

The regular meeting of the Waterford Township Planning Board was called to order by the Chairman, Thomas Giangliulo, followed by the salute to the flag.

Chairman Giangliulo read the Notices to the Public.

Roll call was taken and the following members were present: Mayor Merlino, Rick Yeatman (late), Michael Achey, Carl Lange, Francis DiRocco, John Rowley, Louis Severino, Tom Giangliulo, and Richard Jacoby, absent were: Charles Hamilton and Mark Shendock. Also present were: Edward Brennan, Board Solicitor, Eric Jerome, Board Engineer, and Edward Toussaint, Zoning Official.

Motions for adjournments of cases or other motions.

Joseph Ciocco, Block 120, Lot 4.07, location 252 First Street, variance for garage size, rear yard setback, and impervious coverage, zoned – R1. Board Recording Secretary stated that this application was not noticed properly and can not be heard. It will be re-noticed for the February 21, 2012 meeting.

Business:

Presentation for Capital Improvements for the Waterford Township School District.

John Wade, Esq. stated that he represents the Waterford Public School System, also present are Dan Fox, School Business Administrator, and Charles Chelotti, a member of DCM which is the engineering firm working with the school district. They are required, when making an application for a Capitol Project, to indicate that they have presented their application to the local planning board. This project is for the reconstruction of roofs on two of the schools and HVAC components for each of the three schools. This application falls under the definition of Capitol Project but does not have land use implications. Because of the shape of the roofs and HVAC systems they recently had to put around \$300,000 into mold remediation and close the Waterford School for several days. On March 13, 2012 they are going out for a referendum to ask the public for the money for this project.

Solicitor Brennan swore in Daniel J. Fox and Charles J. Chelotti.

Mr. Chelotti showed pictures on a display board and noted that the roofs are old and have been patched as much as they can be. There are severe limitations as to what you can do with the HVAC systems. The roof replacements would include rubber roofing with a fair amount of insulation and it would be reflective roofs.

Mr. Wade stated that the cost factor would be about 9.2 million dollars.

Mr. DiRocco added that the old HVAC systems would let the mold right back in after a remediation is done.

Mr. Wade stated that if the referendum is passed they will do the roof during the summer months.

Mr. Chelotti noted that they are still working on some of the details; they would like to have most, if no all, of the work done without an impact on the school use.

Mr. Wade noted that the State of NJ is not freeing any money for these projects; if this project is approved it will fall on the backs of the local tax payers.

Mayor Merlino noted that she feels that the residents will not want to pass the referendum and that there must be some department at state level that can help.

Mr. Wade noted that there could be a chance of funding opening up down the road, but not in time for the work to be done in the summer.

School district Presentation – continued

Mr. Fox stated that the preliminary numbers for the cost of the project come to about \$175 per year per average assessment.

Chairman Giangiulio thanked them for coming in and wished them luck.

At this time Mr. Yeatman entered the meeting.

Jamie Van Acker, Block 141, Lot 33, location – 543 Jackson Road, variance for garage size and side yard setback, zoned – NB.

Jamie Van Acker was sworn in by Solicitor Brennan and stated that he would like to build a detached residential pole barn style garage at his residence. If he met the required 25’ side yard setback the garage would be almost in the middle of the back yard. He would like to be 10’ from the side property line; this would allow him to keep his children’s play area and line up the driveway better. He has a truck that he races at the drag strip and needs more room to store and work on it. The garage will not be used for anything commercial, it will be about 16’ high, and he will not store more than 5 gallons of gas. One of the reasons he wants the large garage is so that when he gets back from a race he can back the trailer in the garage and leave it so he does not disturb the neighbors by unloading it at night. He would like to heat the garage in the future. He agrees to put stone or crushed concrete from the existing driveway to the proposed garage.

Mr. Jerome asked what the distance is between the garage and the existing leach field because the State has certain requirements.

Mr. Van Acker noted that he knows the approximate area, but he does not know the exact location of the pipes.

Chairman Giangiulio stated that he should confer with Mr. Jerome to make sure that he complies, anything that the Board does tonight will be contingent on that.

Open to the public – no response, closed to the public.

Mr. Rowley motioned to approve the variances allowing the 40’ x 24’ garage and side yard setback to be 10’, with the conditions that a driveway be installed and that the distance from the septic field be approved by the Board Engineer, Mayor Merlino seconded, roll call vote:

M. Merlino	yes	R. Yeatman	abstain
M. Achey	yes	C. Lange	yes
F. DiRocco	yes	J. Rowley	yes
L. Severino	yes	T. Giangiulio	yes
R. Jacoby	yes	motion carried.	

Engineer’s Report on Planning Board Fees

Mr. Jerome stated that the Waterford Township Planning Board Application Fees and Escrow amounts are very low. He met with Ed Toussaint, the Zoning Official and Wendy Parducci, the Board Recording Secretary to review these fees and compared them against some of the neighboring towns (Winslow, Evesham, & Hammonton). Because the escrow requirements are so low the applicants are continuously asked to post additional escrow during the review process. He has put together a list of what he and his office would recommend as increases to the fees and escrow amounts. At this time Mr. Jerome reviewed his January 31, 2012 letter. He recommended that we obtain from the current Township Engineer what they would feel is appropriate for the tax map revision fee. Chairman Giangiulio noted that our current fees were set a long time ago.

Planning Board Fees - continued

Mr. Toussaint noted that we also averaged out the amount of escrow paid for certain types of applications over the more recent years to come up with the proposed amounts.

Ms Parducci noted that it will be helpful to the applicants to see a truer amount of cost of escrow prior to them making application.

Mr. Achey motioned to recommend to Township Committee that they adopt these fees as drafted by the Planning Board Engineer, seconded by Mr. Jacoby, roll call vote was taken having all members in favor, motion carried.

Chairman Giangiulio suggested that when this proposal is presented to the Township Committee the comparisons and how they were worked up also be presented.

Mr. Toussaint stated that they will try to put something together for the workshop meeting at the end of the month.

Communications:

Thank you letters to previous Board Members.

DVRPC – applications for Public Participation Task Force and information for online commenting on Board Actions.

Pinelands letter extending our adoption of CMP changes to May 1, 2012.

Pinelands Notice – hearing for Ordinance 2011-19 will be held on 2/10/12.

DEP Newsletter – Expansion of Land Use E-Permitting

NJ Planner Newsletter

Resignation Letter from Board Recording Secretary to Township Administrator 2/7/12.

Resolutions:

12-02, Reorganization, Mr. Lange motioned to memorialize, Mayor Merlino seconded, all members were in favor, motion carried

12-03, Planning Board Solicitor, Mr. Lange motioned to memorialize, Mr. Achey seconded, all members were in favor, motion carried.

12-04, Planning Board Engineer, Mr. Yeatman motioned to memorialize, Mr. Lange seconded, all members were in favor, motion carried.

12-05, Conflict/Special Projects Engineer.

Solicitor Brennan explained that there was a question on this vote at the January 17, 2012 meeting. It has been determined that just the majority of the people voting at that time was needed, not the majority of the Board, and that the abstentions went with those votes making it 8 yes and 1 no votes. This vote did make Alaimo the Conflict/Special Projects Engineer and the vote to table was not needed. Mr. Rowley motioned to memorialize, Mr. Severino seconded, all members were in favor with the exception of Mr. DiRocco, who abstained, motion carried.

12-06, Parkwoods Care, LLC, Bl 146, Lt 5.02, approval of conditional use variance and front and side yard setback variances, Mayor Merlino motioned to memorialize, Mr. Achey seconded, all members were in favor, motion carried.

12-07, 2011 Annual Planning Board Report, Mr. Lange motioned to memorialize, Mr. Rowley seconded, all members were in favor, motion carried.

Chairman Giangiulio noted that the Conflict/Special Projects Engineer will be sworn in at the next Planning Board meeting.

Minutes:

Mr. Severino motioned to approve the January 17, 2012 minutes, Mr. Rowley seconded, all members were in favor, motion carried.

Reports:

Mr. Jerome noted that the Township received the Green Acres approval letter with a few conditions for the Pestletown Road Project.

Open to the Public – no response, closed to the public.

Board comments and questions:

Mr. Lange asked about the new Ciocco application.

Solicitor Brennan stated that if an application is changed enough the Board can consider it as a new application. The initial application that was memorialized in December is still denied. The reason the notice was defective for this evenings meeting was that the certified letter sent by the applicant only gave 8 days of notice when 10 is required.

Mr. Yeatman stated that he would like to speak to the Board in his official capacity as Chair of the Environmental Commission. He noted that the Environmental Commission is looking to submit a grant application to NJDP for trails and trailhead parks next week. The grant is for \$25,000 and allows you to increase existing Green Acre properties. They are looking to make improvements to the Burnt Mill parking area, which is used for the soccer fields, the trail, and the Department of Public Works. They would like to put in signage, a couple of benches, vegetation, and a surveillance camera.

Motion to adjourn, seconded, meeting adjourned at 9:35 PM.