

**Township of Lumberton
Land Development Board
Regular Meeting
August 18, 2011**

The regular meeting of the Lumberton Township Land Development Board was called to order by Vice Chairman Pagenkopf on Thursday, August 18, 2011, at 7:30 p.m.

Vice Chairman Pagenkopf 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 20, 2011 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, Chairman, Absent Robert Bennett Sheldon Evans Beverly Marinelli Robert Morton, Absent John Pagenkopf, Vice- Chairman Craig Potter
Representatives of Governing Body	James Conway, Jr. Lewis Jackson Nancy Bleznak Thomas Bintliff, Absent Ed Borm , Absent Sean Earlen
Alternate #1	
Alternate #2	
Alternate #3	
Alternate #4	
Solicitor	Peter Emmons, Esq.
Consulting Engineer & Planner	Thomas Cundey, P.E. Remington, Vernick & Arango
Consulting Planner	Joseph Petrongolo, L.L.A., R.L.A., P.P. Remington, Vernick & Arango
Board Secretary	Catherine Borstad

Minutes

None

Correspondence

Letter from Mr. Ammerman in regards to him resigning from the Land Development Board effective July 29, 2011. Mr. Ammerman has been relocated due to a new job opportunity.

Vice Chairman Pagenkopf stated that action was needed in regards to Mr. Ammerman stepping down, he asked for motion to accept Mr. Ammerman's resignation.

Motion was made by Mr. Conway to accept Mr. Ammerman's resignation, seconded by Ms. Marinelli. The vote was affirmative and the motion carried.

Vice Chairman Pagenkopf asked the board for nominations to fill the vacancy for a chairman.

Motion was made by Mr. Conway, seconded by Mr. Evans, to nominate Robert Bennett as Chairman for 2011. Vice Chairman Pagenkopf asked if there were any other nominations there being none, nominations were closed. The roll call vote was affirmative with the exception of Mr. Bennett, who abstained, and the motion carried.

Motion was made by Mr. Conway, seconded by Mr. Evans, to vote Robert Bennett as Chairman for 2011. The roll call was affirmative with the exception of Mr. Bennett, who abstained and the motion carried.

At this time the meeting was turned over to Chairman Bennett.

Resolutions

a. 2011-12 Effisolar Energy Corp., Stacey Haines Road, Block 37, Lot 7. Preliminary and Final Major Site Plan with Use Variance for Solar Project. Application is deemed incomplete.

Motion was made by Ms. Marinelli to approve Resolution 2011-12, seconded by Ms. Bleznak. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson, Chairman Bennett, Mr. Pagenkopf and Mr. Potter who abstained and the motion carried.

b. 2011-13 Lumberton Leas, Woodside Drive, Block 31, Lot 2.01. Final Major Subdivision. Approved

Motion was made by Ms. Marinelli to approved Resolution 2011-13, seconded by Ms. Bleznak. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson, Chairman Bennett, Mr. Pagenkopf and Mr. Potter who abstained and the motion carried.

c. 2011-14 Family Service of Burlington County, 79 Chestnut Street, Block 15.04, Lot 2.03. Minor Subdivision, Use Variance and Preliminary and Final Major Site Plan with Bulk Variances. Approved

Motion was made by Mr. Evans to approve Resolution 2011-14, seconded by Ms. Marinelli. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson, Chairman Bennett, Mr. Pagenkopf and Mr. Potter who abstained and the motion carried.

Items for Action

- a. Bush, Patricia**
490 Landing Street
Block 7.02, Lot(s) 4, 5 & 6
HA Zone

Ms. Bush was sworn in to provide testimony. Applicant is before the board for approval to install a fence in the H/A zone. Chain link fence in the back and cedar fence in the front. The cedar wood fence will remain natural may in the future paint it white.

Motion was made by Mr. Pagenkopf to approve the application, seconded by Ms. Marinelli. The vote was affirmative and the motion carried.

- b. Radwell International**
111 Mt. Holly By Pass
Block 15.04, Lot(s) 2.01, 2.05
I-2 Zone

Application is before the board for completeness only. Mr. Petrongolo stated that the items from their review letter of July 25, 2011 remain outstanding and at this time he would recommend that the application be deemed INCOMPLETE. Chairman Bennett asked for a motion deeming the application INCOMPLETE.

Motion was made by Mr. Evans, seconded by Mr. Potter to deem the Radwell application INCOMPLETE. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson and Mr. Pagenkopf who abstained and the motion carried.

At this time Chairman Bennett asked for a motion to continue the Radwell application to the September 15, 2011 meeting.

Motion was made by Mr. Evans seconded by Ms. Bleznak to continue this application to the September 15, 2011 meeting. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson and Mr. Pagenkopf who abstained and the motion carried.

- C EffiSolar Energy Corporation**
Stacey Haines Road
Block 37, Lot 7
RA/S Zone

Mr. Emmons stated that at the applicants request they would like a continuance to the September 15, 2011 meeting. The applicant failed to notice properly and would like to be heard at the September meeting.

Motion was made by Mr. Pagenkopf seconded by Mr. Potter to continue this application to the September 15, 2011 meeting. The vote was affirmative with the exception of Mr. Conway, Mr. Jackson and Mr. Earlen who abstained and the motion carried.

d. *Mt Holly Garage, LLC*
Route 38 and Vincentown Smithville Road
Block 22, Lot(s) 11.02 and 11.03
GB Zone

Mr. Conway, Mr. Jackson and Mr. Earlen stepped down.

Mr. Robert Morgan attorney for applicant stated that his client was before the board for a Minor Subdivision. Property is in the Route 38 Redevelopment zone, one of the lots is approximately 4 acres and the other is approximately 1.35 acres. One lot has an existing building and one lot is vacant land. Applicant was before the Township Committee and the objective is to make these lots more consistent with the Redevelopment initiative. The intention here is to combine both lots, remove the lot line and subdivide the lots into approximately 2.6 acres.

Mr. Petrongolo reminded the board that this application has not yet been deemed complete. Mr. Petrongolo stated that there are some outstanding comments from their review letter dated August 5, 2011. Mr. Petrongolo stated that he has no objections to deeming the application complete although there are two items on page 2 Items 6, and 9, that would need to be provided in the future when these lots are being developed, all other outstanding items can be provided as a condition of approval.

Chairman Bennett asked for motion to deem the application complete.

Motion was made by Mr. Pagenkopf to deem the application complete, seconded by Ms. Marinelli. The vote was affirmative and the motion carried.

Mr. Miller and Mr. Nicolson, P.A. were sworn in to provide testimony.

Mr. Miller is the sole owner of this property. Over the years he has some inquires about the sale of the corner property on Route 38 and that to market this lot it made sense to combine these lots and then subdivide the lots to make the properties larger and more marketable.

Mr. Nicolson provided testimony for the subdivision. The goal is to increase the size of the corner lot along Route 38. Mr. Nicolson described the existing lots conditions, Mr. Petrongolo stated that there are no variances associated with this application, that they are preexisting non-conforming lots.

Mr. Pagenkopf asked about the existing basin, and if they would be providing any easement for both lots to utilize the basin, Mr. Nicolson stated that he did not do the design for the lots. Mr. Nicolson stated that they will provide a blanket general easement for the drainage basin, Chairman Bennett stated that this will be condition for approval.

Motion was made by Mr. Potter to approve the minor subdivision, seconded by Mr. Evans. The vote was affirmative and the motion carried.

Old Business

Comments from Professionals

At this time Mr. Emmons stated that he would be resigning from his position as the Land Development Board Attorney. He would like to take this opportunity to thank the board and that he enjoyed working for the board these past years.

Chairman Bennett stated that on behalf of the board he would to thank him and that he will be greatly missed.

Comments from the Board

1. Bill List

A motion was made by Mr. Jackson, seconded by Mr. Evans to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

At 8:10 p.m. a motion was made to adjourn. The vote was unanimous and the motion carried.

Respectfully submitted,

Catherine A. Borstad
Land Development Board Secretary