

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

Chairman Giangiulio read the notice to the public.

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

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old Business:

None

Communications:

None

New Business:

Nora Crumb, 2401 Atco Avenue. Block 31 Lot 6. Variance for multiple detached garages.

Appearing before the board is Nora Crumb, who was sworn in at this time. Ms. Crumb stated it is her intention to construct a 21 x 21, 2 story garage. She has come across several cars that she would like to restore. Previously she had a tent structure that tore, and all that was in the tent is now exposed. The garage would be used for storage and the proposed location would be behind the existing garage. The new structure would be visible from Jackson Road. Ms. Crumb stated there are 2 boats on the property, one of them is hers, and the other boat will be removed at a date to be determined.

Robert Hunter of ERI summarized his review letter. Mr. Hunter requested the applicant address proposed run off from the new structure. Ms. Crumb stated she was not aware that she needed to have a plan. What is existing creates no issues, so the water will discharge on the ground. Ms. Crumb added that her existing driveway would not be extended to the new structure.

Mr. Lange asked what the age of the first garage was. Ms. Crumb testified that she purchased her home in 2005 and it was there. Mr. Rheam asked if the existing garage needed a variance, and is larger than what is permitted, there is a concern of a second non-conforming structure. Mr. Toussaint commented that the first garage had a variance, and the second structure would help take care of zoning violations. Ms. Crumb testified that the second floor of the existing garage is used for a stained glass hobby. The First floor has 3 cars in it, and the new garage could house 2 additional cars. Mr. Toussaint stated there are several cars, boats, and debris on the property. Ms. Crumb testified that the washers and dryers are scrap, along with other scrap items that can be removed in 3 to 5 days. There is a box truck for sale, one of the cars (mustang) belongs to a friend that Ms. Crumb is storing as a surprise birthday present. There are 2 other trucks that belong to a friend that will be removed, and 2 of the cars will be restored then sold. Under what was the tent structure will be stored in the new garage, and the rest will be scrapped. There was some controversy regarding the landscape trailer, and large mower. Ms. Crumb assured the board no business was being run out of her home, no landscaping, nor car repair business. She confirmed that the box truck is for sale, and the concrete/wood piles would be addressed. The wood pile is red cedar and it is drying as she uses that for frames for the stained glass. The concrete is old and was cracking so it will be removed. She currently has public sewer, and no utilities will be connected to the new structure. Mr. Lange added that he has a concern with accessibility for Fire/Emergency vehicles with no driveway. With nothing further from the board, Chairman Giangiulio opened this portion of the meeting up to the public.

Appearing before the board is Fred Watson of 2411 Atco Avenue, Block 31 Lot 5. Mr. Watson stated that he recalls a landscape business being there. In the early hours of the morning, diesel dump truck would be started and left running until they left, and workers would return at 9pm. At that time they would run the mowers, and sharpen the blades to get ready for the next day. There were car repairs going on, they would work on vehicles until 4am. There were 4 boats on the rear of the property, along with water heaters, washers, dryers, etc. MR. Watson asked that the board deny this application, for fear that the applicant would store more junk.

Next to appear is Joan Watson, of 2411 Atco Avenue. Mrs. Watson stated she believed that there was a car repair business there. Adding another building will not solve the problem.

Ms. Crumb commented that the landscape equipment belongs to her boyfriend. He does not live there, there is no business. He stores that mower there because he mows her grass. HE would start at 8 am. and return by 7pm. With nothing further from the public, Chairman Giangiulio closed the public portion. Mr. Rowley made a motion to deny the application, Mr. Rheam seconded the motion. On roll call vote:

Maryann Merlino	No	B. Richardson	No
M. Achey	No	C. Lange	Yes
J. Rowley	Yes	H. Rheam	Yes
T. Giangiulio	No		

With the majority voting not to deny the application, and new motion was made by Mr. Richardson to table the application to give the applicant time to show the board her efforts in removing the zoning

violations. Bring the applicant back on the July 2nd meeting, Maryann Merlino seconded the motion. On roll call vote:

Maryann Merlino	Yes	B. Richardson	Yes
M. Achey	Yes	C. Lange	Abstain
J. Rowley	No	H. Rheam	Yes
T. Giangliulio	Yes		

Applicant will return on the July 2nd meeting, no further notice will be required.

Resolutions:

None

Minutes:

April 16th, 2013.

Carl Lange made a motion to approve the minutes from April 16th and Maryann Merline seconded the motion. On roll call vote:

All in favor.

Reports:

Mr. Toussaint addressed the adoption of the zoning map change. Changes were made as everyone is aware, and sent to the Pinelands. At this time there are no discrepancies, and are waiting for a sign off. Since this is part of a master plan change, Pinelands offers up to \$10,00 reimbursement to the Township for fees incurred on the Master Plan update.

At this time Chairman Giangliulio opened this portion of the meeting up to the public.

Appearing before the board is Tony Volpe. Mr. Volpe addressed the board with a proposed major subdivision plan on 5th Avenue. This is a 10 acre site, and he is currently negotiating with Ryan Homes. This would be for senior housing, 26 lots, zoned R2. The proposed home would be single family. There are 2 basins proposed, and private wells are proposed. Mr. Richardson asked about providing open space? Mr. Toussaint added that there are options, they can provide recreation, or contribute to the Township's recreation fund. Mr. Toussaint asked if this would be Phase II of the other development. With nothing further, Chairman Giangliulio 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,

Ed Toussaint, Planning Board Secretary