

# ***TOWNSHIP OF WATERFORD***

2131 AUBURN AVE. ATCO, NJ. 08004

---

## **LAND USE BOARD**

### **REGULAR MEETING MINUTES**

**April 5th, 2021**

**Chairman Mauriello 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 April 5<sup>th</sup>, 2021 Joint Land Use Board meeting of the Township of Waterford called to order at 7:09 pm. by Chairman Mauriello.

**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 Mauriello 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. When attending via zoom, please keep your mic muted. You will have the opportunity to speak or comment during the public portion, you will be identified by name when you raise your virtual hand. You will be given 5 minutes, or at the discretion of the board.

**ROLL CALL:** The following Board members answered present to the roll call vote: Mr. Hanna, Mr. Howarth, Chairman Mauriello, Mr. Ward, Mr. Yeatman, Mr. Yucis At. #1, and Mr. Zito Alt. #2

Those absent: Mr. Becker; Mr. Ciocco; Mr. Narciso; Mayor Wade

Due to Mr. Narciso's absence, Mr. Yucis will be voting on all applications.

**REGULAR MEETING:**

**Motions for adjournments of cases or other motions:**

None

**New Business:**

Historical Society Concept Plan for Railroad- Mr. Yeatman asked if this has been reviewed/approved by Township Committee. Tony Clark from the Historical Society stated they did meet with Township

Committee for the outparcel only. This is a different plan. Mr. Boraske stated this is a concept plan only, we treat it the same as an informal application. No action will be taken.

Tony Clark and Karen Strauss were present via zoom from the Historical Society. Mr. Clark commented that it is the idea of the Historical Society to build an exact replica of the original railroad station making it a museum and learning center. Township Committee prepared a resolution to allow an outparcel, but other members would like to have the building near the original building. Mr. Clark questioned the need for parking and how many spaces would be required, as the group is asking for guidance on the best fit based on future plans of the Township. Mr. Yeatman asked if they could share the proposed plan online now. Chairman Mauriello commented upon his review it appears to be twice the size of the original railroad building. The original railroad building did not have restrooms or meeting rooms. Mr. Clark added that the Historical Society has a collection of about 500 or so items to display, they need a storage area, and a learning center. The intention would be to rotate the display based on various holidays or times of year. Mr. Howarth asked if this is across from the liquor store or candy store? Mr. Clark commented they are proposing across from the candy store.

Ms. Strauss added that the intention is to also duplicate the exterior look. Mr. Clark addressed the fact that it would be a public building and would need to meet all requirements for public access. Ms. Strauss added that they propose 2 handicap parking spaces. Mr. Yeatman asked if this could be placed on the original plot? Mr. Clark stated yes, but it is a small parcel, narrower, parking may be an issue. Ms. Strauss added that there is a 25ft. easement from the Railroad. Scott Smith confirmed it does get narrow at the far tip, and there is 418 ft. frontage. The Fence may be from NJ. Transit. Ms. Strauss added they are proposing a 2,000 sq. ft. building, 2 handicap spaces, and 14 regular parking spaces. Mr. Yeatman commented that pedestrians should be able to walk along the fence line vs. the street for safety. Mr. Yucis asked about the plan that Scott Smith sent out, does the Township own the site? Mr. Smith stated yes. Ms. Strauss questioned how to investigate more code or ordinance issues like distances from the fence line, parking, etc. Mr. Clark added that 5800 sq. ft. of area is set aside in the resolution. Ms. Strauss commented that the last plan is from the Township Engineer and is less than 2,000 sq. ft. Mr. Yeatman suggested to go back to them and clarify. Mr. Clark stated there needs to be an agreement on something. Scott Smith stated the easement on the other side is a more sensible idea. He feels that another informal meeting with more realistic parking shown, with roadway widths, curbing, and have a survey done for accuracy. Chairman Mauriello asked about financing. Mr. Clark added they are a 501c3 organization, they will do some fundraising, some in-kind donations and grants. Ms. Strauss added they need a finished idea/plan to be able to fundraise. Chairman Mauriello asked if they have an architect, Ms. Strauss stated that is their next step. Mr. Clark and Ms. Strauss thanked the board for their time.

### **Old Business:**

Master Plan review- Mike Ward

Mr. Ward addressed the board, beginning in the fall the board began looking at the Master Plan. In 2010 a brand-new Master Plan was presented. Every 10 years the board is charged with the requirement of a re-examination of their Master Plan. The purpose is to focus on major problems that have occurred. The land development ordinance should be in line with the objectives of the Master Plan, consistency is needed. Mr. Ward has spoken to several people, taken various notes, and is hoping to have full sign off by the end of the month.

Mr. Ward discussed the various issues to look at, covering 5 specific topics being major problems and objectives, the extent to which things have changed, significant changes and development changes referencing the housing element and the redevelopment plan for Haines Blvd, and 100% Pinelands community, specific changes recommended other than zoning changes, and recommendations for redevelopment plans incorporated in the Master Plan.

We need to do more with the commercial corridor and identify specific areas in need of redevelopment. If specific areas are recommended, render a report to the Governing Body that will charge the Planning Board to do a study. There were 15 factors identified in 2010 concerns that Mr. Ward will draft a report to the board and to Scott Smith. Those 15 factors are provide a well balanced approach to zoning/Pinelands, enhance established neighborhoods, allow opportunities for commercial growth, encourage private investments, provide enhancement to the Atco Ave area, Commercial wide capital improvements, Federal, county, state programs and grants, encourage maintenance safety for roadways, and drainage, New Jersey transit areas, preserve and protect natural resources, recreational activity areas, public open space, cultural resources, encourage bike routes, and encourage sustainable practices for energy and water usage.

Mr. Yeatman mentioned discussions regarding many corridors to look at and changing the natural resources that still need to be worked on. The recreational area is doing well. Mr. Ward mentioned to broaden the scope with home-based businesses. Mr. Yeatman commented that there are a large number of businesses that are not registered due to the pandemic. Mr. Ward stated the ordinance should be expanded. Scott Smith mentioned that most ordinances deal with the number of visitors as one of the biggest concerns. Chairman Mauriello mentioned acreage amount based on the type of use. Mr. Yucis added number of vehicles on a site, and storage of vehicles on a site. Mr. Ward added a comment regarding modifying the definition. Mr. Smith stated expanding home based business vs. occupation, Pinelands can assist with the definition.

Mr. Ward mentioned zoning uses. Neighborhood Business, uses that are too narrowly defined, what do other towns have. Primarily construction trades, etc. Mr. Smith stated permitted uses are probably the ones that are not there. Chairman Mauriello commented on a bakery that used to be downtown. Mr. Zito added there are no big stores, like Walmart. Chairman Mauriello asked about the affordable housing obligation. Mr. Ward added we have a court imposed obligation of 189 units, this should be added to the Master Plan, and there is a concern of adding thousands more homes. Chairman Mauriello added these are not section 8, they are affordable with a different criteria. Mr. Ward stated the COAH regulations say that rental units could qualify for 2 for 1 credit. 189 units could be reduced to less than 100 units. In 2015-2025 the Township was supposed to make a progress report. If the Township is not growing, overtime communities grow, we identify the obligation. Haines Blvd. could be used for commercial. Mr. Yeatman stated he agrees with Mr. Ward, we need a premier group that offers a great opportunity that comes with questions that meets the courts requirements. Mr. Hanna addressed cleaning up the corridor with all the cars, cars with no tags. He mentioned the All Out Plumbing site that cut down every tree on the site. He had a trailer there but moved that. Mr. Yucis asked how affordable housing is determined. Mr. Ward explained is an average based on the regional household. A percentage that various regions average. There must be an administrative agent, there are 3 or 4 major companies that specialize in this. They must provide registration information to the State. Mr. Howarth

commented on the Transit village idea. Mr. Ward commented that the state was willing to assist with mixed uses. Economic Development should look into that.

**Reports / Communications:** NONE

**Resolutions:** NONE

**Minutes:** None

**Open to the public:** At this time Chairman Mauriello opened this portion of the meeting to the public for comments. With no public comment, motions were made to close the public portion, on voice vote, all in favor, no objections.

**Board Comments and Questions:**

Scott Smith and Chairman Mauriello addressed the LaFontera Mexican Restaurant email that went out. The email was to go to Steve Boraske first for review. Mr. Boraske commented that there were 5 items that were not completed per the resolution. Mr. Ward questioned how did the obtain a CO without these items being completed. Mr. Boraske stated a letter can be sent with a date listed to be completed by to the owner. Mr. Smith stated he spoke to the owner, and is suggesting 3 weeks, as they are not major work items.

Due to the many applications we have pending under review, and with the current large application we are dealing with, Chairman Mauriello and Land Use Administrator Mrs. Simone mentioned adding a special meeting date in May. Mr. Boraske has a conflict with adding a Monday meeting, but Thursday is good for him. The general board would like Mr. Boraske to be present, Mr. Yeatman made a motion to add May 27<sup>th</sup> as a special meeting to the schedule, and Mr. Howarth seconded the motion. Mrs. Simone will send out an email to those members that are not present, and will advertise for the special meeting, and make sure the agenda is out in a more timely manner.

**Adjournment:** Motion by Mr. Ward to adjourn the meeting, 2<sup>nd</sup> by Mr. Hanna. On voice vote, all in favor, no objections. Meeting adjourned.

7-0 Motion Carried

Respectfully Submitted,

Debbie Simone

Board Secretary, Land Use Administrator