

**Township of Lumberton  
Land Development Board  
Regular Meeting  
February 18, 2015**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Darji on Wednesday, February 18, 2015 at 7:38 p.m.

Chairman Darji 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 23, 2015 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. Pursuant to the Board's adopted procedure, no new application will be started, or witness testimony taken after 11:00 p.m. All such matters will be continued until the next available Board meeting. If the time limit of the Board for action is not extended by the Applicant the matter will be voted upon in the evidence setting the Board finds itself at the time action is taken.

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 Members	Robert Bennett Catherine Borstad Rakesh Darji Sheldon Evans Bob Healey (Absent) William Tynon (Absent) Audrey Winzinger (Absent)
Representatives of Governing Body	James Conway (Arrived 7:45) Sean Earlen
Alternate #1	Donald Tallo (Absent)
Alternate #2	Matthew Kausch
Alternate #3	Roseanne Tulio-Kwiatkowski
Alternate #4	Christopher Ciorlito
Solicitor	Mr. Crook, Esq., Capehart & Scatchard
Consulting Engineer	Mr. Kurt Otto, PE, CME & Chad Gaulrapp, PE, CME
Consulting Planner	both from CME Engineering Joseph M. Petrongolo, C.L.A., R.L.A., P.P.

**Minutes**

Regular Meeting minutes for December 17, 2014.

Motion was made by Mr. Evans, seconded by Mr. Bennett to approve the Regular meeting minutes of December 17, 2014. The vote was affirmative with the exception of Chairman Darji and Mr. Earlen, who abstained, and the motion carried.

**Correspondence**

There was none.

**Resolutions**

a. 2015-5 New Cingular Wireless, LLC on behalf of Mariam Prickett North, L.P., 186 Fostertown Road, Block 33, Lot 3 and Block 32, Lot 7. Application for TDR disenrollment. Denied Incomplete.

Motion was made by Mr. Evans, seconded by Mr. Bennett to approve resolution 2015-5. The vote was affirmative with the exception of Chairman Darji and Mr. Earlen, who abstained, and the motion carried.

b. 2015-6 PSE&G, 1700 Route 38, Block 23, Lot(s) 1 & 2. Granting Preliminary and Final Site Plan with Variances for the installation of grounded mounted Solar Panels. Approved.

Motion was made by Mr. Evans, seconded by Mr. Bennett to approve resolution 2015-6. The vote was affirmative with the exception of Chairman Darji and Mr. Earlen, who abstained, and the motion carried.

At this time Mr. Crook sworn in the professionals; Mr. Joseph Petrongolo, Mr. Kurt Ott and Mr. Chad Gaulrapp

**Items for Action**

- a. **Carns, Brian**  
**583 Main Street**  
**Block 12.01, Lot 4**  
**HA Review Siding/Painting**

Mr. Brian Carns was sworn to provide testimony. Mr. Carns explained to the Board that he would like to remove the existing siding and depending on the condition underneath, will either paint or replace the siding.

Motion was made by Ms. Borstad, seconded by Mr. Bennett to approve the HA Review. The vote was unanimous, and the motion carried.

Mr. Conway arrived at 7:45 and was sworn in by Mr. Crook.

- b. **Vermeer**  
**7 Maple Avenue**

**Block 14, Lot 2.03, Zone I-1**  
**Minor Site Plan with design waiver(s) for the construction of a 4,800 SF bldg (warehouse)**

Mr. Ron Bjorklund, Vermeer North Atlantic, Mr. Dan Guzzi of Dante Guzzi and Mr. Regan Young of Regan, Young, England Butera Architects, were all sworn to provide testimony.

The Board accepts the professionals as expert witnesses.

Mr. Bjorklund stated to the Board that he is the owner of Vermeer North Atlantic since 1998. He stated that the business is a heavy equipment dealer.

Mr. Guzzi explained to the Board that the application for approval is to remove the existing structure which is approximately 2407 SF and replace with a new 4224 SF warehouse for the business. The hours and number of employees will remain the same as present.

Mr. Petrongolo stated that the waivers needed for this application are for appropriate buffering. He stated that the code calls for 15' buffer where applicant is requesting 7'-8' buffer. He stated that the applicant has agreed to work out the landscaping with the Board professionals.

Mr. Petrongolo stated that the application requires waivers from section(s) 130-44.K(1) regarding parking space, 130-26 regarding off-street parking and Section 130-44.H regarding trees. Testimony was given for these waivers.

Mr. Petrongolo stated that the applicant is not changing the lighting.

Mr. Guzzi stated that a new sign is proposed which will be less than 200 SF and less than 10% of the building.

Fencing was discussed and that it is preexisting.

At this time Chairman Darji opened the meeting up for public comment. There being none this portion of the meeting was closed.

Mr. Crook gave the Board a summary of the application. In that he stated that this is an application for site plan approval with waivers needed from section 130-44.K(1) regarding parking spaces, section 130-26 pertaining to off-street parking, section 130-44.H regarding trees. Mr. Crook stated that the testimony is on record regarding these waivers. The applicant has agreed to contribute to sidewalk along Maple Avenue.

Motion was made by Mr. Earlen, seconded by Mr. Bennett to approve the site plan application. The vote was unanimous and the motion carried.

Mr. Conway, Mr. Earlen and Mr. Otto left the meeting at 8:13

**PSE&G**  
**386 Main Street**  
**Block 40, Lot 2, RA/S Zone**  
**Amended Site Plan for Placement of (6) Trailers**

Present for this application were; Thomas J. Coleman, III, Esq. representing applicant, Joseph Barton, Project Consultant JWB Solutions, LLC, Rich Arnold, PSE&G, Timothy V. Holmes, PE, CME, Licensing Project Manager, PSE&G and Cheryl Bergailo, PP, AICP, LEED Green Assoc., Licensing & Permitting PSE&G all sworn to provide expert testimony.

Mr. Coleman stated to the Board that PSE&G previously received a conditional use variance, preliminary and final site plan approval to expand and upgrade an existing electrical utility substation,

along with a d(3) variance for height. The applicant is now seeking an amended site plan approval to revise the landscaping and drainage and for six (6) temporary trailers to be located to the back of the property closest to Bella Road. He stated that a new temporary gravel parking area and fencing are now proposed. A variance will be needed for the temporary gravel parking lot as it will have a 30' set back where 50' is required. Mr. Coleman stated that the area will be restored after construction is complete. A D-3 variance is needed due to the temporary lot. Mr. Coleman stated that the construction should be complete by June of 2016.

Exhibits were marked.

Mr. Barton gave testimony in support of the d(3) conditional use variance. He also explained to the Board that due to existing utility conflicts the proposed underground drainage lines need to be relocated, necessitating the removal of fourteen (14) trees located adjacent to Block 40, Lot 27. This tree removal was not shown on the prior plans, necessitating an amended approval. Mr. Barton gave testimony on the 6 temporary trailers and that they will remain on site until approximately June of 2016. Mr. Barton stated to the Board that Federal and State regulations apply regarding the trees on site.

Mr. Petrongolo stated that the application requires a variance from Section 130-4.B(7) for the property setback. The temporary gravel parking lot is proposed to have a 30' setback where 50' is required. A waiver is needed from Section 130-26.A for the buffer height and width of the landscaping. The Ordinance requires buffer plantings to be 6' tall where applicant is proposing 3-6'. A waiver is needed from Section 130-26.D for plant spacing and arrangement.

Mr. Holmes and Ms. Bergailo gave testimony supporting these waivers.

Mr. Gaulrapp asked applicant how many employees are on site during peak construction hours. Mr. Barton stated that there are approximately 60 employees. Mr. Barton stated that there is a safety watcher onsite that designates parking.

At this time Chairman Darji opened the meeting up for public comment.

*William Hausbach, Bella Road* - Mr. Hausbach expressed his concerns for the condition of Bella Road.

*Karen Hausbach, Bella Road* - Ms. Hausbach expressed her concerns for the condition of Bella Road. She also complained about the traffic coming and going on Bella Road during the construction, the noise and the fact that she is having to maneuver around other vehicles to get out of her driveway.

Mr. Barton stated that the construction hours are from 7 AM until 6 PM Monday thru Friday and 9 AM until 6 PM on Saturdays.

Mr. Barton stated that at the end of the construction, PSE&G will make any necessary repairs to Bella Road.

At this time Chairman Darji closed the public comment portion of the meeting.

Mr. Crook gave a summary of the application. He stated that this is an amended site plan approval with waiver of section 130-4.B(7) for side yard setback. He stated that a D-3 variance is required where the benefits outweigh the detriments. Two (2) waivers are required from section 130-26.A which requires buffer planting to be 6' where 3' is proposed and section 130-26.D regarding the plant spacing and arrangement. It has been stated that federal and state regulations apply regarding the trees.

Motion was made by Mr. Evans, seconded by Mr. Bennett to approve the application. The vote was unanimous, and the motion carried.

**Public Comment**

There was none.

**Comments from Professionals**

There was none.

**Comments from the Board**

**A. Bill List**

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

**Executive Session**

**Adjournment**

Motion was made by Ms. Borstad, seconded by Mr. Bennett to adjourn at 9:43 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts  
Land Development Board Recording Secretary

### **Executive Session**

The Board discussed the Historic Ordinance. It was decided that a copy of the guidelines on Historic Review would be provided to be discussed further and then to refer recommendation to the Committee.