

TOWNSHIP OF WATERFORD

2131 Auburn Ave.

Atco NJ 08004

LAND USE BOARD

MINUTES - February 1, 2016

The February 1, 2016 Joint Land Board Meeting of the Township of Waterford was called to order by Chairman Ralph Condo at 7:00PM.

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 to the Courier Post and Central Record newspapers and is posted in the Municipal Building.

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 10:30PM and take no testimony after 11:00PM.

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

SALUTE TO THE FLAG

ROLL CALL:

The following members – Ms. Iles, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Mayor Richardson, Mr. Hanna (Alt. #1) and Chairman Condo answered present to the roll call. Committeeman Giangiulio was absent.

Also present: Mr. Mauriello, Alt. #2, Mr. Richard Wells, Attorney, Mr. Jeffery Hanson, Engineer

Members of the public were also present.

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:

1. No Motions

OLD BUSINESS - None at this time.

NEW BUSINESS

Mr. Joe Sway of 1248 Maple Avenue, Atco, NJ request approval to vacate a portion of Maple Avenue. Mr. Sway was sworn in by Mr. Wells.

Mr. Sway testified in his own behalf to seek approval to vacate the paper portion of Maple Ave. Both Mr. Hanson and Mr. Toussaint stated no objections to the request. Mr. Sway addressed the questions posed by several Board members.

Chairman Condo explained the process and procedure to have the request moved forward. He explained the Land Use Board will vote on the request and upon approval the request will be forwarded to Township Council for final approval to vacate the street.

On a motion by Mr. Achey, seconded by Mr. Becker to approve the request to vacate Maple Avenue. By voice vote the motion was approved.

COMMUNICATIONS/DISCUSSIONS

1. Mr. Toussaint presented the 2015 Board Report.

Chairman Condo suggested that the resolution 15-9 be memorialized properly. Following Board discussion, Chairman Condo recommended that monitoring continue to ensure that timelines and other conditions are met.

On a motion by Mayor Richardson, seconded Mr. Achey the Board report was accepted on a roll call vote. Ms. Illes, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Mayor Richardson, Chairman Condo – 8 ayes, Mr. Hanna (Alt. #1) – abstention, Committee Giangiulio, Absent. – Motion Carried.

2. Letter from Genova Burns in reference to Tuckahoe Turf Farm and letter from Pinelands in reference to Tuckerton Turf Farm.

Mr. William Harrison of Genova Burns, LLC was sworn in by Mr. Wells and explained to the Board the request from Pinelands regarding Tuckahoe Turf Farm use. Mr. Wells commented the request from the Pinelands is not significant and does not require formal notice. He suggests the Board mirror the letter from the Pinelands so that the Board will be in compliance with their request re: the times the property can be used for soccer games and practices. Mr. Wells read two paragraphs explaining the use of the property recommended by Pinelands. He suggested the Board memorialize the amendments re: resolution 15-12.

On a motion by Mr. Becker, seconded Ms. Ferguson amendments to the original resolution 15-12 were approved on a roll call vote. Ms. Illes, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Mayor Richardson, Chairman Condo, Mr. Hanna (Alt. #1) – 9 ayes, Committee Giangiulio, Absent. – Motion Carried.

On a motion by Mayor Richardson, seconded by Mr. Jacoby adjustments to the memorialization are subject to Chairman Condo's approval. By voice vote the motion was approved.

RESOLUTIONS:

1. 15-17 Donna Christy, Block 2001 lot 81 & 82. Use Variance

Moved by Mr. Achey, seconded by Mr. Becker to adopt Resolution 15-17.

Poll Vote: Ms. Iles, Mr. Jacoby, Ms. Ferguson, Mr. Achey, Chairman Condo - 5 Ayes,

Mr. Becker, Mr. Russomano, Mayor Richardson, ALT: Hanna - 4 Abstentions, Committeeman Giangiulio, Absent. Motion carried.

2. 15-18 Karen Galasso and Karen Fisher, Block 1201 Lot 43 Interpretation of decision.

Moved by Ms. Iles, seconded by Mr. Jacoby to adopt Resolution 15-18.

Poll Vote: Ms. Iles, Mr. Jacoby, Ms. Ferguson, Mr. Achey, Mayor Richardson, Chairman Condo - 6 Ayes, Mr. Becker, Mr. Russomano, ALT: Hanna - 4 Abstentions, Committeeman Giangiulio, Absent. Motion carried.

3. 16-01 Appointment of positions of Chairman, Vice Chairman and Board Secretary

4. 16-02 Appointment of Board Solicitor

5. 16-03 Appointment of Board Engineer

Motion by Mayor Richardson, seconded by Mr. Jacoby to adopt Resolutions 16-01 thru 16-03. Poll Vote: Ms. Iles, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Mayor Richardson, Chairman Condo, ALT: Hanna – 9 Ayes, Committeeman Giangiulio, Absent.

MINUTES:

1. December 21, 2015 Meeting and January 11, 2016 Meetings.

- a. On a motion by Mr. Jacoby, seconded by Ms. Iles the minutes of December 21, 2015 were approved as presented. By a voice vote the motion was approved – 5 ayes, Mr. Becker, Mr. Russomano and ALT: Hanna abstained. Committeeman Giangiulio was absent.
- b. On a motion by Mayor Richardson, seconded by Mr. Becker the minutes of January 11, 2016 were approved as presented. By a voice vote the motion was approved – 8 ayes, ALT: Mr. Hanna, abstained. Committeeman Giangiulio was absent.

OPEN TO THE PUBLIC: None

BOARD COMMENTS:

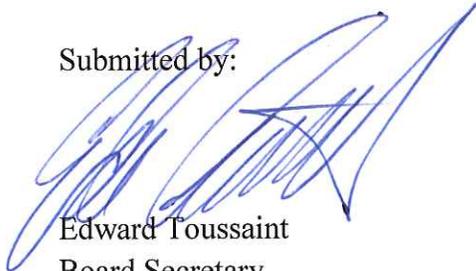
1. Board member asked that the spelling of his name be corrected on resolutions 1517 and 1518.

2. Chairman Condo asked the Board if the preferred hard copy and/or electronic copy of the Board's documents/minutes. On a voice response hard copy documents/minutes were preferred.

ADJOURNMENT:

On a motion by Mayor Richardson, seconded by Mr. Jacoby the meeting adjourned at 7:40PM.

Submitted by:



Edward Toussaint
Board Secretary