

The regular meeting of the Waterford Township Planning Board was called to order by the Chairman, Thomas Giangliulo, followed by the salute to the flag.

Chairman Giangliulo read the Notices to the Public.

Roll call was taken and the following members were present: Mayor Ralph Condo, Gabe Cimino, Bill Richardson, Michael Achey, Carl Lange, Fran DiRocco, John Rowley, Louis Severino, Tom Giangliulo, Mark Shendock, and Jon Becker, absent were: none. Also present were: Ted Brennan, Substitute Board Solicitor, Rakesh Darji, Board Engineer, and Edward Toussaint, Zoning Official (late).

Business:

Dashmesh Corp. (Harjit Singh), Block 1603, Lots 1 & 2, location – 400 White Horse Pike, setback variances for a propane tank, zoned – PHB.

Harjit Singh was sworn in.

Stanley Drinkwater, Esq. of Drinkwater & Goldstein, LLP stated that he is representing the applicant tonight. They are asking for setbacks for a propane tank that they would like to move. He submitted exhibits A-1 through A-5, photos of the existing site. They feel that removing the propane tank that is now fenced toward the front of the property and putting the replacement in the far east corner will increase the flow area of cars and make it safer to access that area. They also feel that moving it further away from the White Horse Pike will make it safer. It will be surrounded by a 6' fence and post filled with concrete.

Mr. Darji discussed his July 29, 2011 review letter and noted that the applicant's counsel presented the issues well. He has no real objections to the application, he just asks for a little more clarification on the use and operation of the tank itself and about the existing tank.

Mr. Drinkwater stated that only attendants will have access to the gas, customers will be kept outside of the fenced area. The area where the existing tank is will be paved over.

Mr. Darji noted that it is already crushed stone and would be regarded as existing impervious, so they would be in their right to pave it or put compacted stone there.

Mr. Drinkwater noted that the tank is 6 feet high.

Mr. Darji noted that the tank will not be an obstruction once it is back off the Pike. He would like to see some type of buffer between the tank and the residential properties.

Mr. Drinkwater noted that they would work with Mr. Darji on the landscaping.

Mr. Cimino suggested having an exchange system instead of the propane tank.

Mr. Singh noted that his customers are use to having the tank.

Mr. Lange suggested having another break-away valve under the tank and that the attendants be diligent in having the trucks turn their engines off.

Mr. Drinkwater noted that the tank meets state requirements.

Mr. DiRocco asked if there was going to be paving or a walkway to the filling area.

Mr. Darji asked that they delineate where they intend to pave over the stone and show a walkway from the paved area to the fenced area.

Mr. Toussaint entered the meeting.

Chairman Giangliulo noted that he would like to see some of the area of the existing tank have some green instead of being entirely paved.

Open to the public.

Dashmesh Corp. - continued

Mr. Toussaint noted that he had a question about the sign.

Mayor Condo noted that the sign was hit by a truck and there was major damage to it. He was wondering if when it is replaced if it could be moved back.

Mr. Singh noted that he could move it back 4 or 5 feet.

Solicitor Brennan noted that it would still be non-conforming and need to come in for a variance.

Mr. Darji noted that the Board is concerned with the size and the location of a sign. If it stays in the same location and is a repair it would not need a variance, if it is relocated and can not meet the current requirements it would need a variance.

Closed to the public.

Mayor Condo motioned to approve the setback variances conditioned on working out the landscaping and paving issues with the Board Engineer, seconded by Mr. Severino, roll call vote:

R. Condo	yes	G. Cimino	no
B. Richardson	yes	M. Achey	yes
C. Lange	yes	F. DiRocco	yes
J. Rowley	yes	L. Severino	yes
T. Giangliulio	yes	motion carried.	

Evan Oltman, Block 241.04, Lot 13, location – 818 Lexington Drive, side and rear setback variances for a garage, zoned – RR.

Evan Oltman was sworn in and stated that he would like to build a storage garage for his boats and wood working equipment. If he met the current rear and side yard setback requirements the garage would be very close to the house, which would make access very difficult. At this time he has a temporary storage tent to house his boat; he has a driveway that goes almost up to the fence which would make it easily accessible along the side yard. Aesthetically the garage would look better than the tent. The only combustible liquid would be the fuel in the boat, and that will be drained when it is winterized. He will build some of the garage himself and sub out what he can't do himself, including a licensed electrician. He will open up the fence so that he can back the boat strait into the garage. Behind him is a vacant wooded lot that can't be built on. His neighbor received a variance allowing him to be 5' from the side and rear property lines so he thought he would try for the same distances.

Chairman Giangliulio noted that if he moved the building a little further from the side property line he could still keep the board straight while backing into the garage.

Mr. Oltman noted that it would just leave more unusable area to collect leaves. His neighbor has no issue with the 5'; he keeps his house and yard very nice and neat. The garage will match the house and will not look like an eyesore. He will not use this building for any type of commercial use. The garage attached to the house is already being used for household storage and items his wife has. The garage will not be as high as his house. He would like to use the pavers that the grass grows through for the extension of the driveway.

Open to the public – no response, closed to the public.

Mr. Lange motioned to approve the side and rear yard setbacks to be 5', Mr. Richardson seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	M. Achey	yes
C. Lange	yes	F. DiRocco	yes

Oltman - continued

J. Rowley	yes	L. Severino	yes
T. Giangiulio	yes	motion carried.	

Communications:

Public Notice from Hammonton Planning Board on their Master Plan Re-examination Report and proposed amendments to the Land Use Element.

Resolution from Township Committee accepting the recommendations of ARH regarding Zoning and Development Standards for Sustainable Energy Facilities.

Copy of e-mail letter from Mr. Brennan to Mayor concerning the Denver Ave. street vacation.

NJ Planner Newsletters

Resolutions:

Kitsios, Bl 34, Lt 6, approval of site plan & variances. Mr. Richardson motioned to memorialize, Mr. Lange seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	C. Lange	yes
J. Rowley	yes	L. Severino	yes
T. Giangiulio	yes	M. Shendock	yes
J. Becker	yes	motion carried.	

Minutes:

Chairman noted that the July 19, 2011 minutes have not been completed as of this time. Mr. Richardson motioned to table them to the next meeting, Mayor Condo seconded, all members were in favor, motion carried.

Open to the Public – no response, closed to the public.

Board Comments and Questions:

Mr. Lange asked about certain safety issues of the propane tank; a discussion followed about the Board's jurisdiction vs. the building department.

Mr. DiRocco asked the Zoning Official some questions about solar power for the school.

Mr. Toussaint noted that a ground mounted system would require an application to Pinelands and that there are now freestanding roof systems.

Mayor Condo noted that the agreement with Pinelands to give the Zoning Official authority to review applications in the Redevelopment Zone is still being processed by Pinelands. They informed Mr. Toussaint that it should be completed in a couple of weeks.

Motion to adjourn, seconded, meeting adjourned at 8:20 PM.