

LAND USE BOARD

Minutes October 2, 2017

The October 2, 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 answered yes to the roll call Mr. Achey, Mr. Becker, Committee Giangiulio, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, Mr. Howarth, Mr. Hanna and Chairman Condo. - Ms. Ferguson was absent.

OTHERS PRESENT: Mr. Wells, Attorney and Mr. Hanson, Engineer

SWEARING IN OF PROFESSIONALS: - Jeff Hanson, Planning Board Engineer was sworn in by Mr. Wells

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS: No Motions

OLD BUSINESS:

I. Update on ALI Application from Jeff Hanson Board Engineer

Mr. Hanson updated the Board on American Lawn Irrigation's administrative items. He reported on a minor change to their plans regarding reduction of their planned office space.

All the administrative approvals have been met, he noted. Mr. Toussaint reported the final approval was received from the Pinelands Commission on September 20, 2017. He also reported that both the Fire Marshall and EMS approvals were made by letter from them.

NEW BUSINESS:

1. Robert Harrell 450 First Street Block 1706 lot 25, Two lot subdivision

Mr. James Sassano appeared before the Board stating he was representing Mr. Robert Harrell. Mr. Harrell is seeking approval for a minor subdivision of Plan Block 1706, Lot 25 located at 450 First Street between Raritan Avenue and East Genessee Avenue. The existing lot is 2.71 acres. The property is located in the R-2 Residential District. The applicant is proposing to divide the lot into two residential lots fronting on First Street. The dwelling formerly occupying Lot 25 has been removed.

Mr. Sassano stated Mr. Harrell purchased the dilapidated house, which has been torn down, and plans to divide the lot into two lots almost equal in size and build two family homes (one on each lot). The frontage will be set back fifty to sixty feet and will front on First Street. This is water and sewer on the property. There are no waivers or variances requested.

Following a short discussion between Board members and Mr. Toussaint, and hearing no questions from the public, the Board moved to vote on the request. Prior to the vote, Mr. Wells explained the request to the Board and indicated no major issues to be considered regarding Mr. Harrell's approval.

ROLL CALL VOTE - On a motion by Mayor Richardson, seconded by Mr. Mauriello the request made by Mr. Harrell to subdivide Block 1706, Lot 25 to house two family residences was approved. Answering to the vote were Mr. Achey, Mr. Becker, Committeeman Giangiulio, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, Mr. Howarth, Mr. Hanna, Chairman Condo – 9 Ayes, 0 nays – Motion Carried - Ms. Ferguson was absent.

COMMUNICATIONS / DISCUSSIONS:

New Jersey Planner handout – Mr. Toussaint reported the New Jersey Planner was handed out no Board members. There were no other communications.

RESOLUTIONS - No Resolutions

MINUTES – August 7, 2017 meeting minutes

On a motion by Mr. Russomanno, seconded by Mr. Becker the minutes of August 7, 2017 were unanimously approved by the Board. - Motion carried.

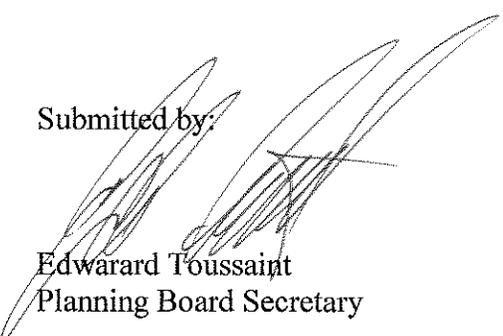
OPEN TO THE PUBLIC - None

BOARD COMMENTS AND QUESTIONS:

Mayor Richardson updated the Board on progress being made with CCIA meetings regarding developers who are interested in the Haines Road property. Discussion took place between him and the Board members. Chairman Condo also offered comments regarding timelines and target dates.

ADJOURNMENT: On a motion by Mayor Richardson, seconded by Mr. Achey the meeting adjourned at 7:30PM – The motion was unanimously carried.

Submitted by:



Edward Toussaint
Planning Board Secretary

RMH/et