

**Township of Lumberton
Land Development Board
Regular Meeting
February 19, 2014**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Dari on Wednesday, February 19, 2014 at 7:30p.m.

Chairman Dari 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 16, 2014 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 Catherine Borstad, Board Secretary Rakesh Dari, Chairman Jim Campbell Sheldon Evans (Absent) Bob Healey Audrey Winzinger (Absent)
Representatives of Governing Body	James Conway, Jr. Sean Earlen
Alternate #1	William Tynon
Alternate #2	Donald Tallo
Alternate #3	David Sinnes (Absent)
Alternate #4	Matthew Kausch (Absent)
Solicitor	Evan Crook, Esq., Capehart & Scatchard
Consulting Engineer	Kurt Otto, PE, CME (Absent) CME Engineering
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P. Remington, Vernick & Arango
Board Secretary	Catherine Borstad

Minutes

Reorganization & Regular Meeting minutes for January 15, 2014.

Motion was made by Mr. Earlen, seconded by Mr. Conway to approve the Reorganization and Regular meeting minutes. The vote was unanimous, and the motion carried.

Correspondence

There was none.

Resolutions

a. 2014-6 Griffin, Harrison, 717 Henderson Road, Block 19.44, Lot 39. Approval of impervious coverage variance with waivers for the installation of an In-ground Pool. Approved.

Motion was made by Mr. Bennett, seconded by Mr. Conway to approve Resolution 2014-6. The vote was unanimous, and the motion carried.

b. 2014-7 ILMH Center Associates, L.P., 1613 Route 38, Block 18, Lot 1.08/Mt. Holly Block 112, Lot 7. Use Variance to allow Auto Parts Warehouse Distributor. Approved.

Motion was made by Mr. Bennett, seconded by Ms. Borstad to approve Resolution 2014-7. The vote was unanimous, and the motion carried.

c. 2014-8 ILMH Center Associates, L.P., 1613 Route 38, Block 18, Lot 1.08/Mt. Holly Block 112, Lot 7. Waiver of Site Plan. Denied.

Motion was made by Mr. Bennett, seconded by Ms. Borstad to approve Resolution 2014-8. The vote was unanimous, and the motion carried.

Items for Action

- a. Majestic Home Remodeling
12 Estate Road
Block 19.16, Lot 6
R-75 Zone
Bulk Variance

Ms. Susan Shefmaker, Professional Planner, was present representing the applicant. Ms. Shefmaker gave the Board her credentials. The Board accepted Ms. Shefmaker as an expert witness. Ms. Shefmaker, Mr. John Esposito & Mr. John Hopkins of Majestic Home Remodeling, all sworn to provide testimony.

Chairman Darji referred to the Board professionals for completeness. Mr. Petrongolo stated that the application can be deemed complete.

Ms. Shefmaker explained to the Board that the applicant is proposing an addition to the rear of the house and extending the garage.

Ms. Shefmaker refers to an exhibit labeled Z-1.

Ms. Shefmaker explains to the Board that the owner is handicap and spends a bulk of his time at home. She said that they currently have a total of 9 cars; four (4) cars of their own, two (2) cars that belong to their children and three (3) specialty cars. She stated that four cars are kept in the driveway and five (5) in the garage.

Ms. Shefmaker stated that the driveway apron will remain the same and no trees or landscaping is proposed to be removed.

Ms. Shefmaker stated that any stormwater issues will be submitted to the Township by the Engineer.

After a brief discussion, it was decided that the applicant would need drawings addressing the stormwater before the Board could consider a variance since the applicant is seeking relief from impervious coverage.

Mr. Conway and Mr. Earlen stepped down.

- b. Scott, Thomas
373 Landing Street
Block 21, Lot 23.17
RA/S
Use Variance for second kitchen in the basement.

Mr. Thomas Scott, applicant, sworn to provide testimony.

Chairman Darji referred to the Board's professionals for completeness. Mr. Petrongolo stated that the application can be deemed complete.

Mr. Scott stated to the Board that he would like a 2nd kitchen in his home. He stated that he has a 2100 SF basement and 1700 SF of living space that will be occupied by his daughter, son-in-law and grandchild. He would like to install a kitchen in this space for their use.

Mr. Petrongolo asked if there was a separate outdoor entrance to the basement. Mr. Scott stated yes.

Mr. Petrongolo stated that a concern would be if the space would be occupied as a rental. Mr. Scott stated that he has no intention of renting out the space. He stated that his property is a 13 acre parcel, he has no other dwellings on site, and he stated that if he were to move, the kitchen would be removed.

Mr. Petrongolo stated that he does not see any negative impacts on the zoning or master plan. He stated that he suggests that any approval be conditioned on the fact that it is not a rental space, and the kitchen be removed from the structure upon selling.

Mr. Scott stated that he has no problem with that.

Mr. Scott stated that his house sits back away from the road and has a large driveway to accommodate vehicles.

At this time Chairman Dari opened the meeting up for public comments. There being none, this portion of the meeting was closed.

Mr. Crook stated that the condition of approval will be that one of the two kitchens will be removed either upon discontinuance of present use or before listing of the property for sale. He stated that present use is a living space for person(s) who qualify as family.

Mr. Crook gave a summary of the application. The application is for a D Variance for a second kitchen in the basement area. The applicant's daughter, son-in-law and grandchild are in need of an affordable living space. All construction will be within the footprint of the building. The approval will be

conditioned on one of the two kitchens being removed upon either the present use/family use is discontinued or before any listing of this property for sale.

A motion was made by Mr. Bennett, seconded by Mr. Healey approving the variance. The vote was unanimous, and the motion carried.

Old Business

There was none.

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 Mr. Bennett to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

Motion was made by Mr. Bennett, seconded by Mr. Evans to adjourn Chairman Dari to adjourn at 8:20p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary