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

LAND USE BOARD

MINUTES

March 19, 2018

The March 19, 2018 Joint Land Use Board meeting of the Township of Waterford, called to order at 7:02 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 Board members answered present to the roll call vote: Mr. Achey, Mr. Becker, Ms. Ferguson, Committeeman Giangiulio, Mr. Howarth, Mr. Russomanno, Chairman Condo, and Alternate #2 Mr. Campbell. Mr. Mauriello answered present but abstained from sitting at the dais due to a conflict.

SWEARING IN OF PROFESSIONALS: Mr. Boraske swore in Mr. Hanson, Joint Land Use Board Engineer.

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS: No Motions

OLD BUSINESS:

1. Maurpayne LLC 566 Jackson Rd, Block 2902 Lots 22,23 & 24 Request for TCO

Mark Rinaldi, Esq. spoke on behalf of Maurpayne. He indicated that all improvements that were required have been completed except for the re-surfacing of the parking area, parking area striping, and landscaping. These three things have not yet been completed because they will be doing a "bump-out" addition to the main building which will affect these three aspects. They are requesting a Temporary Certificate of Occupancy so that they can begin occupying the building with the understanding that they will be coming back before the

Board with an amended site plan. Director of Community Development Mr. Toussaint explained that he needs a clarification from the Board in regards to how long the TCO will be valid for. Solicitor Boraske noted this is at the Board's discretion.

Committeeman Giangiulio questioned the Pinelands involvement; Mr. Toussaint responded all approvals will be done through his office due to a change in the Pinelands Comprehensive Management Plan. The square footage amount for this project was kept under the limit for the new exceptions of the CMP so that the approvals can be done locally. Mr. Toussaint also noted that a Certificate of Occupancy can be issued to the existing building prior to the addition being completed. Ms. Ferguson inquired if a Certificate of Occupancy could be revoked and how it is enforced. Mr. Toussaint confirmed that a C.O. can be revoked and fines can be issued as enforcement.

Moved by Mr. Howarth, 2nd by Mayor Richardson to support extending the TCO for Maurpayne for 90 days.
Voice Vote: All in Favor. No Objections. Motion Passed.

NEW BUSINESS: No new business

COMMUNICATIONS / DISCUSSIONS:

1. Adding the Hammonton Gazette as legal newspaper for the Waterford Township Joint Land Use board

Mr. Toussaint explained that the Hammonton Gazette is now being used by the Waterford Township Committee. The advertising rates are lower and affidavits of publication are free of cost. Mr. Toussaint is interested in adding this newspaper as an additional option.

Moved by Mayor Richardson, 2nd by Committeeman Giangiulio to approve a Resolution supporting the addition of the Hammonton Gazette as a legal newspaper for the Joint Land Use Board.

Voice Vote: All in Favor. No Objections. Motion Passed.

2. Signing Contracts for Board Solicitor & Board Engineer

RESOLUTIONS:

1. 18-05 Michael Villano Block 5902 Lot 4 Bulk Variance

Moved by Mr. Howarth, 2nd by Mr. Campbell to adopt Resolution #18-05

ROLL CALL VOTE:

Achey	- Yes	Giangiulio	- Yes	Russomanno	- Yes
Becker	- Yes	Howarth	- Yes	Hanna	- Yes
Ferguson	- Yes	Campbell	- Yes	Condo	- Yes

9-0 Motion Carried

2. 18-06 Gloria Myers Block 6904 Lot 2 Site Plan, Use Variance & Certification of non-conforming Use

Moved by Mayor Richardson, 2nd by Committeeman Giangiulio to adopt Resolution #18-06

ROLL CALL VOTE:

Achey	- Yes	Giangiulio	- Yes	Russomanno	- Yes
Becker	- Yes	Howarth	- Yes	Hanna	- Yes
Ferguson	- Yes	Campbell	- Yes	Condo	- Yes

9-0 Motion Carried

MINUTES:

1. February 5, 2018 minutes

Moved by Mr. Howarth, 2nd by Mr. Russomanno to adopt the February 5, 2018 Meeting Minutes as presented

VOICE VOTE: 7 Members in Favor. Mayor Richardson and Mr. Campbell Abstained. Motion Passed 7-0-2.

OPEN TO THE PUBLIC: No Public Comment

BOARD COMMENTS AND QUESTIONS:

Mr. Achey expressed concern with the sod farm usage and whether or not the appropriate officials were being notified when soccer tournaments/games are held. As per an agreement with the sod farm, the Forrest Fire officials as well as the Chief of Police were not notified prior to the last tournament. Chairman Condo stated that this is unacceptable and requested Mr. Toussaint and Township Administrator Danson compose a letter citing the Resolution that was agreed upon.

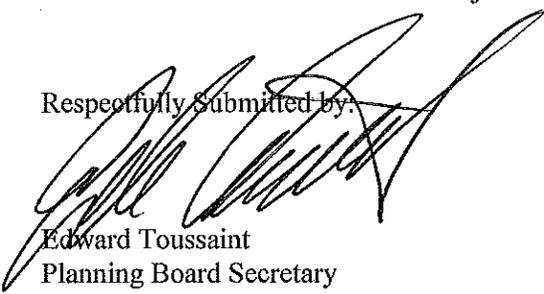
Mayor Richardson reported that a preliminary meeting was held regarding Haines Boulevard Redevelopment and that attorneys are working on putting together a draft contract. The Township hopes to have an agreement in place in April. Chairman Condo requested that the Planning Board have the opportunity to review the draft contract.

ADJOURNMENT:

Moved by Committeeman Giangiulio, 2nd by Mayor Richardson to adjourn the meeting at 7:26 PM.

Voice Vote: All in Favor. No Objections. Motion Passed.

Respectfully Submitted by:


Edward Toussaint
Planning Board Secretary

Approval Date: 4/16/18