

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

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LAND USE BOARD

Minutes - May 2, 2016

The May 2<sup>nd</sup>, 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: Ms. Iles, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomanno, Mr. Achey, Mayor Richardson, Committeeman Gianguilio, Chairman Condo.

**SWEARING IN OF PROFESSIONALS:** None

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

**OLD BUSINESS:** - None

**NEW BUSINESS:** - None

**COMMUNICATIONS/DISCUSSIONS:**

1. Confirmation of receipt of Redevelopment Plan from Heyer, Gruel & Associates

On a motion by Mr. Becker, seconded by Committee Gianguilio the solicitor is to

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prepare a resolution to the Township Committee acknowledging our receipt and review of the Redevelopment Plan as submitted from Heyer, Gruel & Associates dated April 2016. The motion also states the resolution should include the wording suggested by committee that low to moderate housing, in particular the use of apartments. Additionally, the committee stresses the importance of flexibility of the plan. The motion further allows the Chairman to sign the resolution upon his final review and forward same to the Township committee.

Following a lengthy discussion by the Board the Chairman called for a roll call vote.

**Roll Call:** Ms. Illes, Mr. Jacoby, Ms. Ferguson, Mr. Becker, Mr. Russomanno, Mr. Achey. Mayor Richardson, Committeeman Gianguilio, Chairman Condo. 9 ayes, 0 nays, Motion Carried.

**RESOLUTIONS:** - None

### **MINUTES:**

On a motion by Committeeman Gianguilio and seconded by Mayor Richardson the minutes of April 4, 2016 Meeting were approved as presented by the Board. Ayes - Motion Carried.

Mr. Jacoby noted that he did not remember approval being made for the Special Meeting minutes of March 28, 2016. The Chair asked Dr. Hanna to check into Mr. Jacoby's recollection.

**OPEN TO THE PUBLIC:** - None

### **BOARD COMMENTS AND QUESTIONS:**

Mayor Richardson thanked the Planning Board for all of the work they are doing to help bring a new era to Waterford Township. Their accomplishments will encourage and bring new economic development to the Township and will help increase the tax base.

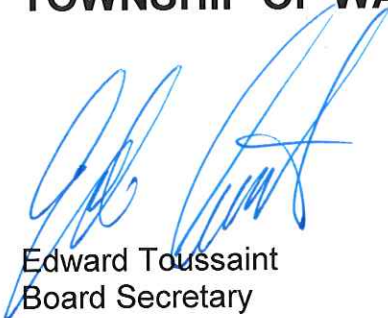
He also stated the Township will be working with the CCMA who will assist with the process as the Township moves forward with the new project.

### **ADJOURNMENT:**

On a motion by Committeeman Gianguilio and seconded by Mayor Richardson the meeting adjourned at 7:35PM. – Ayes – Motion Carried.

Submitted by:

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Edward Toussaint  
Board Secretary