

**Township of Lumberton
Land Development Board
Regular Meeting
June 19, 2013**

The regular meeting of the Lumberton Township Land Development Board was called to order by Vice-Chairman Pagenkopf on Wednesday, June 19, 2013 at 7:30p.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 4, 2013 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	(Absent)
	Nancy Bleznak	
	Rajesh Darji	(Absent)
	Joseph Michael Dinneen	
	Sheldon Evans	
	John Pagenkopf	
Representatives of Governing Body	James Conway, Jr.	
	Sean Earlen	
Alternate #1	William Tynon	(Absent)
Alternate #2	Donald Tallo	
Alternate #3	Beverly Marinelli	(Absent)
Alternate #4	Matthew Kausch	(Absent)
Solicitor	Evan Crook, Esq., Capehart & Scatchard	
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P., Remington, Vernick & Arango	
Consulting Engineer	Kurt Otto, PE, CME	
	CME Engineering	
Board Secretary	Catherine Borstad	

Minutes

Meeting minutes for May 15, 2013.

Motion was made by Mr. Evans, seconded by Mr. Dinneen to approve the May 15, 2013 meeting minutes. The vote was unanimous with the exception of Mr. Conway, Mr. Earlen, Mr. Pagenkopf and Mr. Tallo, who abstained, and the motion carried.

Correspondence

- a. Letter dated May 30, 2013 from Joseph Petrongolo, in reference to site inspection for the Moser Conditional Variance application.
- b. Letter dated June 19, 2013 from Linda Moser, 329 Main Street in reference to an appeal of their bills from the Board's professionals.

The Board discussed that the applicant will meet with the Board's professionals and Ms. Borstad to review the bills.

Motion was made by Mr. Evans, seconded by Mr. Conway. The vote was unanimous and the motion carried.

Resolutions

a. 2013-15 20 Maple Ave, LLC, 20 Maple Ave, Block 13, Lot 3.01. Application for Preliminary and Final Minor Site Plan approval with waivers. Approved.

Motion was made by Mr. Evans, seconded by Ms. Bleznak to approve Resolution 2013-15. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Pagenkopf and Mr. Tallo, who abstained, and the motion carried.

b.. 2013-16 Saul Centers for Big Lots, 1636 Route 38, Block 19.50, Lot 13. Application for a Design Waiver for parking lot spaces. Approved.

Motion was made by Mr. Evans, seconded by Mr. Dinneen to approve Resolution 2013-16. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Pagenkopf and Mr. Tallo, who abstained, and the motion carried.

c.. 2013-17 Yesterwear Productions, 705 Smithville Road, Block 23, Lot 6.01. Application for Minor Site Plan, change of use with waivers. Approved.

Motion was made by Mr. Evans, seconded by Mr. Dinneen to approve Resolution 2013-17. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Pagenkopf and Mr. Tallo, who abstained, and the motion carried.

e. 2013-18 Young Richard, 31 Church Street, Block 27, Lot 4.02. Bulk Variance with waivers for the construction of a New Single Family Dwelling on an undersized lot. Approved.

Motion was made by Mr. Evans, seconded by Ms. Bleznak to approve Resolution 2013-18. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Pagenkopf and Mr. Tallo, who abstained, and the motion carried.

Items for Action

Ms. Bleznak stepped down at 7:43

- a. Jones, Herbert
21 Stacey Haines Road
Block 36, Lot 7
Minor Subdivision

Mr. David Frank, Esq. was present representing applicant.

Mr. Frank stated that the application is for a minor two lot subdivision. He stated that they have received a letter from the County regarding aligning the driveways with the driveways across the street.

Mr. Petrongolo stated that the application can be deemed complete.

Motion was made by Mr. Evans, seconded by Mr. Conway to deem the application complete, the vote was unanimous and the motion carried.

Mr. Herbert Jones Jr., applicant, sworn to provide testimony.

Mr. Jones gave the Board a brief discussion on the minor subdivision.

Mr. Conway inquired if there were any issues with wetlands on the property. Mr. Petrongolo stated no.

At this time Vice-Chairman Pagenkopf opened the meeting up for public comment, there being none, this portion of the meeting was closed.

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

Adjournment

Motion was made by Mr. Evans, seconded by Mr. Earlen to adjourn at 7:50 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary