

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

Chairman Giangliulio read the Notices to the Public.

Roll call was taken and the following members were present: Mayor Ralph Condo, Gabe Cimino, Bill Richardson, Carl Lange, Fran DiRocco, John Rowley, Louis Severino, and Tom Giangliulio, absent were: Michael Achey, Mark Shendock, and Jon Becker. Also present were: Ted Brennan, Substitute Board Solicitor and Ed Toussaint, Zoning Official.

New Business:

Parkwoods Care, LLC, Block 146, Lot 5.02, location – 480 Jackson Road, Conditional Use Variance and Bulk Variances, zoned – NB.

At this time Mr. Cimino recused himself because he lives within 200' of the subject property.

Chris Norman, Esq., Medford, NJ, stated that he is representing the applicant tonight. This is an application for a variance from a conditional use to permit a DCA Licensed Boarding Home, which is an inherently beneficial use. The proposed use would be located within an existing 2800 sf residential building on a 10.3 acre lot. The facility has been on this property since 1963, and the conversion would make the use more consistent with the main use of the parcel. With him tonight is Gerald Pliner, the owner of the site and Glen Christen, who runs the site.

Chairman Giangliulio noted that the Board Engineer had a concern about the notice. Solicitor Brennan stated that he had the opportunity to review the hearing notice from the paper and he is concerned about the language used to describe the variance being requested. Because the Conditional Use Variance is considered a zoning variance he is worried about the notice being deficient.

Mr. Norman noted that he did review the notice and that the applicant listed the bulk variances to make sure that all notices would be provided, but if re-noticing is the recommendation of the Board they will re-notice.

Chairman Giangliulio stated that he would agree with the Board Professionals and that this hearing should be tabled so that it can be re-noticed.

Mayor Condo motioned to table this hearing to the December 20, 2011 Planning Board Meeting, Mr. Severino seconded, roll call vote:

R. Condo	yes	B. Richardson	yes
C. Lange	yes	F. DiRocco	yes
J. Rowley	yes	L. Severino	yes
T. Giangliulio	yes		motion carried.

At this time Mr. Cimino stepped back up for the remainder of the meeting.

Communications:

Pinelands Recreation Permit for Jeep Jamboree, 10/27/11.

Waterford Twp. Ordinance #2011-14, Smoking in public areas.

DEP Newsletter, 10/5/11.

Public Notice of ongoing remediation at 413 White Horse Pike from Environmental Remediation & Financial.

Resolutions:

Cimino, Bl 146, Lt 7, approval of use variance and minor site plan with variances, Mr. Lange motioned to memorialize, Mayor Condo seconded, roll call vote:

R. Condo	yes	B. Richardson	yes
C. Lange	yes	F. DiRocco	yes
J. Rowley	yes	T. Giangiulio	yes

Motion carried.

Ciocco, Bl 120, Lt 4.07, denial of garage variance.

Chairman Giangiulio noted that the Solicitor just handed out the copies of this resolution as they came in the door tonight.

Mayor Condo stated that this is a complicated and important matter and he feels it should be tabled to give the Board time to review it prior to acting on it so as to make sure that it accurately reflects what was voted on.

Mayor Condo motioned to table voting on this resolution until the next meeting, Mr.

Rowley seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	C. Lange	yes
F. DiRocco	yes	J. Rowley	yes
L. Severino	yes	T. Giangiulio	yes

Motion carried.

Minutes:

Board Recording Secretary noted that there is an error on page one, the 140 sf addition should be changed to 540 sf.

Mr. Richardson motioned to approve the November 1, 2011 minutes with the amendment,

Mr. Rowley seconded, roll call vote:

R. Condo	yes	G. Cimino	yes
B. Richardson	yes	C. Lange	yes
F. DiRocco	yes	J. Rowley	yes
T. Giangiulio	yes	motion carried.	

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

Board Comments and Questions – no response.

Motion to adjourn, seconded, meeting adjourned at 8:50 PM.