

The regular meeting of the Waterford Township Planning Board was called to order by the Chairman, Thomas Giangiulio, followed by the salute to the flag.

Chairman Giangiulio read the Notices to the Public.

Roll call was taken and the following members were present: Mayor Ralph Condo, Gabe Cimino, Bill Richardson, Michael Achey, Carl Lange, John Rowley, Louis Severino, Tom Giangiulio, Mark Shendock, and Jon Becker, absent was: Francis DiRocco. Also present were: Louis Cappelli, Board Solicitor, Ed Toussaint, Zoning Officer, and Rakesh Darji, Board Engineer (Late).

Chairman Giangiulio announced that there is a change to the agenda; he is switching the order of the Lipartito application with the Ciocco application.

New Business:

Presentation on the Camden County Communications System, use of WUVP tower on Block 266, Lot 3.

Solicitor Cappelli stated that his firm has a conflict in this matter and recused himself from this hearing.

Dominic Villecco with VComm, a Telecommunications Engineering firm based in Cranberry, NJ. They are the consulting firm to Camden County for the new 700 MHz Radio Project that is being implemented. David Paintin of Churchill Engineers in Winslow will also be presenting tonight. He noted that Marge Della Vecchia, Deputy County Administrator could not attend tonight.

Chairman Giangiulio swore in Mr. Villecco and Mr. Paintin.

Mr. Villecco stated that they are presenting the minor changes to the WUVP tower in Waterford which are needed for the change over to the new frequency band for all First Responders in the County. In phase 1 there will be 7 sites in the County, the ultimate goal is to have 17 sites. This site has an existing 900' tower; their antennas will be about 300' up. All of the electronic equipment will go in the existing building. They expect the first phase to go on the air by the end of 2012. This is a large site and the only changes to the existing footprint would be two small concrete pads within the existing compound.

Mr. Paintin noted that they are using an existing site, it is enclosed with an 8' fence and security cameras. It is currently being used by WUVP and Cricket Telecommunication. There will be two pads added, one for a generator and one for a meter. The tower will have some of the diagonal steel members replaced to give it added strength. Some whip antennas and two 6' diameter dishes will be added.

Mayor Condo noted that about a month ago he and other Township Officials met with Ms Della Vecchia and Mr. Villecco concerning this issue. He is aware of some problems with the current system and would encourage the Board to support these improvements.

Mr. Villecco stated that this system will be multiple channels whereas the current system is single channels in single areas and causes congestion in the system. The new system will have a band set aside that can have channels added and cover everyone in the County. The main command center in Lindenwold will remain.

Mr. Paintin noted that they will be expanding the electrical service.

Open to the public – no response, closed to the public.

CC Communications System - continued

Mayor Condo motioned to approve the application as submitted, Mr. Severino seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	J. Rowley	yes
L. Severino	yes	T. Giangliulio	yes
M. Shendock	yes	motion carried.	

At this time Solicitor Cappelli stepped back up and took his place with the Board.

Michael Lipartito, Block 223, Lot 12, location – 2103 Dorothy Ave., variance for rear yard setback, zoned – RR.

Michael Lipartito, 2103 Dorothy Ave., Atco was sworn in by Solicitor Cappelli. He stated that he would like to build a 24' x 30' pole barn garage in his back yard. It will not meet the 30' rear yard setback requirement unless he moves it to the middle of his yard. He would be using the building for a workshop and fixing up old classic cars which are his hobbies. He would not be using it on a daily basis, so he was not planning a driveway. There is a clear path he would use to enter from the Pederson Blvd. side. He and his son would do some mechanical work and body work, but no painting. He would not use the garage for any type of commercial use. At this time he has an old metal shed; he will take that shed down.

Mr. Lange and Chairman Giangliulio noted that they felt that 5' setback would be to close, they would rather see at least 10'.

Chairman Giangliulio noted that he could see by the pictures presented that the applicant is trying to place the garage in an area with fewer trees, which he agrees with.

Mr. Lipartito noted that he could work with the Board and move the garage up 5 more feet which gives a 10' rear yard setback. The septic and well would not be affected by the garage.

At this time Mr. Darji entered the meeting.

Mr. Lipartito noted that he will probably put in electrical service in the Spring, but no bathroom.

Open to the public – no response, closed to the public.

Mr. Rowley motioned to approve the 10' rear yard setback with the conditions that there be no commercial use of the garage and that the old metal shed be removed, Mr.

Richardson seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	J. Rowley	yes
L. Severino	yes	T. Giangliulio	yes
M. Shendock	yes	motion carried.	

Joseph Ciocco, Block 120, Lot 4.07, location – 525 First Street, variances for size of garage, rear yard setback, and impervious coverage, zoned – R1.

Mr. Ciocco asked the Board for a postponement, he thought he was ready but would now like to retain an attorney to move forward with this application.

Ciocco - continued

Solicitor Cappelli noted that the Board may be favorable to the request, but based on his conversations with members today there is a lot of concern about the non-compliance with the previous variance. Issues with that certainly need to be addressed and it would probably be wise to engage professionals because this matter is simply not all that simple. The notices would remain in effect and new notices would not have to be sent. Anyone present for this hearing would have to come back.

Mr. Achey motioned to continue this hearing for one month (October 4, 2011 Planning Board Meeting), Mr. Lange seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	J. Rowley	yes
L. Severino	yes	T. Giangiulio	yes
M. Shendock	yes	motion carried.	

Communications:

Pinelands Report & Resolution for CCMUA sanitary sewer force main installation.

Notice of an environmental investigation at the old Cumberland Farms site.

DVRPC offering Municipal Outreach Programs.

Hammonton Planning Board Notice of Decision for adoption of their Master Plan Re-Examination and Amendments.

Letter from Mr. Peterman for Sally Starrs administrative site plan change allowing them to tie back into their septic system for six months.

Pinelands letter for Sally Starrs asking if the revised plans are consistent with the approval.

Letter from Mr. Peterman for Sally Starrs asking for the confirmation letter for Pinelands.

Mr. Darji stated that he sent the confirmation letter to Pinelands on Thursday.

Resolutions:

Dashmesh Corp., Bl 1603, Lts 1 & 2, approval of setback variances for a propane tank,

Mayor Condo motioned to memorialize, Mr. Rowley seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	J. Rowley	yes
L. Severino	yes	G. Giangiulio	yes

Motion carried.

Oltman, Bl 241.04, Lt 13, approval of side and rear yard setback variances for a garage,

Mayor Condo motioned to memorialize, Mr. Richardson seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	J. Rowley	yes
L. Severino	yes	G. Giangiulio	yes

Motion carried.

Minutes:

Mr. Richardson motioned to approve the July 19, 2011 and August 2, 2011 minutes, Mr.

Lange seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
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B. Richardson	yes	C. Lange	yes
J. Rowley	yes	L. Severino	yes
T. Giangulio	yes	M. Shendock	yes
J. Becker	yes	motion carried.	

Open to the Public – No response, closed to the public.

Board Comments and Questions:

Mr. Lange noted that he is concerned about some of the smaller setback variances that the Board has approved. He feels that 5' is too close to the neighboring property and would like to see a minimum of 10' in all cases.

Mayor Condo asked if they could agree on a policy that there would be no approvals less than 10'.

Solicitor Cappelli stated that it could not be done by policy; it would either be by ordinance or case by case. He reminded the Board that the burden is on the applicant to meet the statutory criteria for a variance.

Mr. Toussaint noted that many towns use 5' as the minimum setback because UCC requires a minimum of a 10' separation between any two buildings for a fire separation. Any changes to our Land Use Law could not be less restrictive than the UCC.

Mr. Lange motioned to have a letter drafted and sent to the Township Committee that the Planning Board would like to see the ordinances changed so that there is a minimum of a 10' setback requirement, Mayor Condo seconded, a vote was taken having all members in favor, motion carried.

Motion to adjourn, seconded, meeting adjourned at 8:30 PM.