

TOWNSHIP OF WATERFORD

2131 AUBURN AVE. ATCO, NJ. 08004

LAND USE BOARD

MEETING MINUTES

July 15th, 2019

Chairman Condo opened the meeting by reading the Sunshine Statement:

In accordance with chapter 231, Public Law, 1975, Open Public Meeting Act, notice of time, date and place for this meeting was sent to the Courier Post and Hammonton Gazette, and is posted in the Municipal Building.

The July 15th, 2019 Joint Land Use Board meeting of the Township of Waterford, called to order at 7pm. by Chairman Condo.

SALUTE TO THE FLAG

Notice:

The Planning Board reserves the right to change the order of the published agenda. All changes will be announced at the start of each meeting.

Chairman Condo requested that for those in attendance with a cell phone, to please turn it off or put in silent mode. He also requested that, if it is necessary to have a conversation with the professionals involved with your applications, to please do so outside the meeting room.

ROLL CALL: The following Board members answered present to the roll call vote: Mr. Achey, Mr. Becker, Mr. Hanna, Mr. Howarth, Committeewoman Sura, Mayor Richardson, Chairman Condo, Mr. Narcisco. Those Absent: Mr. Giangiulio, Mr. Mauriello, and Mr. Campbell.

REGULAR MEETING:

Motions for adjournments of cases or other motions: No Motions

Old Business: No Old Business

New Business: 2019-06 Michael McClintock, 708 Sixth Ave
Block: 2802 Lot: 13 & 14 Bulk C Variances

Mark Rinaldi appeared on behalf of the applicant Michael McClintock. Mr. Rinaldi reviewed the application and variance requests that are now being removed from the request. The application requested variance approval for proposing an accessory structure with no principal structure on the lot. It is the intention of the applicant to consolidate the lots, so that variance request is not needed. Second

is the location of the proposed garage will be pushed back so that it is not closer than the closest point of the principal structure to the street.

Mr. Rinaldi verified the variances the applicant is requesting is to allow 2 accessory structures. The applicant has 150 sq. ft. shed, and a 264 sq. ft. shed. The 150 sq. ft. shed will be removed 60 days after the new proposed garage is constructed. There is a request for height variance. The existing dwelling is 22ft. rancher, the proposed garage will be 21ft equaling 95.45% of the principal structure where 75% is permitted, also the garage is proposed 30 x 40, 1200 sq. ft. where 865 sq. ft. is permitted.

Mr. McClintock was sworn in and gave testimony. Mr. McClintock testified that the garage would be used to store his classic camaro, jeep and a boat. Mr. Rinaldi shared Exhibit A of an aerial photo of the property. Mr. McClintock testified there would be minimal clearing, the garage would be 53ft. off of Sixth Ave, and there is no driveway planned, the ground is very hard. Mr. McClintock agreed to seek approval from the Fire Marshall. Mr. McClintock stated the garage will not be for business use, it will not be used as a rental, and will not be used for human occupancy. There will be electric only, no plumbing, and no HVAC. Mr. McClintock also stated the house would be too far for a trench, and his house panel would need to be updated. There is a pole out front of the proposed location, and he would like to have a separate service for the garage. There will be a poured concrete foundation.

Mr. Hanson of Environmental Resolutions commented that the structure will be 178 ft. from Genessee, and dry wells are not required, it would be up to the applicant. He would be ok if they were not installed due to the distance. There will need to be splash aprons where the gutters and downspouts discharge. The applicant is in compliance with lot coverage, and Mr. Rinaldi testified that there will be exterior lighting for security. They will be motion lights, no higher than 12ft, and the applicant agreed to put shields on them. There will also be no exterior stockpiling of debris, car parts, oil, etc. Mr. McClintock stated the structure will not be insulated, there is no storage of fuels, just what is in the vehicles that would be stored. Board Secretary confirmed that all notices were given. Mr. Howarth asked the applicant if a lift is proposed, Mr. McClintock stated not at this time, If he works on the vehicle's fluids are taken off site. Chairman Condo opened the meeting up to the public. Mr. John Tomaski of Elwood Ave approached. He has no problem with the structure being built, he doesn't not think the applicant should have to take down and remove the smaller shed, the applicant keeps the property neat.

Mr. Boaraske summarized the testimony, conditions, and variances requested. 1200 sq. ft. garage where 865 is permitted, 95.45% of the height of the principal structure where 75% is permitted, 2 accessory structures where 1 is permitted. Conditions are to remove the 150 sq. ft. shed 60 after the new proposed garage is constructed, seek approval from the Fire Marshall, put shielding on motion lights. Mr. Boraske stipulated the MLUL guidelines for approval of a C1 variance and asked the board members upon voting state why.

Moved By: Mr. Howarth, seconded by Mayor Richardson **to approve the application for Michael McClintock.** The voice vote of the board feels that the applicant is making an improvement, and there is no detriment to the public good.

Voice Vote: All in favor, no objections.

Reports / Communications: Bill List July 2019

Resolutions: 2019-05 Mark Springer, 899 Old White Horse Pike
Block: 4201 Lot: 18 Bulk C Variances

Moved By: Mr. Achey, seconded by Mr. Becker to memorialize resolution 2019-09 for Mark Springer.

Voice Vote: All in favor. Motion carried.

Minutes: July 1st Open Session Regular Meeting

Moved by Mayor Richardson second by Committeewoman Sura to adopt the July 1st, 2019 regular meeting minutes as presented.

Voice Vote: All in favor. Motion Carried.

Open to the public: Informal review by Keith Oriente, of Brotherton Brewing partnering with Velanzano Winery. Mr. Oriente stated he is looking to revitalize the old Atco Firehouse, and use a Firehouse theme for a brewery and tasting facility. The exterior of the building would basically stay the same, the intention is to upgrade the electric and plumbing. The kitchen/gym area would be the proposed tasting area, and the upstairs would be used for events and small parties. No food prep, food can be brought in. Board Secretary informed Mr. Oriente of the next regular meeting being scheduled on August 5th for purposes of submission of a formal application before the board.

Closed Session: None

Board Comments and Questions:

Adjournment: Motion by Mr. Achey, 2nd by Mr. Becker to adjourn the meeting.

Voice Vote All in favor, no objections. Meeting adjourned 8:15 pm.

Respectfully Submitted,

Debbie Simone
Board Secretary, Land Use Administrator