

TOWNSHIP OF WATERFORD

2131 AUBURN AVE. ATCO, NJ. 08004

LAND USE BOARD

MEETING MINUTES

May 6th, 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 April 29th, 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. Hanna, Mr. Mauriello, Committeewoman Sura, Mayor Richardson, Chairman Condo, Mr. Narcisco. Those Absent: Mr. Becker, 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: 2019-04 Lisa Mulvihill, 1201 Sylvia Lane
Block: 7002 Lot: 21 Bulk C Variances

Ms. Mulvihill appeared before the board, stating the application is for an expansion of the existing dwelling to add a bathroom and laundry room, rebuild 2 rooms up to code, add a front porch. Mr.

Hanson commented this is an existing non-conforming lot, variances include 27% impervious coverage, 5.25ft in the rear where 30ft. is required, 31ft. in the front where 40ft. is required. Mr. Hanson suggested dry wells for potential water run off. Mr. Mauriello voiced concern of the close proximity of the nearest structure on the neighboring lot. Ms. Mulvihill referenced architectural plans noted Exhibit A1. Mr. Hanson referred to his April 23rd letter. The lot is currently undersized in the AG zone, needing to comply with the RR Zone. Ms. Mulvihill testified the addition would be an all season room, laundry room and bathroom. The addition will match the existing house. Ms. Mulvihill agreed to install roof leaders to dry wells. Exhibit A2 letter/email from the Architect, a swale will be created, and underground pvc installed. Mr. Boraske summarized hardship variances, the applicant has proven the lot is undersized due to the geometry of the layout, there is no negative substantial detriment, and it is an improvement to the neighborhood. Committeewoman Sura asked how long the applicant has lived there, Ms. Mulvihill testified since June 2017. Mr. Achey also voiced concern of the close proximity of the variance request to the property line and to the neighboring property closest structure. Chairman Condo opened this portion up to the public. No appearance from the public.

Moved By: Chairman Condo, seconded by Committeewoman Sura **to approve the application for Lisa Mulvihill.**

Voice Vote: 5 Yes 2 No, motion carried on majority vote.

Reports / Communications: None

Resolutions: **2019-02 Edward Yucis, III**
Block: 3601 Lot: 14 Bulk C1 Variance

Moved By: Mayor Richardson, Seconded by Chairman Condo **to memorialize resolution 2019-02 for Edward Yucis.**

Voice Vote: All in favor, motion carried.

Minutes: April 29th, 2019 Open Session Regular Meeting
April 29th, 2019 Closed Session Meeting

Moved by Mayor Richardson second by Mr. Becker **to adopt the April 29th, 2019 regular meeting minutes, and April 29th, closed session minutes as presented.**

Voice Vote: All in favor. Motion Carried.

Open to the public: None

Closed Session: None

Board Comments and Questions: Chairman Condo addressed the board regarding a specialty store to meet with the subcommittee. Mayor Richardson commented on adding a resident as a member of the redevelopment subcommittee.

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

Voice Vote All in favor, no objections. Meeting adjourned 7:50 pm.

Respectfully Submitted,

Debbie Simone
Board Secretary, Land Use Administrator