

TOWNSHIP OF WATERFORD

Director of Community Development

2131 Auburn Ave. Atco NJ 08004
856-768-2300 x 5 ~ Fax 856-768-1703
Edward.toussaint@waterfordtwp.org

December 11, 2012

Ms. Kristie Corson
1103 Hudson Ave
Voorhees NJ 08043

RE: 2308 Auburn Ave
Atco NJ 08004

Ms. Corson,

It has come to my attention that once again there are violations at the Little Miracles Rabbit Rescue.

On October 19, 2010 you were granted a USE Variance to conduct your business in a residential zone. The planning board granted the approval with certain conditions having being met. You have testified that you would house up to a maximum of one hundred animals, You testified you would not house any exotic animals, there would be very little traffic except for volunteers and your approval was granted stating that all health and safety rules and regulations are maintained at all times and that the applicant will not exceed more than one hundred animals on the premises at any one time. Also your approval states that the applicant shall obtain approval from any other county, state or municipal agency having jurisdiction over the application. Any improvement to be constructed on the premises shall be in full compliance with the Waterford Township Construction and Zoning Office. The applicant is responsible for obtaining all planning and/or building permits and approvals necessary to construct the project and the various improvements.

As part of your Resolution 10-20 states should there be any material deviation from said documents, plans, representation or testimony or from any conditions contained herein, the Planning Board may, upon notice to the applicant and an opportunity to be heard, elect to rescind its approval.

As it appears you have violated every one of the conditions set by the Waterford Township Planning Board. I have visited you at the property to address numerous complaints that you have cleaned up only to create the same conditions within weeks. The following violations and conditions are a result of an inspection held in August 2012 and a site visit in December 2012:

1. As of August 16, 2012 you have 203 animals on the premises, which is more than double the allowed 100 maximum of your approval. You will need to eliminate the additional animals or get Planning Board approval to exceed the allowable amount.
2. You had testified that you will not have any exotic animals. At an inspection on August 16, 2012 you had a Sugar Glider which would qualify as an exotic.
3. My pictures from December 3, 2012 show animal cages in the front, side and rear yards of the property. Along with the animal cages are furniture, trash and debris all over the ground. This is a violation of the

Waterford Township property maintenance code. I have met with you about the trash and debris on numerous occasions. This is a reoccurring problem on this property.

4. My pictures also show trash bags full of animal waste on the ground outside the dumpster. Your approval states all waste shall be stored in the dumpster and removed.
5. It has been reported to me that you are now operating on animals within the building. You have created a space to spay and neuter animals which you did not get approval for. We have no building permit on file for such a room being created. You will need an additional Use Variance to conduct this type of activity on the premises. You will also need any county and state approvals required.
6. All of the State and County health codes are not being met. This also is a violation of your approval. I have copies of all the state and county inspection reports and not one of them are satisfactory. Numerous violations on the reports are not being addressed in a timely manner.
7. You have not yet registered as an animal shelter which is required as per NJ state statute N.J.S.A. 4:19-15.8. This is long overdue and would need to be done immediately.
8. You have failed to obtain building permits for the work that was started inside the building until a violation was issued. Now that you have a permit, no work has been done to fix the violations inside the building.
9. You have a dryer vent venting to the interior of the building which is a fire hazard and a violation of the local fire and building codes. This also being a life hazard issue, needs to be addressed immediately.
10. It appears that on December 8, 2012 you had an event on the property which extended outside of the building. This is in violation of your approval. A permit is required from the Fire Marshalls' office to hold an event in a tent outside a building. There was no permit on file for this event.

As my State, County and local reports show enough evidence that you are not in compliance with your Planning Board approval, I have no other choice but to **REVOKE** your business registration at this time.

Furthermore I am issuing this report to the Planning Board to rescind your Planning Board approval of a Use Variance. You will be scheduled to appear at the January 15, 2013 Planning Board meeting at 7:30 pm at the municipal building located at 2131 Auburn Ave Atco NJ 08004.

At this time you are to cease all operations of this business immediately. You will no longer be able to open for business at your current location until you have come before the Waterford Township Planning Board. You will be able to care for the animals at the current location until arrangements are made to bring about compliance to the above mentioned issues or your January 15th hearing whichever comes first. The penalty of noncompliance of this notice will be a direct violation of the Code of the Township of Waterford and will result in a daily penalty of \$1250.00 per day.

Sincerely,



Edward Toussaint

Director of Community Development

cc: Jim Perry, Camden County Board of Health
Linda Frese, State Department of Health