

LAND USE BOARD

MINUTES

June 4, 2018

The June 4, 2018 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 Board members answered present to the roll call vote: Mr. Achey, Mr. Becker, Ms. Ferguson, Committeeman Giangiulio, Mr. Howarth, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, and Chairman Condo.

SWEARING IN OF PROFESSIONALS: None

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS: No Motions

OLD BUSINESS: No Old Business

NEW BUSINESS:

1. Keystone Novelties, Block 502 Lot 272, 348 White Horse Pike
Temporary use application to sell fireworks from a tent on the lot.

Director of Community Development Mr. Toussaint informed the Board that Keystone Novelties formally rescinded their application via email.

COMMUNICATIONS / DISCUSSIONS:

1. A motion to recommend processing of the bills as submitted to Township Committee

Moved by Mayor Richardson, 2nd by Mr. Becker to recommend payment of the bills as submitted to Township Committee

VOICE VOTE: All in Favor. No Objections. Motion Carried

2. Pending Legislation regarding the legalization of marijuana

Chairman Condo explained that there is pending legislation regarding legalization of marijuana in New Jersey. There is concern that the Board needs to go on record with their position on the legalization of marijuana. Discussion ensued regarding "adult use marijuana" and "medicinal marijuana." Mayor Richardson noted that he wanted to make sure that their position was clear PRIOR to the legislation being passed.

Solicitor Boraske noted that they need to determine if legalized sales of marijuana and/or growing marijuana is consistent with the Master Plan. He also noted that they must look at it from a Land Use Board perspective and keep in mind the economic advantages/disadvantages of the legislation.

Board members were given the opportunity to voice their opinions regarding the pending legislation. Mr. Becker noted that it was an addictive drug and that he was opposed to legalization. Mr. Achey agreed with Mr. Becker and voiced opposition. Committeeman Giangiulio stated that he felt recreational use of marijuana would become a problem and that limits must be in place. Mr. Giangiulio echoed Mr. Becker's opposition. Ms. Ferguson stated that Waterford Township is a wholesome town and that she was opposed to allowing it in our town. Mr. Howarth stated that allowing marijuana in town sets a poor example for children and voiced opposition. Mr. Mauriello noted his opinion that legalization is generally for financial purposes. Mr. Russomanno suggested seeing what other towns would do. Chairman Condo felt it had the possibility of creating a bad image for the town. Mr. Condo also noted that there may be limits on how restrictive individual municipalities can be. Director of Community Development Mr. Toussaint interjected that the state would most likely set the limit for each municipality but that the Board should think of bulk requirements. They need to be creative and decide which zones it does/doesn't belong. Mayor Richardson expressed hope that the state will leave municipalities with jurisdiction, even though the licenses will most likely be issued by the state.

Moved by Mr. Achey, 2nd by Committeeman Giangiulio to adopt a Resolution reflecting the opinion of the Board in regards to the legalization of adult use marijuana

VOICE VOTE: All in Favor. No Objections. Motion Carried

RESOLUTIONS:

- 1. 18-10 Intessimoni 2 lot subdivision of Block 7201 Lot 10&11 641 Pestletown Road

Moved by Mayor Richardson, 2nd by Mr. Howarth to adopt Resolution #18-10

ROLL CALL VOTE: Achey - Yes Giangiulio - Yes Richardson - Yes
Becker - Yes Mauriello - Yes Russomanno - Yes
Ferguson- Yes Howarth - Yes Condo - Yes

9-0 Motion Carried

- 2. 18-11 Ravenkamp Bulk Variance for Block 2601 Lot 9, 2312 Gennessee Ave.

Moved by Committeeman Giangiulio, 2nd by Ms. Ferguson to adopt Resolution #18-11

ROLL CALL VOTE: Achey - Yes Giangiulio - Yes Richardson - Yes
Becker - Yes Mauriello - Yes Russomanno - Yes
Ferguson- Yes Howarth - Yes Condo - Yes

9-0 Motion Carried

3. 18-12 Haines Boulevard Redevelopment plan amendments

Moved by Mayor Richardson, 2nd by Committeeman Giangiulio to adopt Resolution #18-12

ROLL CALL VOTE: Achey - Yes	Giangiulio - Yes	Richardson - Yes
Becker - Yes	Mauriello - Yes	Russomanno - Yes
Ferguson- Yes	Howarth - Yes	Condo - Yes

9-0 Motion Carried

MINUTES: None

OPEN TO THE PUBLIC:

Terri Chiddenton of Anthony Drive informed the Board that she has family and friends that live in Colorado, where marijuana is already legalized. Ms. Chiddenton voiced her strong opposition to recreational marijuana noting that municipalities do not get a say. Ms. Chiddenton also shared insight that “black market marijuana” is becoming popular in Colorado. Committeeman Giangiulio responded that it’s like prohibition; legalization will make the “black market” even stronger.

BOARD COMMENTS AND QUESTIONS:

Mr. Howarth inquired if the state would set different laws for selling marijuana and growing marijuana. Solicitor Boraske indicated that they will have different standards and laws. Committeeman Giangiulio noted that the Department of Agriculture would have control over growing.

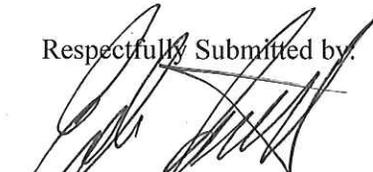
Mr. Howarth requested clarification on selling fireworks in Waterford Township. Mr. Toussaint responded that restrictions were put in place via Ordinance but that sales would be permitted with the proper applications and approvals.

ADJOURNMENT:

Moved by Committeeman Giangiulio, 2nd by Mayor Richardson to adjourn the meeting at 7:50 PM.

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

Respectfully Submitted by:



Edward Toussaint
Planning Board Secretary

Approval Date: 7/16/18