

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 did not read the Notices to the Public because there was no public present.

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

New Business:

Set date for the Reorganization Meeting. Mr. Severino motioned for January 17, 2012 to be the date for the Waterford Township Planning Board Reorganization Meeting, Mr. Lange seconded, all members were in favor, motion carried.

Communications:

Letter from Brian Peterman, PE dated 12/1/11 about rescinding Resolution #11-16.

The Board asked Solicitor Brennan to contact the County.

Solicitor Brennan stated that he would reach out to Mr. Peterman to confirm the situation with him and then contact the County.

Notice of Agricultural Water Use Application from NJDEP concerning Zhong Shan Farm, LLC.

Copy of Waterford Township Ordinance 2011-19, which was adopted on 11/21/11.

Letter from Jon Drialo concerning the closing out of a subdivision application on block 1601, lot 16. The Board confirmed that this situation would not fall under the Permit Extension Act because it did not receive approvals.

Resolutions:

Ciocco, Bl 120, Lt 4.07, denial of garage variances, Mayor Condo motioned to memorialize, seconded by John Rowley, roll call vote:

R. Condo	yes	B. Richardson	yes
C. Lange	yes	J. Rowley	yes
J. Becker	yes		motion carried.

Minutes:

Mr. Rowley motioned to approve the November 15, 2011 minutes, Mr. Lange seconded, all members were in favor, motion carried.

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

Board comments and questions:

Mr. Lange noted his concern about the large accessory buildings.

Mr. Richardson discussed the possibility of including the requirement for payment to the recreation trust fund for commercial development in the Land Use Ordinance; similar to what is required for major residential subdivisions.

Solicitor Brennan noted that he feels the requirement could be deemed reasonable.

Mr. Cimino motioned to recommend to the Township Committee that they explore through ARH, the possibility of amending the ordinance for recreational fees to include commercial properties and then for ARH to bring their findings to the Planning Board, Mr. Severino seconded, all members were in favor, motion carried.

Motion to adjourn, seconded, meeting adjourned at 8:00 pm.