

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: Mayor designee Maryann Merlino, Rick Yeatman, Bill Richardson (8:25pm.), Michael Achey (8:15 pm.), Francis DiRocco, John Rowley, Rich Jacoby, Tom Giangliulo, and Harry Rheam. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Carl Lange, and Lou Severino.

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old Business:

None

Reports:

Mr. Toussaint reported that the Environmental Commission received a letter regarding Myers junkyard. They expanded the use, there was a resolution in 1984 to approve the junkyard use. Currently it is in the Pinelands hands. There is no map that shows the exact size. The property was farm assessed, and the assessor has removed the farm assessment and it is a commercial use now.

Mr. Toussaint also reported that the certified zoning map was sent to pinelands for approval. The original map submitted does not match the recent map submitted. There are 4 areas in town that reflects this problem. This goes back to 2002, we submitted the original map, and when ARH did the overlay, the boundary lines were moved. The two maps do not line up. Master Plan was started in 2007. ARH has everything up to Pinelands, so now we are waiting. It should not take more than a few weeks to change, and Township Committee needs to have 2 more readings, and adopt a new resolution.

Communications:

Mr. Toussaint addressed the contract for Engineer Services. Providing everyone is in agreement with the contract, it can be signed and sent back. Cheer Tech site plans are ready for signature, Mr. Toussaint will reach out to ARH for signature since they were the engineer during the time of that project.

New Business:

Bryon Magill, 372 Sapling Way Block: 401 Lot: 36, Variance for impervious coverage.

Appearing before the board is Melissa Magill. Mrs. Magill was sworn in and testified that it is her intention to construct an inground pool. Jeff Hanson from ERH reported the pool is 16 x 37 with a 3ft. concrete deck. The property is in the R4 Zone, and the pool with the concrete exceeds the allowable impervious coverage. Mr. Hanson inquired about the type of fencing. Mrs. Magill stated she has an existing 6ft. privacy fence with one gate that is locked. Mr. Hanson also inquired about lighting. Mrs. Magill testified that she has an existing flood light, however she intends on adding additional lighting. The property currently drains to the left of the house as there is a natural swale there, then out to the street. Mrs. Magill stated that will not change. Mr. Rheam asked in backwashing the pool, where will that excess water go? Mrs. Magill stated it will travel in the path that the water currently flows. Mr. Rheam also asked if this is effected by the Pinelands, and Mr. Toussaint stated no. Chairman Giangiulio asked about the pad with the proposed pool equipment if that had specific set-backs to it, and Mr. Toussaint stated no. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, the public portion was closed. Mr. Richardson made a motion to approve this application, Mr. DiRocco seconded the motion. On roll call vote:

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

Michael Abramek, 959 Maple Avenue Block: 125 Lot: 35, Variance for a detached garage, set back and gross floor area, and the number of detached garages.

Mr. Toussaint stated the notary on the application expired on the 13th, however the time frame tha the application was dropped off is within the time frame that the notary was certified. Appearing before the board is Michael Phillip Abramek. Mr. Abramek was sworn in and testified that he is retired and he likes to build things. Mr. Hanson from ERH stated the plans submitted reflect a 30 x 48 garage that is 16ft. high, one story structure. This property is in the RR Zone, and is requesting 3 variances. There is a 10ft. set back where 20ft, is required, the garage floor area exceeds the allowable amount, and where there is only 1 garage permitted, this would be a second garage. There is an existing concrete/gravel drive, there will be a new driveway consisting of gravel to the new structure. Mr. Abramek also testified that he will keep the existing natural drainage.

Chairman Giangiulio asked with the size of the building, and arched roof may shed more water. Mr. Hanson commented that he did not see any grading issues. Mr. Hanson did request testimony on the use of the garage. Mr. Abramek testified he will use it for storage, he anticipates converting a gas

powered vehicle to an electric vehicle. He also builds planes. There will be no flammables stored in the garage, and this will not be used for Commercial Use. Mr. Yeatman commented that he does not recommend even small cans of flammable storage. Mr. Abramek testified the location of the building is to preserve a play area, and to preserve the wooded area in the back. He is trying to avoid cutting trees down. There is no interference with the existing septic at this location. The proposed garage will be approximately 25 ft. or more from the neighbor's house. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, the public portion was closed. Mr. Rowley 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
F. DiRocco	Yes	J. Rowley	Yes
R. Jacoby	Yes	T. Giangiulio	Yes
H. Rheam	Yes		

Resolutions:

Resolution # 13-08 Randy Bill 880 Willow Way, Bulk Variance

Mr. Yeatman made a motion to approve Resolution 13-08 for Randy Bill, and Mr. Jacoby seconded the motion. On roll call vote:

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

Minutes:

Minutes from March 19th, 2013.

Mr. DiRocco made a motion to approve the minutes from March 19th, and Mr. Rowley seconded the motion. On roll call vote:

All in favor, Mr. Richardson abstained.

At this time Chairman Giangiulio opened this portion of the meeting up to the public. With no one from the public wishing to speak, the public portion was closed.

Board Comments and Questions:

Chairman Giangiulio informed the board of the spring clean-up on April 20th, rain date is April 27th, from 8am. To noon. There will be a free lunch provided, and registration takes place at the Clementon Gun

Club. Any non-profit organization will receive \$10 for each member that attends. Mr. Yeatman asked that if anyone sees an area in need of cleaning up to please contact him. Chairman Giangiulio mentioned an area off of Conrad Avenue that is in need of clean up.

Mr. Toussaint addressed a vacant property list that he is trying to compile and address. This will create a list with a person of record to contact. He mentioned a new ordinance that Cherry Hill is adopting, that he would like to model that and make it fit for Waterford Township to register each vacant property, and that will give us a current contact list. He also mentioned the Dog Census. So far there are over 200 dogs in 3 days. Last year there were around 800 dogs, and this year we anticipate double that.

Adjournment:

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

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary