

TOWNSHIP OF WATERFORD
2131 AUBURN AVE. ATCO NJ 08004

JOINT LAND USE BOARD MINUTES

December 21st, 2020

7:00 pm

Chairman opens the meeting:

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 Record Breeze, and is posted in the Municipal Building.

The December 21st, 2020 Joint Land Use Board meeting of the Township of Waterford, called to order at 7:15 pm by Chairman Mike Achey. Via Zoom.

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.

For those of you in attendance with a cell phone, please turn it off or put in on silent mode. Also, if it is necessary to have a conversation with the professionals involved with your application please do so outside the meeting room.

ROLL CALL: The following board members answered present to the roll call vote: Mr. Achey, Mr. Becher, Mr. Hanna, Mr. Howarth, Mr. Mauriello, Mr. Paul, Mr. Wade, Mayor Yeatman, Mr. Yucis Alt. #1, Mr. Zito Alt. # 2. Those Absent: Mr. Narciso

Due to Mr. Narciso's absence, Mr. Yucis will be voting on all matters in his place.

REGULAR MEETING:

Motions for adjournments of cases or other motions: No Motions

Mr. Boraske, Board solicitor announced to the public, if anyone is in attendance for the Atco Raceway, Auto Auction application, notices were received, however the boards professionals need additional review time. The application will be heard on the next meeting, the board will provide that meeting information tonight, as to date and time.

The board discussed the draft meeting dates for 2021, there are 2 meetings that will be held on a Wednesday due to Monday of that week in January and in February being a holiday, and the potential busy schedule we need to accommodate applicants.

Motions were made by Mr. Mauriello to add the January 20th meeting to the schedule to hear the Atco Raceway, Auto Auction application, 2nd by Mr. Howarth. No New notice will be required by the applicant. The board

Board Comments and questions: Mr. Howarth commented on the applicant's not being ready and wished everyone Happy Holidays. Mr. Ward thanked Mr. Achey for his many years of service on the board and wished him well.

Adjournment: Motion made by Mr. Howarth to adjourn the meeting, 2nd by Mr. Mauriello. – At this time the Zoom meeting was closed out.

Mr. Ward discussed with the board, how to go through the master plan, find the objectives and determine what the Townships needs and wants are based on the last adopted Master Plan. Mr. Becker mentioned having a list of properties that are up for sale.

Mr. Ward explained that zoning creates a barrier- dealing with outside entities such as Pinelands, and Camden County. There are things to consider such as open space, and recreation. Mr. Smith is working with Mr. Ward on a statement. A housing element was done in 2015 there are mistakes. Corrections are needed, partly more housing than what we have. Recreation and Land Use are most critical. The NJ State Law requires Municipalities to adopt a Master Plan, and in 2010 ARH prepared the last one. There was a comment on the Atco train station and using it as a hub, but nothing has materialized. Utilizing a mixed use concept, integrated settings for NJ transit and Route 73, possibly raise the bridge for more truck traffic. Provide active recreation, provide signs within the Township showing historic significance. Mr. Ward mentioned Master Plan recommendations such as R4 zoning revised to R2, allowing for more housing. The current R1 on White Horse Pike revised to RR, there is no access to sewer and the lots are built out. Clustering, Pinelands offers credits, nota requirement for 1 acre lots. Zoning boundaries can be shifted. Limited 10 acre expansion RR, R1 to meet sizes. Commercial Zoning, and Housing with buffering. Get rid of split zoning. These are all things to think about when going through the Master Plan and looking at the Town as a whole and what we as a board envision.