
Councilman Giangiulio - Aye

**7-0 MOTION CARRIED**

Mr. Harrison will submit an amended resolution for the next meeting, December 19<sup>th</sup>.

**COMMUNICATIONS/DISCUSSION:**

1. Mr. Toussaint recommends reading the "New Jersey Planner" that he has supplied. It has an article that details Redevelopment plans.
2. Administrative minor changes to the Haines Blvd redevelopment plan; all the changes were simply block and lot and administrative/typographical errors. Mr. Toussaint read a letter by Mr. Patterson requesting a written statement (from Mr. Toussaint) that the board is in agreement of the changes. Mr. Giangiulio points out that any of the changes can always be changed or altered. No one on the Board had any questions or concerns.  
On a motion by Committeeman Giangiulio and seconded by Mr. Achey approval was made to authorize and memorialize the changes in the redevelopment plan. All in favor, no objections, MOTION CARRIED
3. Township Reorganization is on January 2<sup>nd</sup> at the Waterford School. Chairman Condo would like to have the Planning Board's w reorganization meeting on January 9<sup>th</sup> at 7:00 PM.  
On a motion by Mayor Richardson and seconded by Ms. Ferguson to have the Planning Board's reorganization meeting on January 9<sup>th</sup>. All in favor, no objections, MOTION CARRIED

**RESOLUTIONS:** No Resolutions

**MINUTES:** On a motion by Mr. Jacoby seconded by Mayor Richardson, the minutes from the November 7, 2016 were approved as presented. All in favor, no objections, MOTION CARRIED

**OPEN TO THE PUBLIC:**

Ralph Ferguson, Old White Horse Pike, commented that there is a Chick-Fil-A coming in West Berlin. He questioned why it was not coming to Atco.

The Board responded that those negotiations have been going on for over two years.

**BOARD COMMENTS AND QUESTIONS:** None

**ADJOURNMENT:**

On a motion by Committeeman Giangiulio, seconded by Mayor Richardson, to adjourn the meeting at 8:00pm. All in favor, no objections, MOTION CARRIED

Submitted by:

A handwritten signature in blue ink, appearing to read 'Edward Toussaint', is written over the text 'Submitted by:'. The signature is stylized and somewhat illegible due to its cursive nature.

Edward Toussaint  
Board Secretary