

**Township of Lumberton
Land Development Board
Regular Meeting
May 15, 2008**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Thursday, May 15, 2008 at 7:30 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 2, 2008 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 Robert Bennett, Chairman Thomas Bintliff Sheldon Evans Robert Morton Bradley Regn John Pagenkopf (Absent)
Representatives of Governing Body	James Conway, Jr. Beverly Marinelli
Alternate #1	Nancy Bleznak
Alternate #2	Craig Potter
Alternate #3	Doug Alba
Alternate #4	Mike Petty
Solicitor Consulting Engineer & Planner	Peter Emmons, Esq., Gibbs, Gregory & Emmons Gregory J. Sullivan, P.E., P.P., Remington, Vernick & Arango
Board Secretary	Catherine Borstad

Minutes

- a. Regular Meeting Minutes for April 17, 2008

Motion was made by Ms. Marinelli, seconded by Mr. Regn to approve the Regular Meeting Minutes of April 17, 2008. The vote was unanimous and the motion carried.

Correspondence

- a. Correspondence between Mr. Emmons, Mr. Lario attorney for Philly Soft Pretzel and Mr. Morris from Alaimo in regards to a request for permission to use the drive thru.

No action was taken by the Land Development Board. It was determined that this issue is between the tenant and the landlord.

Resolutions

- a. 2008-18 Family Service, 79 Chestnut Street, Block 15.04, Lot 2.03. Amended Final Site Plan. Approved.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to approve Resolution 2008-18. The vote was unanimous and the motion carried.

- b. 2008-19 Palladino, John, Massage Therapy, 1555 Route 38, Block 13, Lot 4. Minor Site Plan Approval. Approved.

Motion was made by Mr. Morton, seconded by Ms. Marinelli to approve Resolution 2008-19. The vote was unanimous and the motion carried.

- c. 2008-20 Evola, Joseph and Wendy, Restaurant, 1566 Route 38, Block 6.04, Lot 3.02, 3.07 and 5 (Madison Plaza). Minor Site Plan Approval with Variances. Approved.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to approve Resolution 2008-20. The vote was unanimous and the motion carried.

Ordinance

- a. 007-2008 Regulating and Determining the Mapping and Preservation of Land
- b. 008-2008 Establishing Tax Map and GIS Escrow Fees
- c. 009-2008 Establishing Electronic File Submission Standards
- d. 010-2008 Amend Chapter 130 Section 35 of the Code of The Township of Lumberton Entitled "Historic/Architectural District".
- e. 011-2008 Amending Section 90-7 and Section 130-79 "Mandatory Development Fees" (COAH)

Motion was made by Mr. Conway, seconded by Mr. Ammerman to refer the above Ordnanances back to Township Committee without any additional comments. The vote was unanimous and the motion carried.

Items for Action

Sta Seal

13 Maple Avenue

I-1 Zone

Block 14, Lot 2.01

Minor Site Plan for placement of Scale House and 2 Scales with Variances.

Motion was made by Ms. Marinelli, seconded by Mr. Morton to carry the application to the June 19, 2008 meeting. The vote was unanimous and the motion carried.

Canton, John

Block 15.02, Lot 1

HA Zone

Minor Subdivision

Mr. Sullivan stated that the application is incomplete.

Motion was made by Mr. Regn, seconded by Ms. Marinelli to deem the application incomplete. The vote was unanimous and the motion carried.

Motion was made by Mr. Regn, seconded by Ms. Marinelli to continue the application to the June 19, 2008 meeting. The vote was unanimous and the motion carried.

Taylor, Holly

601 Main Street

Block 13.01, Lot 4

HARC Application for Placement of Shed. (7:42-7:45)

Exhibits marked.

Mr. Don Taylor, sworn to provide testimony.

Mr. Taylor stated that he would like to place an 8'x12' shed in the side yard of his property. He stated that it will be 6' off of the property line of the neighboring house. He stated that the shed would be placed in back of the large quince tree and in front of the trampoline.

Mr. Taylor showed the Board samples of the siding. He stated that the color would be Country Beige. Mr. Taylor stated that the shed would be built by the Habitat for Humanity.

Chairman Bennett asked if there were any comments from HARC. There were none.

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

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

***The Diocese of Trenton
Eayrestown & Landing Street
Block 20.17, Lots 26.01 & 27
Informal Application for Proposed Cemetery and Mausoleum (7:45-8:24)***

Ms. Bleznak stepped down from the Board. Mr. Potter stepped up to replace Ms. Bleznak.

Present for the application were; Mr. David Roskos, Esq., Sterns & Weinroth, attorney for applicant. John Schweppenheiser, III, of HACS Engineering and Monsignor James Dubell, Diocese of Trenton

Mr. Roskos stated that they would like to develop the site for cemetery use. He stated that have been looking for a site for some time. He stated that this site is a sending district. Mr. Roskos stated that the use can serve public purposes and they are proposing community trails to allow people to get from one end of the property to the other. He stated that this use is a low traffic generator. Mr. Roskos stated that the cemetery would be a Catholic cemetery.

Mr. Roskos stated that this is a 22 acre property that consists of two lots. He stated that they are proposing an 18' wide internal roadway with access to both Eayrestown Road and Landing Street. Mr. Roskos stated that the proposal is for 11,000 plots and 1,000 mausoleum plots.

Mr. John Schweppenheiser, P.E., HACS Engineering, sworn to provide testimony.

Mr. Schweppenheiser stated that they have assisted the Diocese for several years to look for a site. He stated that the application would not require a substantial amount of buffering per the Ordinance.

Ms. Marinelli asked if the plan with the four houses located on five acres represents a buy right, meaning that the lots meet the Ordinance requirements. Mr. Schweppenheiser stated yes that the lots were designed to meet the Ordinance.

Mr. Schweppenheiser stated that the internal road is a narrow, approximately 18' wide. He stated that the layout encompasses 11,000 service plots and another 1,000 mausoleum lots. He stated that the mausoleum is an approximately 11,000 SF building. He stated that it will be situated relatively close to the high tension wire. Mr. Schweppenheiser stated that there will be a seating area. He stated that they will include a walking bike path that could tie into any future plans the Township may have. He stated that they will maintain the 100' buffer to the property lines.

Mr. Emmons asked if it was two lots or five lots. Mr. Schweppenheiser stated that it is their understanding that it is two lots. Ms. Marinelli stated that many years ago it may have been proposed to be subdivided into two acre lots, which was the current zoning at the time, but now the zoning is for five acre lots.

Monsignor Dubell sworn to provide testimony.

Monsignor Dubell stated he is the Director of cemeteries for the Diocese of Trenton and is the Pastor of the St. Mary of the Lakes Church in Medford.

Ms. Marinelli asked what type of monuments would be used. Monsignor Dubell stated that the monuments will be upright monuments. He stated that they have found that people prefer the upright markers. He stated that the flat markers make for more clutter than the upright markers. He stated that the monument size is regulated.

Chairman Bennett asked who decides what is appropriate for the cemetery. Monsignor Dubell stated that there are rules and regulations regarding cemeteries. He stated that the Diocese owns approximately 35 cemeteries throughout Burlington, Camden, Mercer and Ocean Counties. He stated that the sizes of the cemeteries vary.

Chairman Bennett asked if there are height restrictions for the monuments. Monsignor Dubell stated yes. Chairman Bennett asked what the size would be. Monsignor Dubell stated he wasn't sure exactly but possibly around 3'.

Mr. Roskos stated that they can work with the Board in terms of the rules and regulations.

Ms. Marinelli asked about the drainage problems along Landing Street. Mr. Sullivan stated that the applicant will have to address the issues.

Ms. Marinelli asked if the applicant would consider sidewalks. Mr. Roskos stated that would be something they could work with the Board on.

Mr. Roskos stated that they will make the walkway visibly attractive.

Ms. Marinelli asked if there will be a COAH obligation. Mr. Sullivan stated that it is a difficult question at this time. Mr. Roskos stated that they will work with the Town. He stated that a typical scenario would be two employees on site.

Ms. Marinelli asked if taxes would be waived. Mr. Emmons stated that cemeteries are tax exempt.

Chairman Bennett asked if there were any other structures on the property for equipment. Mr. Roskos stated that there will be shed but nothing of substantial size.

Mr. Regn asked what material the internal road would consist of. Mr. Schweppenheiser stated that it would possibly be impervious asphalt combined.

Mr. Regn asked who would maintain the bike path. Mr. Schweppenheiser stated that it would be on-site maintenance. Mr. Emmons stated that a maintenance bond could be posted by the cemetery.

Mr. Conway asked when the cemetery would reach capacity. Monsignor Dubell stated that it is difficult to say, but he estimated it could last fifty years. He stated that most of the people go to the cemetery in Cherry Hill. He stated that the Camden Diocese owns that cemetery and they charge outside residents more to go there.

Mr. Regn asked if this would qualify for open space. Mr. Emmons stated that he would look into that.

Chairman Bennett asked if there would be traffic concerns. Mr. Sullivan stated that the only traffic would be a funeral procession and that he does not see any traffic concerns. Mr. Roskos stated that funerals generally take place off hours.

Mr. Bintliff asked if there would be fencing. Mr. Schweppenheiser stated that there is no plan for fencing.

Chairman Bennett asked if there will be a landscaping plan in the formal application. Mr. Roskos stated that they would like to work with the Township Landscape Architect and would include it with the formal application.

Mr. Emmons suggested that the applicant get the Use Variance first and then apply to TAC with a site plan.

Ms. Bleznak returned to the Board. Mr. Potter stepped down.

Old Business

Young's Landscaping - Mr. Emmons stated that there was a case management conference in front of the Judge. He stated that the Judge should have an order by July.

Public Comment

There were none.

Comments from Professionals

Mr. Sullivan reported that he met with Ms. England regarding the property on Creek Road. He stated that they discussed options with her and answered questions that she had regarding the interpretation of the Ordinance. Ms. Marinelli stated that Mr. Sullivan did a real nice job.

Comments from the Board

- a. Redevelopment
- b. Master Plan

Mr. Conway stated that the Committee consists of Mr. Conway, Mr. Morton, Mr. Pagenkopf and Chairman Bennett. Mr. Conway stated that he will be setting up a meeting. He stated that Remington & Vernick are working on a price.

- c. Storage Containers (PODS)

Mr. Emmons stated that most of the time these things are governed by the company that owns them. Mr. Regn stated that they need some kind of duration period that these pods are allowed. Mr. Emmons stated that he will look into the matter.

- d. Bill List

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

Adjournment

Motion was made by Mr. Morton, seconded by Ms. Marinelli to adjourn to Executive Session at 8:45 p.m. The vote was unanimous and the motion carried.

Land Development Board
May 15, 2008

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Executive Session

Respectfully Submitted,

Caryn L. Cutts