

# ***TOWNSHIP OF WATERFORD***

2131 AUBURN AVE. ATCO, NJ. 08004

---

## **LAND USE BOARD**

### **MEETING MINUTES**

**June 17th, 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 June 17<sup>th</sup>, 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. Mauriello, Committeewoman Sura, Mayor Richardson, Chairman Condo, Mr. Narcisco. Those Absent: Mr. Giangiulio, Mr. Howarth, and Mr. Campbell.

#### **REGULAR MEETING:**

Motions for adjournments of cases or other motions: No Motions

Old Business: No Old Business

New Business: 2019-03 Marshall Peterson, 1216 Maple Ave.  
Block: 6001 Lot: 6 Bulk C Variances

Mr. Peterson, and Harleigh Pino were both sworn in as the applicants. Mr. Hanson was sworn in as board engineer, and Deborah Simone as Land Use Administrator. Mr. Hanson summarized the application is for

Bulk Variances, in the RR zone, the lot is non-conforming and is bound to the R1 district, approximately 20,000 sq. ft. lot. Mr. Peterson testified the proposed garage would be for personal storage. The garage colors will match the existing house. Currently their basement floods, and they want to take items from the basement and put them in the garage. Ms. Pino also testified that the placement of the garage is based on lining the door up with the driveway, and there is a septic tank and the leach field area that cannot be disturbed. If the garage is moved to the other side of the property, cars driving over the leach field may cause damage to the septic. Ms. Pino testified that they will place river rock for the drive area to the garage.

Mr. Hanson addressed the lot coverage being proposed 26.4% where 20% is permitted, and discussion of the actual height of the structure to the peak would be about 14ft. Ms. Pino is unsure of the actual height to the peak, but agreed that it would be no more than 90% of the same height as the house. Mr. Peterson testified there will be no utilities, maybe just some type of solar lighting if needed. Mr. Hanson addressed the drainage issue since their basement currently floods, by suggesting drywells to the applicant. Ms. Pino agreed to install drywells. Mrs. Simone asked to confirm the color will match the house, there is one man door, garage door and no windows. Mr. Hanson addressed the existing shed that is 100 sq. ft. and is permitted with the garage by ordinance. Mr. Becker asked if notice was given to all property owners, Mrs. Simone and the applicant confirmed yes. Mr. Becker voiced concern of the split rail fence, and fire apparatus access may damage, or destroy the fence. Ms. Pino stated they will repair or replace the fence if that happens. Mr. Achey questioned the amount of lot coverage. With nothing further from the professionals, or the board, Chairman Condo opened comments up to the public. No one from the public commented, public portion was closed. Mr. Boraske summarized the application and testimony.

**Moved By:** Mayor Richardson seconded by John Becker to approve the Bulk Variance application for Marshall Peterson.

**Voice Vote:** All in favor, motion carried.

**Reports / Communications:** update/ discussion regarding informal appearance from RADD Developers 479 White Horse Pike. No formal action was taken.

**Resolutions:** **2019-07 Lisa Mulvihill & Richard Perrino, 1201 Sylvia Lane**  
**Block: 7002 Lot: 21 Bulk C1 Variance**

**Moved By:** John Becker, seconded by Mike Achey to memorialize resolution 2019-07 for Lisa Mulvihill, and Richard Perrino.

**Voice Vote:** All in favor, motion carried.

**Minutes:** May 6<sup>th</sup>, 2019 Minutes

Moved by Mayor Richardson second by Committeewoman Sura to adopt the May 6<sup>th</sup>, 2019 regular meeting minutes, as presented.

**Voice Vote:** All in favor. Motion Carried.

**Approval of June Bill List:**

**Moved by:** Mr. Achey, seconded by Mr. Becker to approve the June 2019 Bill List.

**Open to the public:** None

**Closed Session:** None

**Board Comments and Questions:** Mayor Richardson updated the board on redevelopment meeting.

**Adjournment:** Motion by Mr. Becker and seconded by Mike Achey to adjourn the meeting.

**Voice Vote** All in favor, no objections. Meeting adjourned 7:35 pm.

Respectfully Submitted,

Debbie Simone  
Board Secretary, Land Use Administrator