

TOWNSHIP OF WATERFORD

2131 Auburn Ave.
Atco NJ 08004

LAND USE BOARD MINUTES REORGANIZATION MEETING JANUARY 9, 2017

The January 9, 2017 Joint Land Use Board meeting of the Township of Waterford was called to order at 7:02PM by Mayor William Richardson.

Mayor Richardson read the following Sunshine Statement.

SUNSHINE STATEMENT: In accordance with Chapter 231, Pubic 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.

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 10:00PM 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.

SWEARING IN 2017 NEW AND RE-APPOINTED BOARD MEMBERS

Mayor William Richarson	Class I	1/1/2017 thru 12/31/2017	1 year term
Committee Member Thomas Giangliulio	Class III	1/1/2017 thru 12/31/2017	1 year term
Township Official Salvatore Russomano	Class II	1/1/2017 thru 12/31/2017	1 year term
Mike Achey	Class IV	1/1/2017 thru 12/31/2020	4 year term
Kenneth Mauriello	Class IV	1/1/2017 thru 12/31/2020	4 year term
Paul Hanna	Class IV Alt #1	1/1/2017 thru 12/31/2017	2 year term
John Howarth – unexpired term	Class IV Alt#2	1/1/2917 thru 12/31/2017	2 year term

ROLL CALL: The following members – Ms. Iles, Mr. Becker, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Committeeman Giangliulio, Mayor Richardson, Mr. Mauriello and Chairman Condo answered present to the roll call.

ALSO PRESENT: Mr. Hanna, Alternate Board Member (sworn in for a 2 year term 1/1/2017 to 12/31/2017) and Mr. Richard Wells, Attorney

Members of the public were also present

APPOINTMENT OF OFFICERS:

APPOINTMENT OF THE CHAIRMAN:

Mayor Richardson entertained a motion by Mr. Achey, seconded by Ms. Iles, to appoint Mr. Condo as Chairman of the Board.

POLL VOTE: – Ms. Iles, Mr. Becker, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Committeeman Giangiulio, Mayor Richardson, Mr. Mauriello and Chairman Condo answered aye to the roll call to appoint Mr. Condo as chairman of the Board. Motion carried.

The balance of the meeting was conducted by Chairman Condo following his appointment as Chairman.

APPOINTMENT OF VICE CHAIR:

On a motion by Mr. Russomano, seconded by Ms. Ferguson, to appoint Mr. Achey as Vice-Chairman of the Board.

POLL VOTE: Ms. Iles, Mr. Becker, Ms. Ferguson, Mr. Becker, Mr. Russomano, Mr. Achey, Committeeman Giangiulio, Mayor Richardson, Mr. Mauriello and Chairman Condo answered aye to the roll call, Mr. Achey was appointed Vice-Chairman of the Board – Motion carried.

APPOINTMENT OF THE SOLICITOR

On a motion by Mayor Richardson, seconded by Mr. Mauriello, Richard Wells of the firm of Florio, Perucci was appointed solicitor.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPOINTMENT OF THE BOARD SECRETARY

On a motion by Committeeman Giangiulio, seconded by Mr. Achey, Edward Toussaint was appointed Board Secretary.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPOINTMENT OF THE RECORDING SECRETARY

On a motion by Committee Giangiulio and seconded by Mr. Achey, Rita M. Hanna, Ed.D. was appointed recording secretary for a term of 1/1/2017 to 12/31/2017.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPOINTMENT OF THE ENGINEER

On a motion by Mayor Richardson, seconded by Committee Giangiulio, Jeffery Hanson of the firm of Environmental Resolutions was appointed the engineer.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPROVAL OF THE RE-ADOPTION OF RULES AND REGULATIONS:

Roberts Rules of Order when Planning Board rules do not cover.

On a motion by Ms. Iles, seconded by Committeeman Giangiulio approval was made of the use of Roberts Rules of Order when Planning Board rules do not cover.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPROVAL OF MEETING DATES AND TIMES

On a motion by Mayor Richardson, seconded by Mr. Becker the Planning Board meetings shall be held on the first and third Mondays of each month in 2017.

JANUARY 9, 2017	
FEBRUARY 6, 2017	FEBRUARY 21, 2017
MARCH 6, 2017	MARCH 20, 2017
APRIL 3, 2017	APRIL 17, 2017
MAY 1, 2017	MAY 15, 2017
JUNE 5, 2017	JUNE 19, 2017
JULY 17, 2017	
AUGUST 7, 2017	AUGUST 21, 2017
SEPTEMBER 5, 2017	SEPTEMBER 18, 2017
OCTOBER 2, 2017	OCTOBER 16, 2017
SEPTEMBER 5, 2017	SEPTEMBER 18, 2017
OCTOBER 16, 2017	OCTOBER 16, 2017
NOVEMBER 6, 2017	NOVEMBER 21, 2017
DECEMBER 4, 2017	DECEMBER 18, 2017

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye,

Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPROVAL OF PLANNING BOARD NEWSPAPERS

On a motion by Mr. Becker, seconded by Mr. Russomano, the Courier Post and the Central Record were approved as the official newspapers for advertising Board business.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

APPROVAL OF TIME LIMITATION FOR MEETINGS:

On a motion by Ms. Ferguson, seconded by Mr. Becker, approval was made to not introduce any new applications after 10:30PM and to not hear testimony after 11:00PM.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

THE BOARD MOVED TO ITS REGULARLY SCHEDULED MEETING AT 7:12PM:

A. Motions for adjournments of cases or other motions: - None

B. Old Business - None

C. New Business -

1. Housing Element and Fair Share Plan (Affordable Housing) presented by David Patterson, Esq., Township Solicitor

Mr. Patterson presented the historical background of the Township's appeal for approval of a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985. Following many meetings and conferences an agreement was reached to settle the litigation which will result more quickly in the number of homes to be built for lower-income households. The settlement agreement is attached.

2. Resolution 2017-1 is attached – Resolution of the Land Use Board of the Township of Waterford approving a settlement agreement with Fair Share Housing Center adopting a Housing element and Fair Share Plan and to obtain a third-round judgment of compliance and repose.

On a motion by Mayor Richardson, seconded by Committee Giangiulio approval was made to memorialize Resolution 2017-1 settling an agreement with Fair Share Housing Center by adopting a housing element and fair share plan and to obtain a third-round judgment of compliance and repose.

POLL VOTE: Iles – Aye, Mayor Richardson, Aye, Ferguson – Aye, Becker – Aye, Russomano – Aye, Achey – Aye, Committeeman Giangiulio – Aye, Mr. Mauriello – Aye, Chairman Condo – Aye. Motion Carried.

D. Report/Communications – New Jersey Planner Magazine available

E. Resolutions – None

F. Minutes - On a motion by Mr. Becker, seconded by Mr. Achey the minutes for 12/19/2016 meeting were approved with one correction. Ms. Ferguson asked that Mr. Ferguson’s name printed as Mel be corrected during the public portion of the meeting to Ralph Ferguson, Old White Horse Pike, Atco, NJ Dr. Hanna stated she will correct the minutes as requested. On a voice vote the minutes were approved with two abstentions, Ms. Iles and Mr. Mauriello – all others voted aye. Motion carried.

G. Open to the Public:

Chairman Condo opened the meeting to the public.

Mr. Ralph Ferguson congratulated the Board on the successful past year and stated he is looking forward to a new and busy 2017.

Chairman Condo closed the meeting to the public

H. Board Comments and Questions

Committeemen Giangiulio welcomed the new Board members and professionals to the Board. He commented he looking forward to a very busy year and to increased development in the town.

Mayor Richardson also welcomed the new members and stated the Board may be very busy with new projects in 2017.

Chairman Condo stated he is looking forward to a busy 2017 and reminded everyone to notify Mr. Toussaint or him if you are going to be absent from a meeting. He congratulated everyone and stated he too is looking forward to a very busy year.

I. Adjournment

On a motion of Mr. Russomano, seconded by Ms. Ferguson the board adjourned the meeting at 7:25PM. On a unanimous vote of the Board the motion was carried.

Submitted by:

Edward Toussaint
Board Secretary