

LAND USE BOARD

The March 6, 2017 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: The following members of the Board answered aye to the roll call: Ms. Ferguson, Committeeman Giangiulio, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, Mr. Hanna, Mr. Howarth and Chairman Condo. Ms. Iles, Mr. Becker and Mr. Achey were notified absences.

PUBLIC WAS PRESENT

SWEARING IN OF PROFESSIONALS: Mr. Wells, Board Attorney swore in Mr. Hanson, Board Engineer.

AGENDA ADDITION: Mr. Condo announced that he is adding a motion to the agenda. He is requesting a motion be entered to review and accept the Annual Report-Resolution 1704.

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:

No Motions

OLD BUSINESS:

No Old Business

NEW BUSINESS - Mr. Condo noted that the order of business in new business will be reversed.

1. Louden Volunteer Fire Co., Block 2902 Lots 22, 23, & 24, 566 Jackson Road, use variance, site plan and subdivision.

Mr. Mark Rinaldi, Esq. appeared for the Louden Volunteer Fire Company and requested the Board approve carrying their appearance for testimony over to March 20, 2017. He stated there are too many questions and too many issues that still need to be answered before they appear before the Board. He hoped there would be no objection by the Board. Mr. Condo said "so be it".

2. Rochelle Desorte – Street vacation request of Almira Ave.

Ms. Rochelle Desorte was sworn in by Mr. Wells. She stated she is Rochelle Desorte of Atco, NJ. Mr. Condo asked her why she was appearing before the Board. She explained the confusion regarding her property. Mr. Hanson and Mr. Toussaint both assisted with the explanation and request. The request is the result of a swimming pool, fence and a shed being installed beyond her property line into the paper street known as Almira Ave. She had a legal application a couple of years ago for the pool and the fence. It is 10 feet on her property and 10 feet on to the paper street. The shed is also built on the paper street. Upon review, nothing matched the original application resulting in two violations. The family owns the property and the shed is being moved from the paper street to their own property. The pool is now the issue.

Upon review and discussion, it is recommended that a portion of Almira Avenue be vacated. Mr. Condo asked, how did the pool get to be ten feet beyond your property? Ms. Desorte replied, she had no knowledge of the situation. Following further comments by Mr. Condo and other members, Mr. Hanson and Mr. Toussaint stated they will make sure she refiles and just a portion of the street, will be vacated. The pool meets the set back.

Ms. Ferguson noted that she hopes this doesn't set a precedent regarding permit approvals. Others can appeal if they feel they have a case and ask the Board to override the original approval.

Mr. Condo clarified that people are responsible to abide by approved plans and they must follow the Township Master Plan.

On a motion by Committeeman Giangiulio, seconded by Mr. Mauriello recommendation is made to vacate a portion of Almira Avenue as amended by the Board; 35 x 400 feet, lots 3 & 4. This will permit access to other lots. The recommendation will be sent to the Township Committee for approval.

ROLL CALL: * Ms. Ferguson, aye, Committeeman Giangiulio, aye, Mr. Mauriello, aye, Mr. Russomanno, aye, Mayor Richardson, aye, Mr. Hanna, aye, Mr. Howarth, aye, Chairman Condo, Aye. Ms. Iles, Mr. Becker and Mr. Achey were absent. Motion carried.

*Ms. Ferguson explained she voted yes but she still has concerns.

COMMUNICATIONS /DISCUSSIONS: Mr. Toussaint mentioned he received an update from the Pinelands Commission regarding the Atco Raceway project. A meeting was held on site five months ago and they had thirty days to respond to violations. They never complied. The letter we received today listing violations states they need to comply within 90 days. Following further review, and enforcing the review of the violations by the Pinelands Commission, Mr. Toussaint will report back to the Board.

RESOLUTIONS: Mr. Condo asked for approval of Resolution 1704 – Review and acceptance of the Annual Report 2016. Following explanation Mr. Condo called for a roll call vote.

ROLL CALL: On a motion by Ms., Ferguson, seconded by Committeeman Giangiulio approval was made to accept the amendment to Resolution 1704. Ms. Ferguson, aye, Committeeman Giangiulio, aye, Mr. Mauriello, aye, Mr. Russomanno, aye, Mayor Richardson, aye, Mr. Hanna, aye, Mr. Howarth, aye, Chairman Condo, Aye. Ms. Iles, Mr. Becker and Mr. Achey were absent. Motion carried.

MINUTES:

On a motion by Committeeman Giangiulio seconded by Mayor Richardson the minutes of the February 6th, 2017 meeting were approved as presented. All members voted aye. Motion carried.

OPEN TO THE PUBLIC:

Mr. Angelino, Chew Rd. Waterford, NJ. presented himself to the Board. He was sworn in by Mr. Wells. Mr. Angelino made several remarks and asked questions regarding review of several properties in the township.

Because Mr. Angelino attempted to discussion personnel, he was asked to place his complaints in writing by Mr. Wells. Mr. Wells told him to file a written complaint and provide documentation for review and/or discussion. He thanked Mr. Angelino for his testimony.

Hearing no other comments from the public, Mr. Condo closed the meeting to the public.

BOARD COMMENTS AND QUESTIONS:

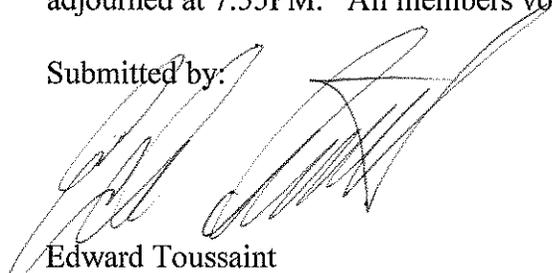
Mr. Condo commented on two properties in the township that require review by Mr. Toussaint. One is the house near the pool hall on the White Horse Pike; it is a disgrace. The other is the Corvette Place, also on the White Horse Pike. It looks like a junk yard. Our laws need to be enforced to the letter and get rid of the eyesores.

Mr. Condo would like a written status re: all abandon properties in the Township by the next meeting. Also, he stated the DEP should be notified of underground tanks on abandon properties.

Mr. Toussaint stated, we are looking at this issue and taking steps as the arise. The Mayor also commented on steps the Township is taking to deal with these unsightly properties.

ADJOURNMENT: On a motion by Mayor Richardson, seconded by Ms. Ferguson the meeting adjourned at 7:55PM. All members voted aye.

Submitted by:



Edward Toussaint
Board Secretary