

LAND USE BOARD

MINUTES

July 16, 2018

The July 16, 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. Hanna, Mr. Becker, Ms. Ferguson, Committeeman Giangiulio, Mr. Howarth, Mr. Mauriello, Mr. Russomanno, Mayor Richardson, and Chairman Condo.

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

MOTIONS OF ADJOURMENTS OR OTHER MOTIONS: No Motions

OLD BUSINESS:

1. Amendments to the Haines Boulevard Redevelopment Plan

Director of Community Development Mr. Toussaint reviewed the amendments and gave a brief synopsis of the changes. Mr. Toussaint noted that there were certain items that were placed back into the plan in order to be in compliance with the Pinelands Commission.

Moved by Mr. Howarth, 2nd by Chairman Condo to recommend that the Township Committee approve the amendments to the Haines Boulevard Redevelopment Plan

Mr. Howarth requested clarification on word choice on page 8. Mr. Toussaint provided clarification and noted that any amendment to the plan would need to come before the board.

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

9-0 Motion Carried

NEW BUSINESS: No New Business

COMMUNICATIONS / DISCUSSIONS:

1. Amendments to Chapter 176 section 48 captioned "Animals"

Mr. Toussaint explained the need to "tighten up" Ordinances to ensure that they can be enforced. Mr. Toussaint noted that the current Ordinance refers to horses on residential lots; the amended version removes the word "residential" so that they can enforce the rules for horses on ANY lot. Mr. Toussaint further explained the Department of Agriculture's rules and certain standards regarding the necessary pasture for horses. Chairman Condo commented that it's important to have rules in place that are enforceable and not vague.

Ms. Ferguson requested clarification on the locations that horses are permitted. Mr. Toussaint noted that the rules have not changed; only the wording has changed so that it cannot be misconstrued.

Moved by Mr. Russomanno, 2nd by Mr. Howarth to recommend that the Township Committee approve the amendments to Chapter 176, Section 48 captioned "Animals"

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

9-0 Motion Carried

2. A motion to recommend payment of the bills as submitted to Township Committee

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

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

RESOLUTIONS:

1. 18-13 Resolution memorializing concerns, comments and opposition to the legalization of recreational marijuana.

Moved by Committeeman Giangiulio, 2nd by Mr. Becker to adopt Resolution #18-13

Mayor Richardson complimented Solicitor Boraske on the thoroughness of this resolution.

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

9-0 Motion Carried

MINUTES:

1. Meeting minutes from May 21, 2018

Moved by Mr. Mauriello, 2nd by Mr. Howarth to adopt the May 21, 2018 Meeting Minutes as presented

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

2. Meeting minutes from June 4, 2018

Moved by Mayor Richardson, 2nd by Committeeman Giangiulio to adopt the June 4, 2018 Meeting Minutes as presented

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

OPEN TO THE PUBLIC:

Mr. Ralph Ferguson of the Old White Horse Pike commended Mr. Toussaint on his explanation of the Ordinance referencing Horses. Mr. Ferguson noted that he came to the meeting with questions in mind, but Mr. Toussaint answered them all in his explanation.

BOARD COMMENTS AND QUESTIONS:

Chairman Condo requested an explanation from Mayor Richardson and Committeeman Giangiulio regarding a Committeeman voting “no” at the introduction to the Ordinance for the Amendments to the Haines Boulevard Redevelopment Plan. Mayor Richardson noted that Committeeman Yeatman had previously voted in the affirmative for the Redevelopment Plan, but at the reintroduction on July 11, Mr. Yeatman voted no. Chairman Condo expressed frustration and noted that the vote was only for the amendments, not the entire plan.

Mr. Howarth requested an explanation on how the Township would be able to limit sale and/or production of recreational marijuana. Mayor Richardson explained that they cannot do anything until a law is passed and in place.

Mayor Richardson announced that the Township Committee is close to having the Redevelopment Agreement completed and hopes to be able to vote on it at the Township Meeting on July 25, 2018. Mr. Richardson also noted that the demolition at the old Forte property should be completed soon.

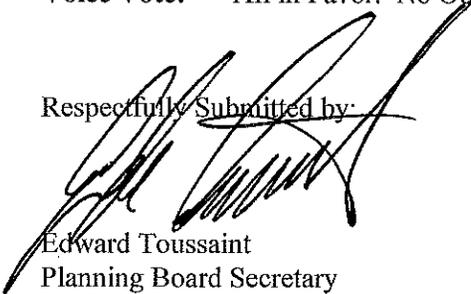
Mr. Toussaint requested permission to involve the Land Use Board solicitor and engineer to review the current land use fee schedule. Chairman Condo concurred that involving them in the discussions would be beneficial.

ADJOURNMENT:

Moved by Committeeman Giangiulio, 2nd by Mr. Becker to adjourn the meeting at 7:25 PM.

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

Respectfully Submitted by:


Edward Toussaint
Planning Board Secretary

Approval Date: 8/20/18