

Waterford Township Planning Board
Regular Meeting

October 15th, 2013

The regular meeting of the Waterford Township Planning Board was called to order by Chairman Tom Giangliulo followed by the salute to the flag.

Chairman Giangliulo read the notice to the public.

Roll call was taken and the following members were present: Maryann Merlino Rick Yeatman, Bill Richardson (8:30PM.) , Michael Achey, Carl Lange, Francis DiRocco, John Rowley, Harry Rheam, and Tom Giangliulo, Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor, and Jeff Hanson, Engineer. Those absent were, Rich Jacoby, and Lou Severino.

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old Business:

None

Resolutions:

Resolution # 13-13 Charles Rappenecker 1002 Chateau Court Block: 242 Lot: 24, Bulk Variance for size of accessory structure, and side and rear yard set backs.

Mr.Rowley made a motion to approve the resolution for Charles Rappenecker, and Mr. DiRocco seconded the motion. On roll call, those eligible to vote:

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	J. Rowley	Yes
T. Giangliulo	Yes		

Resolution # 13-14 John and Marie Steck 686 Raritan Avenue, Block: 140 Lot 2 Minor Subdivision & Bulk Variance.

Mr. Achey made a motion to approve the resolution for John and Marie Steck, and Mr. Lange seconded the motion. On roll call, those eligible to vote:

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	J. Rowley	Yes
T. Giangliulo	Yes		

Minutes:

Mr. DiRocco made a motion to approve the minutes from September 17th, and Mr. Lange seconded the motion. On roll call vote:

All in favor

New Business:

Matthew DeNafo Block: 285 Lot: 5, 1760 Arrowhead Road, Minor Subdivision.

Appearing on behalf of the applicant is Brian Peterman. Mr. DeNafo and Mr. Peterman were both sworn in.

Mr. Peterman addressed the board and summarized the application. The spouse of the applicant is related to the property owner. This is a family subdivision, in the agricultural zone, it's a 23 acre lot, and the applicant proposes 6 acre subdivision vs. 10 acres required, and leaving one 11.4 acre lot, and 2 new 6 acre lots. The applicant is meeting the conditions of a will. Mr. Brennan commented that due to the will, the applicant is seeking the variances as shown, which provides a hardship. The farm activities will remain as is. Mr. DeNafo proposes a new single family dwelling in the back with a proposed pole barn in the future. There is a 35 ft. front portion of the flag lot that creates a variance, along with a side yard variance for the accessory structure. There is an existing non-conforming set back on the side and the front for the structure that is there. Mr. Toussaint addressed the size of the proposed accessory structure that it may be typically smaller than the average Farm accessory structure. Chairman Giangiulio commented that in the future that proposed building will not be permitted to have an addition, but if it is an active farm, the resident can put a second accessory structure. There was discussion on the type of driveway for the structure. Mr. Toussaint stated that Pinelands will not permit a paved drive, however on a residential lot, a stone drive will be permitted. Mr. Peterman voiced a concern that if it is in the resolution, that Pinelands will have an issue. Mr. Toussaint added that Pinelands will approve stone only on a residential lot. The current driveway will not be a common driveway.

Mr. Hanson addressed his letter with the applicant. Mr. Hanson summarized the variances requested, one of which is 350 ft. front yard set back proposed for the house from the lot line, not the road, but the applicant is asking for 50 ft. from rear lot, and Mr. Peterman stated Pinelands has a concern with the placement due to disturbance of the wetlands area in the rear. Mr. Yeatman commented that he agrees with this, and he is concerned with the placement of the garage or pole barn. Mr. Toussaint added that it is 300 ft. from the buffer. Mr. Hanson further discussed all waivers requested as well. Mr. Hanson asked that the existing well and septic be located on the plan. Mr. Peterman stated he will work with the applicant for that information.

Mr. Toussaint asked for clarification of the locations along Arrowhead and if property markers were found. Mr. Peterman stated on the SW corner there is a concrete monument at the ROW line at the NW corner there is a concrete monument, and set a pin on the ROW along Wharton track. Chairman Giangiulio commented that the marker is off? Mr. Peterman commented yes. Mr. Toussaint commented that neighboring properties had questions, so he asked for clarification. The measurements match the deed, and he wanted to make sure this matches the deed description. Mr. Hanson asked which property corner was the outbound survey started at? Mr. Peterman stated he does not have that information. Mr. Yeatman commented that the chain fence is going to be moved? Mr. Peterman stated yes, where the access is required it will be. With nothing further from the board, chairman Giangiulio opened this portion of the meeting up to the public.

Mr. Mike Gadaletto of 1734 Arrowhead appeared before the board. Mr. Gadaletto testified that there is an encroachment of a fence and a gate. Mr. Peterman stated that there is a 5.3 ft. encroachment called out on the plan. Mr. Peterman stated that is has existing for some time, and we are looking to maintain it. Mr. Gadaletto stated he would like it dealt with now and establish where the front gate is. The gate is where the access drive is shown. Mr. DeNafo stated that the fence will be removed in the rear, and the gate will be addressed. With nothing further from the public, Chairman Giangiulio closed the public portion. Mr. Achey made a motion to approve this application, Mr. Yeatman seconded the motion.

On roll call vote:

M. Merlino	Yes	R. Yeatman	Yes
B. Richardson	Yes	M. Achey	Yes
C. Lange	Yes	F. DiRocco	Yes
J. Rowley	Yes	H. Rheam	Yes
T. Giangiulio	Yes		

Communications/Reports:

Mr. Toussaint reported that on October 19th there are courses being offered at Middlesex College regarding environmental issues. If anyone is interested in attending the course, he has a copy of the paperwork.

There was an issue regarding the Master Plan. Some lots changed zoning on a few lots, we did the first half, it has been adopted and approved. When everything was submitted to the Pinelands and approved there is a zone that only certain properties are qualified that meet the specific requirements, and this is the only zone that does that. A resolution was done before Twp. Committee that was introduced that will go through the appropriate readings prior to adoption. Once adopted, that will be forwarded to Pinelands.

Mr. Toussaint received a letter from Pinelands to thank him for updating them on the progress at the Auto Salvage yard and they will come out in the next 30 days to do an inspection.

Board Comments and Questions:

Mr. Lange thanked the board for opportunity to serve the community, and be on the board.

Adjournment:

Mr. Lange made a motion to adjourn the meeting, Mr. Rowley seconded the motion. Meeting adjourned.

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary