

**Township of Lumberton
Land Development Board
Regular Meeting
August 15, 2012**

The regular meeting of the Lumberton Township Land Development Board was called to order by Acting Chairman Pagenkopf on Wednesday, August 15, 2012 at 7:37 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 4, 2012 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

Robert Bennett, Chairman
Nancy Bleznak, Absent
Sheldon Evans
Beverly Marinelli, Absent
Robert Morton
John Pagenkopf

Representatives of Governing Body

James Conway, Jr., Absent
Sean Earlen

Alternate #1

Alternate #2

Alternate #3

Alternate #4

Edward Borm

Mr. Tynon, Absent

Solicitor

Consulting Engineer

Consulting Planner

Mark Roselli, Esq.

William Long, PE

Alaimo Group

Joseph Augustyn, PP, AICP, Absent

Kevin Rijs, PP, Absent

Minutes

Resolutions

a. Resolution 2012-6 Moser, Linda, 323 Main Street, Block: 37, Lot: 2.01. Use Variance for Pet Grooming Studio. Denied

Motion was made by Mr. Evans, seconded by Mr. Borm to approve Resolution 2012-6. The vote was unanimous with the exception of Mr. Pagenkopf who abstained and the motion carried.

b. Resolution 2012-7, Hogue, Fran, II, 57 Fenimore Road, Block: 36, Lot: 11.02. Bulk Variance for the installation of ground mounted solar panels. Approved.

Motion was made by Mr. Earlen, seconded by Mr. Morton to approve Resolution 2012-7. The vote was unanimous with the exception of Chairman Bennett who abstained and the motion carried.

c. Resolution 2012-8 Hogue, Fran, III, 61 Fenimore Road, Block: 36, Lot: 12.03. Bulk Variance for the installation of ground mounted solar panels. Approved.

Motion was made by Mr. Morton, seconded by Mr. Earlen to approve Resolution 2012-8. The vote was unanimous with the exception of Chairman Bennett who abstained and the motion carried.

Items for Action

- a. Bottom Dollar
Sign Variance
1636 Route 38
Block 19.50, Lot 13 & 214
Zone B-2**

Chairman Bennett stated that the applicant was before the board for Sign Variance for the number of signs, area and location.

Mr. Quay from Stantec Consulting, professional Engineer and Planner was sworn in to provided testimony for the applicant. Mr. Quay stated that the application before the board was for a variance for the installation of two wall mounted signs for height and to permit two wall mounted signs where the ordinance only permits one. The applicant also requires a variance of to exceed the allowable 10% are of the front of building.

Mr. Quay testified that the applicant is proposing a sign area of 476.90 sq ft and 267.78 sq ft where the maximum permits by ordinance is 10% of the area of the front of the building, the applicant is proposing two wall mounted signs and is also requesting a variance to allow the height of the sign to exceed the allowable 18 feet. Discussion was held in regards to the method of calculating area of sign and area of percentage of the façade of the building. Mr. Quay stated that the signs proposed are appropriately sized of the area on the building.

Chairman Bennett stated that the old tenant Super Fresh did have a sign on the side of the building facing Route 38.

Chairman Bennett asked if anyone from the public had any questions, there being none. This portion of the meeting was closed.

Chairman Bennett asked if the board had any other questions, there being none he asked if anyone had a motion.

A motion was made by Mr. Pagenkopf to approve the Sign Variance for Bottom Dollar to install signs, seconded by Mr. Morton. The vote was affirmative and the motion carried.

Old Business

Public Comment

Comments from Professionals

There was none.

Comments from the Board

- a. Bill List

A motion was made by Mr. Evans, seconded by Mr. Moton to approve the bill list for August 2012. The vote was affirmative and the motion carried.

Adjournment

At 8:21 p.m. a motion was made by Mr. Earlen, seconded by Mr. Morton to adjourn. The vote was unanimous and the motion carried.

Respectfully submitted,

Catherine A. Borstad
Land Development Board Secretary