

The regular meeting of the Waterford Township Planning Board was called to order by Chairman Rich Jacoby followed by the salute to the flag.

Chairman Jacoby read the notice to the public.

Roll call was taken and the following members were present: Dave Chiddenton, Michael Achey, Pat Vitarelli, Roe Isles, John Rowley, Rich Jacoby, Brian Kraus. Also present were Ed Toussaint Zoning Official, and Ted Brennan, Board Solicitor. Those absent were Mayor Maryann Merlino, Rick Yeatman, Tom Giangliulo, and Harry Rheam

Motions for adjournments of cases or other motions:

None

Old Business:

None

New Business:

Finkbeiner- Block 4402 Lot 15, 119 Oak St. Waterford, Variance for impervious coverage.

Appearing before the board is Michael Joas, son in law for the applicant. Mr. Joas stated it is his intention to build an in-law suite addition on his home. Mr. Toussaint informed the board that a survey has been submitted, this is in the Pinelands villiage. A lot of the existing property is already covered. The proposed addition is on an existing concrete pad, however it is an expansion of a non-conforming use. The proposed addition will be 4' to 5' past the existing concrete.

Chairman Jacoby questioned the existing water run off. Mr. Joas stated it goes down the driveway to the street, and the back of the property, sheds towards the rear. The neighboring lot 4 is vacant and cleared, there is a row of trees along the property line. Mr. Otto, board engineer stated the shed is 14 x 40 , as an accessory structure cannot be any closer than 10 ft. to the primary structure, this is the long shed on the left. Mr. Joas stated it will meet the 10 ft. minimum requirement, and is on a stone foundation. Mr. Joas mentioned the addition need to meet handicap requirements for his in-laws, it will be 2 bedrooms and a bathroom. Mr. Chiddenton asked about the storm drains on the street, if the drainage effects them, as it appears it runs down, then to Pennington Ave. Mr. Otto stated the impervious coverage is being increased by 125 sq. ft. Mr. Joas testified that all letters were sent to neighboring property owners to inform them of the meeting, and no one came to the meeting showing interest in the application, and there has been no other feedback. Mr. Otto calculated the impervious coverage as 41.3 % existing, and 42% proposed. With nothing further from the board, Chairman Jacoby

opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, the public portion was then closed. Mr. Rowley made a motion to approve this application, and Mr. Kraus seconded. On roll call vote:

D. Chiddenton	Yes	M. Achey	Yes
P. Vitarelli	Yes	R. Iles	Yes
J. Rowley	Yes	R. Jacoby	Yes
B. Kraus	Yes		

Communications:

Mr. Brennan addressed the board with regards to requesting updated surveys. There are ordinances in place that requires applicants to apply for zoning permits, with that the board can choose to stipulate a plan or survey to be dated no more than 5 years. Pictures of the property can be provided as well. Mr. Toussaint stated the ordinances are old, and other towns don't do that. Mr. Toussaint suggested to remove that portion, it will eliminate concerns and the applicant will have the option or request relief from providing a more recent survey.

Mr. Toussaint addressed the board regarding the Pinelands meeting for the PHB zone. Pinelands agreed to the mixed uses, however increasing the density should be shown on a more specific plan. Next year, the Township should appoint a planner and come up with specific numbers for apartments, townhomes, single family, senior housing, etc.

Mr. Toussaint also discussed with the board regarding the Atco Raceway street vacation. The street vacation will be adopted at the meeting on the 24<sup>th</sup>. The raceway is going through DEP for permits and approvals.

Resolutions:

None

Minutes:

October 21<sup>st</sup>, 2014

Mr. Rowley made a motion to approve the minutes from October 21<sup>st</sup>, 2014, and Mr. Chiddenton seconded the motion. On roll call vote, all eligible members voted aye.

Reports:

None

Board Comments and Questions:

None

Adjournment:

Mr. Rowley made a motion to adjourn the meeting, Mr. Achey seconded the motion. Meeting adjourned.

Respectfully Submitted,

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Ed Toussaint, Planning Board Secretary