

**Township of Lumberton
Land Development Board
Regular Meeting
April 16, 2009**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Thursday, April 16, 2009 at 7:00 p.m.

Chairman Bennett read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 2, 2009 advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Land Development Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

Roll Call

Citizen Member	Thomas Ammerman Robert Bennett, Chairman Thomas Bintliff Sheldon Evans Beverly Marinelli Robert Morton John Pagenkopf	(Absent) (Absent)
Representatives of Governing Body	James Conway, Jr. Lewis Jackson	
Alternate #1	Nancy Bleznak	(Absent)
Alternate #2	Craig Potter	(Absent)
Alternate #3	Doug Alba	(Absent)
Alternate #4	Ed Borm	
Solicitor (Absent) Consulting Engineer & Planner	Peter Emmons, Esq., Gibbs, Gregory & Emmons Gregory J. Sullivan, P.E., P.P., Remington, Vernick & Arango	
Board Secretary	Catherine Borstad	

Minutes

A. Regular Minutes for February 19, 2009 meeting

Motion was made by Mr. Evans, seconded by Ms. Marinelli to approve the meeting minutes of February 19, 2009. The vote was affirmative with the exception of Mr. Pagenkopf, who abstained, and the motion carried.

Correspondence

- a. Letter from Mr. Costa, Esq., regarding Lumberton LLC., requesting extension time for Resolution 2007-19 for 1622 Route 38.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to grant the extension. The vote was affirmative with the exception of Mr. Conway and Mr. Jackson, who abstained, and the motion carried.

Resolutions

- a. 2009-6 Culver, Charles & Lynne, 10 Hopewell Avenue, Block 53, Lot 9. Accessory Structure Bulk Variance. Approved.

Motion was made by Ms. Marinelli, seconded by Mr. Conway to approve Resolution 2009-6. The vote was unanimous and the motion carried.

Ms. Marinelli suggested that on page 3, under section a., the last sentence be revised to "The homeowner stated he would not use the garage for a business."

Motion was made by Ms. Marinelli, seconded by Mr. Conway to approve Resolution 2009-6 with revision. The vote was unanimous and the motion carried.

- b. 2009-7 PSE&G Service Corp., 386 Main Street, Block 40, Lot 2. Major Site Plan Approval with Variances. Approved.

Motion was made by Mr. Evans, seconded by Ms. Marinelli to approve Resolution 2009-7. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson, and Mr. Pagenkopf, who abstained, and the motion carried.

Ordinances

a.

These items were carried to next month's meeting.

Mr. Conway asked that Mr. Emmons draft an ordinance regarding lighting.

Items for Action

a. Master Plan

Mr. Sullivan stated that the Township has met the previous Master Plan goals. He stated that the new Master Plan is ready for the public to take a look at.

Mr. Pagenkopf had concerns regarding the accuracy of the maps.

Mr. Conway suggested that the Board look through the plan and forward comments to Mr. Sullivan and copy the rest of the Board Members by the end of the month. He stated that they will place the Master Plan back on the agenda for next months meeting.

Old Business

a. 20 Maple Ave, LLC., (Cave Holdings)

Ms. Borstad stated that the applicant's attorney contacted her regarding the summons that was issued. Ms. Borstad stated that she suggested that the applicant come back before the Board for an interpretation. She stated that she was informed that the applicant did not want to come back before the Board due to financial reasons. Ms. Borstad stated to the applicant that he has until June. Ms. Borstad advised the applicant to get the necessary paperwork in by the beginning of May to be on the agenda, otherwise the issue would be moving forward in municipal court.

Public Comment

There were none.

Comments from Professionals

There were none.

Comments from the Board

A. Bill List

Motion was made by Mr. Conway, seconded by Ms. Marinelli to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

Motion was made by Mr. Pagenkopf, seconded by Ms. Marinelli to adjourn at 8:25 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Secretary