

LAND USE BOARD

MINUTES

November 6, 2017

The November 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 23 1, 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 responded to the roll call vote: Mr. Achey, Mr. Becker, Ms. Ferguson, Committeeman Giangiulio, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, Mr. Howarth and Chairman Condo.

PUBLIC PRESENT: None

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

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:

No Motions

OLD BUSINESS:

No Old Business

NEW BUSINESS:

1. Michael Pontonio, 2035 Dale Ave, Block 4106 Lot 3 Bulk Variance for a detached accessory garage.

Mr. Michael Pontonio appeared before the board. He was sworn in by Mr. Wells. Mr. Pontonio is seeking a bulk variance to construct an addition to his existing 1,008 square foot one-story garage. Mr. Hanson stated the garage upon completion will comprise a total gross floor area of 2,016 square feet. The proposed addition based on the information submitted by the applicant requires a variance because it is above the 865 square feet permitted. No topography is available for this site. It is a very big wooded lot and it meets all the setbacks.

Mr. Pontonio testified he plans to store antique cars in the structure. The structure will have four doors, it is one story with open trusses and will be used for storage of the cars only. No commercial work will be done on site. Nothing else will be stored in the garage. Mr. Pontonio responded to questions regarding the height of the existing home as compared to the new addition. Mr. Toussaint commented that there is no issue with the height of the new structure as compared to the house. The house is elevated. Following discussion by the Board and engineer, it was decided to include an additional variance for the elevation. Mr. Wells indicated the additional variance is recommended for approval

Board members asked questions regarding the use of electricity in the building. Mr. Pontonio stated there will be no electricity at this time in the structure. He responded to several other questions posed by several Board members. His responses were the building will be constructed in cinder block and vinyl siding and will not have any flammable substances stored on site. Lighting will be on the outside of the building. There is a septic system and well on the property and any runoff will go to the interior of the yard. Mr. Toussaint stated all set backs are met.

Committeeman Giangiulio asked about servicing the cars re: disposal of old oil. Mr. Pontonio stated he will not be servicing the cars at the site. If there is waste oil he will take it to public works for proper disposal. Finally, Mr. Toussaint responded to a question regarding fire safety – he stated the Fire Marshall has no jurisdiction over residential properties – there is no ordinance for a turn around on residential properties.

Mr. Wells advised the Board, this is an application for two bulk variances for construction of a three-car detached addition to the existing garage for a total of 2,016 square feet. He stated they should weight the positive and/or negative aspects of the request before voting.

Mr. Condo indicated there was no comments from the public and called for a vote.

ROLL CALL VOTE:

On a motion by Mr. Mauriello, seconded by Mr. Becker the request for a bulk variance for a detached accessory garage by Michael Pontonio was approved. Mr. Achey, Mr. Becker, Ms. Ferguson, Committee Giangiulio, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, Mr. Howarth, Chairman Condo all voted aye. Motion carried.

COMMUNICATIONS / DISCUSSIONS:

Camden County Engineers report for Maurpayne - This report refers to the old Loudon Fire Hall. The report indicated that administrative changes needed to be made. A new plan was submitted today addressing the required changes in the report.

RESOLUTIONS:

On a motion by Mr. Howarth, seconded by Committeeman Giangiulio Resolution 1713 was approved as submitted. 8 ayes, Ms. Ferguson abstained. (She was absent from the 10/2/17 meeting) Motion carried.

MINUTES:

On a motion by Mayor Richardson, seconded by Mr. Becker the October 2, 2017 minutes were approved. 8 ayes, Ms. Ferguson abstained. (She was absent from the 10/2/17 meeting) Motion Carried.

OPEN TO THE PUBLIC: None

BOARD COMMENTS AND QUESTIONS: None

BOARD CHAIRMAN CONDO'S AND OTHERS' REMARKS RE: HAINES BLVD.

Chair Condo announced a joint meeting of the Planning Board and Township Committee will be held on November 27, 2017 at 7:00PM. The meeting location has not been determined. The meeting will be in an open Townhall format. All residents of Waterford Township are invited to attend.

The Camden County Improvement Authority will be moderating the meeting and will introduce two developers who will present their conceptual plans for the development of the Haines Blvd. property. The developers will each have forty-five minutes to present their plan. The next

fifteen minutes will be used for questions from the attendees. The developers must be prepared to respond to questions from the meeting attendees. The public will be assured that the CCIA has completed a thorough background check on the two re-developers including but not limited to financial status, project completions, overruns, timelines, etc.

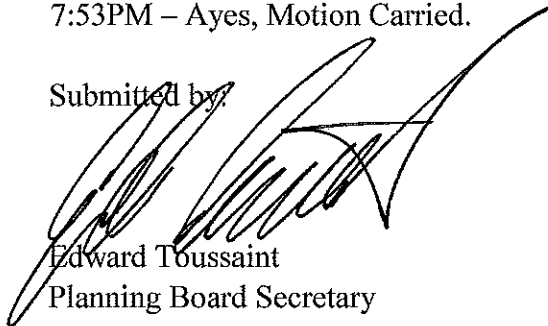
Mayor Richardson explained the purpose of this meeting is to provide transparency to the residents of the Township regarding the developer's plans and to resolve issues prior to final discussion of what is going to be built on Haines Blvd. Committeeman Giangiulio commented, we must be opened minded and respond to questions addressing the issues and concerns of our residents.

The Mayor stated, there is only one bite of the apple here; the door is open for us now. A sub-committee has been meeting for over a year and has done their homework and they are now ready to move ahead with a town meeting to give the developers and town's residents an opportunity to hear about their conceptual plan and to have the resident's questions and concerns answered and addressed. No action will be taken at this meeting.

ADJOURNMENT:

On a motion by Mr. Howarth, seconded by Committeeman Giangiulio the board adjourned at 7:53PM – Ayes, Motion Carried.

Submitted by:

A handwritten signature in black ink, appearing to read 'Edward Toussaint', is written over the printed name and title. The signature is fluid and cursive, with a long, sweeping flourish extending upwards and to the right.

Edward Toussaint
Planning Board Secretary

ET/rmh