

LAND USE BOARD

MINUTES

September 17, 2018

The September 17, 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, Mr. Mauriello, Mr. Russomanno, Mr. Hanna, Mayor Richardson, and Chairman Condo. Ms. Ferguson, Mr. Howarth, and Committeeman Giangiulio were absent.

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

MOTIONS OF ADJOURNMENTS OR OTHER MOTIONS:

1. VanDewater 491 W. Atlantic Ave. Block 1902 Lot 1, Bulk Variances for a detached garage.

Director of Community Development Mr. Toussaint explained that the application had been tabled in order to give the VanDewaters time to review their options. Mr. Toussaint then gave a brief overview of the proposed plan.

Kenneth and Margaret VanDewater were sworn in by Solicitor Boraske. The Vandewaters indicated that they had revised the Application from the prior meeting to allow more room between the proposed frame building and a large concrete pipe in the back of the property. They also described the need for such a large building for storage. Planning Board Engineer Mr. Hansen described the changes that were made from the initial application and notes that there will be room for

RESOLUTIONS:

1. 18-14 Archway Programs, 2331 State Street, Block 601 Lot 20

Moved by Mayor Richardson, 2nd by Mr. Becker to adopt Resolution #18-14

ROLL CALL VOTE: Achey - Abstain Richardson - Yes Russomanno - Yes
Becker - Yes Mauriello - Yes
Hanna - Yes Condo - Yes

6-0-1 Motion Carried

2. 18-15 Timothy Weisneck, 425 Church Street, Block 1007 Lot 2

Moved by Mr. Russomanno, 2nd by Chairman Condo to adopt Resolution #18-15

ROLL CALL VOTE: Achey - Abstain Richardson - Yes Russomanno - Yes
Becker - Yes Mauriello - Yes
Hanna - Yes Condo - Yes

6-0-1 Motion Carried

3. 18-16 Robert Sowers, 2316 Denver Avenue, Block 2701 Lot 15

Moved by Mayor Richardson, 2nd by Mr. Becker to adopt Resolution #18-16

ROLL CALL VOTE: Achey - Abstain Richardson - Yes Russomanno - Yes
Becker - Yes Mauriello - Yes
Hanna - Yes Condo - Yes

6-0-1 Motion Carried

MINUTES:

1. August 20, 2018 Minutes

Moved by Mr. Becker, 2nd by Mr. Mauriello to adopt the August 20, 2018 Meeting Minutes as presented

VOICE VOTE: Achey - Abstain Richardson - Yes Russomanno - Yes
Becker - Yes Mauriello - Yes
Hanna - Yes Condo - Yes

6-0-1 Motion Carried

OPEN TO THE PUBLIC: None

BOARD COMMENTS AND QUESTIONS:

Mr. Russomanno noted that he is the liaison to the Waterford Township Environmental Commission and that the WTEC feels that applications should come before their Board to ensure that there are no environmental concerns. Discussion ensued and Mr. Russomanno explained that the Environmental Commission is a branch of government. Solicitor Boraske noted that the Municipal Land Use Law is followed and that all environmental concerns are covered by the engineer. Chairman Condo reiterated that he does not want to delay the application process.

Terri Chiddenton of Anthony Road was sworn in by Solicitor Boraske. Ms. Chiddenton clarified Mr. Russomanno's comments and noted that during and NJAC class that the WTEC participated in, they were shown site plans and were encouraged to be a part of the review process. Ms. Chiddenton explained that they were unaware that this was a task that Environmental Commissions should be

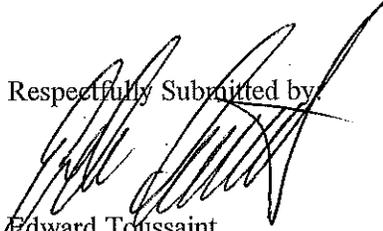
participating in. Ms. Chiddenton also explained that she does not feel like this needs to be a formal step in the process of applications, but that the WTEC would like the opportunity to review applications. Solicitor Boraske commented that Mr. Russomanno represents the Environmental Commission as a member of the Planning Board and that all comments should go through him. Discussion ensued and Mr. Boraske clarified that when Mr. Russomanno receives his Planning Board packet, he is permitted to share with the WTEC. Any comments that the WTEC would like to have placed on record would have to go through Mr. Russomanno and that all comments are strictly discretionary.

ADJOURNMENT:

Moved by Mr. Becker, 2nd by Mr. Achey to adjourn the meeting at 7:49 PM.

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

Respectfully Submitted by


Edward Toussaint
Planning Board Secretary

Approval Date: 10/15/18