

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, Bill Richardson (8:10pm.), Michael Achey, , John Rowley, Rich Jacoby, Tom Giangliulo, and Harry Rheam. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Rick Yeatman, Carl Lange, Francis DiRocco, and Lou Severino.

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old 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 refreshed the board by explaining the nature of her application. It is her intention to keep her hobby up of car restoration, as well as stained glass. She is seeking the variance for the 2nd garage to restore cars, and store them out of the elements. Mr. Toussaint added that he was very impressed with how much clean up has been done on the property since the last meeting. All vehicles on the property are operable and have current registrations belonging to Ms. Crumb. He is satisfied with the violation corrections. Chairman Giangliulo asked if there was or will be a landscape business run out of the home. Ms. Crumb testified no, there will not be, the business has been closed for years. With nothing further from the applicant or the board, Chairman Giangliulo opened this portion of the meeting up to the public.

Appearing before the board is Fred Watson of 2411 Atco Avenue. Mr. Watson complimented the clean up that Ms. Crumb did to the property. Mr. Watson stated that if the board approves this application, how many more cars will be brought onto the property. Mr. Watson stated the applicant needs to prove a hardship, and he feels that there is no proof of a legitimate hardship. Mr. Rowley also asked how many more cars will there be? Ms. Crumb stated this is a hobby, the intention is to sell 2 of the cars, and the second garage is for storage for 3 cars while she is working on the others in the larger garage. Mr. Toussaint added that the applicant can have as many cars as she wants as long as they are operable and have current registrations. The variance is for the 2nd garage only to store the vehicles. Ms. Crumb described the cars that would be stored, and which cars are currently being worked on to restore them. The pictures that Mr. Toussaint provided at the last meeting show another trailer. Ms. Crumb stated it is not hers and not her property.

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Robert Hunter from ERI added that the applicant has demonstrated there are no drainage issues which was a concern previously. With nothing further, Chairman Giangiulio closed the public portion. Chairman Giangiulio made a motion to approve this application, Maryann Merlino seconded the motion. On roll call vote:

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

With a tie vote, the motion/application is denied.

Communications:

None

New Business:

None

Resolutions:

13-09, Michael P. Abramek 959 Maple Avenue, Atco, NJ. Block: 125 Lot: 35 Bulk Variance:

Maryann Merlino made a motion to approve resolution # 13-09, Bill Richardson seconded the motion. On roll call vote:

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

13-10, Bryon and Melissa Magill, 372 Sapling Way, Atco, NJ. Block: 401, Lot: 36 Bulk Variance:

Mr. Achey made a motion to approve resolution # 13-10, Ms. Merlino seconded the motion. On roll call vote:

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

Mintues:

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Maryann Merlino made a motion to approve the minutes from June 4th, and Harry Rheam seconded the motion. On roll call vote:

All in favor.

Reports:

Mr. Toussaint informed the board of discussion prior to the meeting regarding the Myers property. This is an expansion of use, and the original letter from the Pinelands from 1981 did not specify acreage but at that time 5 acres were being used. A current letter from Pinelands is requesting the use go back to the original acreage used. Mrs. Myers met with Mr. Toussaint and is making an attempt to reduce the usage, and she will reach out to Pinelands. Mr. Toussaint has agreed to monitor this.

Company Wrench has moved out, and currently there are 2 businesses that Pinelands feels are related. Company Wrench had large trucks in use and the Mayor previously received several complaints. No new complaints have come in since the business left. There was discussion to approach the property owner regarding repairing the road in front of the business entrance.

Mr. Toussaint also reported that the Master Plan is finally complete, and has received the letter from Pinelands Commission.

Board Comments and Questions:

None

Adjournment:

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

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary

