

Waterford Township Planning Board  
Regular Meeting

March 19<sup>th</sup>, 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: Rick Yeatmen, Michael Achey, Carl Lange, Francis DiRocco, John Rowley, Rich Jacoby, Chairman Giangliulo. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Mayor Robert Critelli, Bill Richardson, Harry Rheam, and Lou Severino.

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

Randy Bill, 880 Willow Way Block 241.01 Lot: 7. Variance for side and rear yard setbacks as well as the square footage and height of building.

Appearing before the board is Randy Bill. Mr. Bill was sworn in, and testified regarding his variance application. Mr. Bill stated it is his intention to construct a 30 x 40 out building for storage. He has recreational vehicles that he needs the storage for. He has an odd shaped lot. Mr. Bill stated the opposite side of the yard where the proposed building would be has his septic system, and a drainage basin. Mr. Bill testified that he is not extending the gravel driveway. Jeff from ERI stated the impervious coverage is 18% where 20% is permitted. Jeff asked the applicant about gutter location, and drainage, Mr. Bill stated he will be installing gutters, and will drain to the rear of the lot where it is wooded. Mr. Bill also testified that the storage is for personal vehicles, there will be no storage of flammables, as there will be no power to the building. Mr. Lange asked if there would be consideration from the applicant to move the building back? Mr. Bill stated he tried to place the building where there was less of a variance. He also would have to remove about 18 trees if he moves the building. He is trying to save as many trees on the lot as possible. The entry door is on the 30ft. side of the building. Chairman Giangliulo voiced a concern with the building being too close to the primary structure. With nothing further from the board, Chairman Giangliulo opened this portion of the meeting up to the public. With nothing from the public, Chairman Giangliulo closed the

public portion. At this time, Mr. Bill agreed to move the location of the building back so it will have 10ft. rear yard set back, and will be 15.5 ft. from the house. Mr. Rowley made a motion to approve this application, seconded by Mr. Yeatman.

R. Yeatman	Yes	M. Achey	Yes
C. Lange	Yes	F. DiRocco	Yes
J. Rowley	Yes	R. Jacoby	Yes
T. Giangiulio	Yes		

Resolutions:

Resolution 13-04, Andrew Wade, 2363 Anderson Avenue Block: 43.01 Lot(s) 3, 4, Review of Administrative Decision.

Mr. Achey made a motion to approve the resolution for Andrew Wade, and Mr. Jacoby seconded the motion. Roll Call:

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	R. Jacoby	Yes
T. Giangiulio	Yes		

Resolution 13-05, 2013 Re-Organization

Mr. Achey made a motion to approve the resolution 13-05 Re-Organization for 2013, and Mr. Lange seconded the motion. Roll Call:

M. Achey	Yes	C. Lange	Yes
J. Rowley	Yes	T. Giangiulio	Yes

Resolution 13-06, Appointing Solicitor

Mr. Achey made a motion to approve resolution 13-06, to appoint Florio Perrucci Steinhardt & Fader, LLC as board solicitor, and Mr. Lange seconded the motion.

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	J. Rowley	Yes
R. Jacoby	Yes	T. Giangiulio	Yes

Resolution 13-07, Award of Contract for Professional Services, Board Engineer, Environmental Resolutions, Inc.

Mr. Achey made a motion to approve the resolution 13-07, Award of contract for services from Environmental Resolutions, Inc. as Planning Board Engineer, Carl Lange seconded the motion.

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	J. Rowley	Yes
R. Jacoby	Yes	T. Giangiulio	Yes

Mintues:

Regular Meeting Minutes for March 5<sup>th</sup>, 2013

Mr. Lange made a motion to approve the minutes for March 5<sup>th</sup>, 2013, Mr. Rowley seconded the motion. Roll Call:

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	R. Jacoby	Yes
T. Giangiulio	Yes		

Closed Session Meeting Minutes for March 5<sup>th</sup>, 2013

Mr. Rowley made a motion to approve the closed session minutes for March 5<sup>th</sup>, 2013, Mr. DiRocco seconded the motion. Roll Call:

M. Achey	Yes	C. Lange	Yes
F. DiRocco	Yes	R. Jacoby	Yes
T. Giangiulio	Yes		

Reports:

Zoning Official's report.

Mr. Toussaint reported that he received a letter from Archer and Greiner regarding 2324 Columbia Avenue. One of the uses is vacating the premises by April 30<sup>th</sup>. That will address the issue of a dual use. There is a primary use on the premises, and an ancillary use to the primary use, the dual use is now being removed.

Cheer Tech has completed the light survey needed to complete their site plan.

Township Committee has memorialized the ordinances we need for Pinelands.

Harry Rheam has completed the required new member Planning Board course.

Open to the Public:

No one from the public wishing to speak, Chairman Giangiulio then closed the public portion.

Board Comments and Questions:

None

Adjournment:

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

Respectfully Submitted,

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Ed Toussaint, Planning Board Secretary