

**Township of Lumberton  
Land Development Board  
Regular Meeting  
December 19, 2012**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Wednesday, December 19, 2012 at 7:34 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  
Nancy Bleznak, Absent  
Sheldon Evans  
Beverly Marinelli  
Robert Morton, Absent  
John Pagenkopf, Absent  
Edward Borm

Representatives of Governing Body

James Conway, Jr., Absent  
Sean Earlen

Alternate #1

Mr. Tynon

Alternate #2

Mr. Tallo

Alternate #3

Alternate #4

Solicitor

Mark Roselli, Esq.

Consulting Engineer

William Long, PE. Alaimo Group

Consulting Planner

Joseph Augustyn, PP, AICP, Absent  
Kevin Rijs, PP, Absent

### **Minutes**

Meeting minutes for Regular Meeting November 28, 2012

Motion was made by Mr. Evans to approve the minutes, seconded by Ms. Marinelli. The vote was unanimous, and the motion carried.

### **Correspondence**

There was none

### **Resolutions**

- a. 2012-13 Brown, Janice & Bruce, 9 Bridge Road, Block 40, Lot 21. Front yard setback variance for proposed construction of a front porch. Approved.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve Resolution No. 2012-13. The vote was unanimous, and the motion carried.

### **Items for Action**

- a. ***Sventy, Brian & Kimberly***  
***22 Thistle Lane***  
***Block 33.10, Lot 13***  
***Zone RA/R-2***

Mr. Anthony Pizzi, contractor for applicant, sworn to provide testimony.

Mr. Pizzi stated to the Board that this is an application for lot coverage approval of 900 square feet of pavers in the rear of the yard. He stated that 540 SF of pavers would be around an existing swimming pool, 160 SF for would be for a walkway from the home to the swimming pool, and 200 SF of pavers would be for a small patio area that would house a barbeque. He stated that the existing lot coverage is 29.8%, and that the installation of pavers would increase the lot coverage to 34.1%. Mr. Pizzi stated that the township regulations allow for 30% of lot coverage, and that they are seeking a variance for the additional 4.1% of lot coverage.

Mr. Roselli stated that the applicant has provided adequate notice.

Mr. Long confirmed that the application is complete.

Mr. Pizzi stated that the applicant has indicated that the installation of the pavers will provide a safe and adequate access to and from the pool.

Exhibit A-1 was marked. The exhibit presented was a map showing the existing landscaping and proposed location of the pavers.

Mr. Pizzi stated that river rock would be placed in the back of the pool for drainage. He indicated that any drainage would run away from the pool.

At this time Chairman Bennett opened the meeting up for public comment. There being

none, this portion of the meeting was closed.

Mr. Bennett asked if any neighbors had in-ground pools. Mr. Pizzi stated that yes.

Mr. Roselli stated that this is an application for a variance for lot coverage. He stated that the applicant has provided testimony that they are increasing the lot coverage. The variance can be granted as it will not be a detriment to the property or area. The applicant has provided testimony that the pavers will allow for a safe walk to and from the pool.

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

***b. Lumberton Township Board Of Education  
33 Municipal Drive  
Block 19, Lot 2.04***

Mr. Roselli stated that the Board would normally do an informal review for another government agency. He stated that the purpose of the informal review would be for the Board to give recommendations to the agency and decide whether or not the capital improvement was consistent or inconsistent with the ordinance. He stated that the school is seeking to install a sign. He stated that a sign is not a capital improvement. However, under sign provision 3.10 a sign is subject to local ordinance and per the townships local ordinance LED signs are not permitted. He stated that the School Board will need to submit an application for formal approval to seek a variance.

Ms. Borstad will send the school board a letter notifying them of such.

**Old Business**

There was none.

**Comments from Professionals**

Mr. Roselli informed the Board that a conference with the new Judge for the Wal-Mart application would be held on January 10, 2013.

**Comments from the Board**

a. Bill List

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

**Adjournment**

At 8:05 p.m. a motion was made by Mr. Evans, seconded by Mr. Tallo to adjourn. The vote was unanimous and the motion carried.

Respectfully submitted,

Caryn L. Cutts  
Recording Secretary