

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

Regular Meeting:

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

Application # 13PB7, Gary Gottren, Block: 281 Lot: 7, 592 Pestletown Road, Variance for the size of a detached accessory building.

Mr. Gottren was sworn in and gave testimony that it is his intention to construct a horse barn with a washroom and tac room. The structure is proposed to be 36 x 48 with 6 stalls and a hay loft. The structure is proposed to be 1728 sq.ft. where 860 sq. ft. is permitted. There will be no commercial signage, Mr. Gottren testified that he would like to use the facility to rescue horses, repurpose them and find them homes. Mr. Gottren addressed the manure pick up would be by an outside vendor from PA. They drop off a 7 cubic yard dumpster, and pick up. There will be fencing around the property as well. The property currently drains with no issues and will continue to do so. Mr. Gottren also testified that there will be a fire suppression system in the proposed barn, along with exterior lighting at all entrances and exits.

Mr. DiRocco questioned the driveway materials if any. Mr. Gottren stated it will be gravel up to the barn, the area is open and flat. Mr. Richardson asked if horses will be boarded here? Mr. Gottren testified no boarded, rescue horses only, and he owns 2 horses himself. Mr. Toussaint added that Mr. Gottren will need to register with the Township, as a business, and the Township will monitor the square footage vs. the number of horses. 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, and Mr. Lange seconded the motion. On roll call vote:

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

Resolutions:

Nora Crumb variance denied, 2401 Atco Avenue, Block: 31 Lot: 6

Mr. Richardson made a motion to approve the resolution for Nora Crumb, and Carl Lange seconded the motion. On roll call, those eligible to vote:

B. Richardson	Yes	J. Rowley	Yes
---------------	-----	-----------	-----

Communications/Reports:

Mr. Toussaint reported on the Waterford Pines development drainage basin issues. There are 2 final lots to be completed, and the developer asked to top coat the streets. ARH visited the site and gave the developer a punch list of items to be completed. There are 3 major potholes that need to be filled, and the developer is not responding. A meeting took place with the Developer, and Mr. Toussaint gave them a time limit to complete the pot hole repair. Today Mr. Toussaint received an email that the pot holes will be fixed tomorrow. The next item was the basin that is not working properly. There is silt build up, and it has been 8 weeks since the basin water has been released. Again, Mr. Toussaint gave the developer a time limit to pump the basin. Chairman Giangiulio asked if Soil Conservation has been notified, and Mr. Toussaint stated no, but he will reach out to them. The overflow is running into Winslow Township. The Township Engineer will issue denial letters for the last 2 lots to be developed until the basin is corrected. A performance bond is still in place for the project. Mr. DiRocco asked how the developer plans on fixing the pot holes? Mr. Toussaint stated they would use a patch material, then top coat over that so there are no visible patches.

Mr. Toussaint gave an update on the Myers property. Rhonda Ward from the Pinelands Commission asked for an update, and at this point the property has been substantially cleaned up, and they are making progress. They are communicating with Mr. Toussaint, and Pinelands is asking to return property to clean 5 acres. Mr. Richardson asked if Pinelands would be looking for re-forestation? Mr. Toussaint stated no.

Next Mr. Toussaint reported that Rich Lindsey at the end of Ashland has a large amount of debris. Mr. Toussaint gave him a list of 31 violations, he is renting the H & H Building on Jackson Road.

Next Mr. Toussaint reported that the Steck property was a construction company. They received approval to use the shop as maintenance and repair of vehicles. No supplies are permitted to be stored. There is dirt stacked along the back fence. Mr. Toussaint gave them a verbal warning, and mailed a violation giving them 10 days to remove the dirt.

The digital tax maps were less than a dozen issues to fix, and have been resubmitted to the state. Hopefully they will be approved by the end of September.

Both the Tax office and the Construction Office are working together and have come to acquire several properties that are Township Owned. They are undersized, wetlands, etc. Mr. Toussaint is also working with Mr. Patterson to choose the lots that are the most valuable, for instance there are 8 lots on the White Horse Pike, 7 of which the Township owns. The Township foreclosed on the lots, some are valuable. Mr. Toussaint called the Pinelands regarding selling the lots for credits, and the Township cannot do that, however they can combine areas, make common area for green acres funding. Mr. Patterson is waiting for Mr. Toussaint to pick the lots, and create a priority list. Some are commercial, and if there is a cess pool that must be addressed by the Township.

Township Committee has approved the 6th street sewer extension. The extension on Raritan Avenue is also approved.

]Cavalero property needs to tie into sewer. They can have private wells. They are monitoring the wells and putting them in at the Owens Corning property in Berlin. Rich Yeatman stated there seems to be no option, either approve or deny the wells. Mr. Yeatman added that they can continue, and originally Owens Corning was asked to take care of this. The contamination is at certain depths, and the water line is expensive.

Minutes:

July 2nd, 2013

Carl Lange made a motion to approve the minutes from July 2nd, and Maryann Merlino seconded the motion. On roll call vote:

All in favor.

Board Comments and Questions:

Mr. Achey commented that Mr. Toussaint has done a good job with taking care of the vacant properties in town, and he would like to thank Mr. Toussaint for that.

Adjournment:

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

Respectfully Submitted,

Ed Toussaint, Planning Board Secretary