

**Township of Lumberton
Land Development Board
Regular Meeting
May 20, 2015**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Darji on Wednesday, May 20, 2015 at 7:30 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 Audrey Winzinger William Tynon	(Absent)
Representatives of Governing Body	James Conway Sean Earlen	(Absent) (Absent)
Alternate #1	Donald Tallo	(Absent)
Alternate #2	Matthew Kausch	(Absent)
Alternate #3	Roseanne Tulio-Kwiatkowski	(Absent)
Alternate #4	Christopher Ciorito	(Absent)
Solicitor	Mr. Evan Crook, Esq., Capehart & Scatchard	
Consulting Engineer	Mr. Kurt Otto, PE, CME CME Engineering	(Absent)
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P. Remington, Vernick & Arango	

Minutes

Regular Meeting minutes for March 18, 2015.

Motion was made by Mr. Bennett, seconded by Mr. Tynon to approve the Regular meeting minutes of March 18, 2015. The vote was unanimous and the motion carried.

Correspondence

There was none.

Resolutions

a. 2015-7 PSE&G, 386 Main Street, Block 40, Lot 2. Amended site plan with variance and waivers for revised Landscaping, drainage plans, add temporary parking for Construction Trailers. Approved.

Motion was made by Mr. Evans, seconded by Mr. Bennett to approve Resolution # 2015-7. The vote was affirmative with the exception of Mr. Tynon, who abstained, and the motion carried.

b. 2015-8 Lumberton Solar, LLC, 48 Stacey Haines Road, Block 37, Lot 7. Amended Final Site Plan to reduce a previously approved solar field. Approved.

Motion was made by Mr. Bennett, seconded by Mr. Evans to approve Resolution #2015-8. The vote was unanimous and the motion carried.

c. 2015-9 Vermeer North Atlantic, 7 Maple Avenue, Block 14, Lot 2.03. Minor Site Plan Approval with waivers to demolish an existing accessory structure and construct a 4,224 SF accessory warehouse structure. Approved.

Motion was made by Mr. Bennett, seconded by Mr. Evans to approve Resolution #2015-9. The vote was affirmative with the exception of Mr. Tynon and Mr. Healey, who abstained, and the motion carried.

Items for Action

- a. **Fair, Robert**
7 Jasmine Road
Block 33.13
Lot Coverage Variance for Pool Decking, Paver Patio

Mr. Bennett stepped down

Mr. Robert Fair, applicant, was sworn to provide testimony.

Mr. Petrongolo informed the Board that the application is complete.

Mr. Fair stated that when they purchased the home, he wanted to create a backyard that his family would not want to leave and to create memories. He stated that he would like to do some improvements for safety reasons to the existing swimming pool and surrounding area.

Mr. Fair stated that the existing swimming pool has plastic steps going into the pool. The steps get slippery and create a safety hazard. He stated that he would like to extend the existing swimming

pool 10' to create a gradual walk-in pool.

Mr. Fair stated that the patio around the pool gets extremely hot from the sun and has become uneven and has created a tripping hazard. He stated that he would like to replace the patio with a tremble travertine material that stays cool in the sun.

Mr. Fair stated that the existing deck is rotting away and needs to be replaced.

Mr. Fair stated that he will install catch basins along the yard which will runoff into a dry well.

Mr. Petrongolo stated that with the proposed improvements, the application will be 4% over the allowable 25% coverage. He stated that the applicant is proposing to add approximately 800-900 in addition to the existing. He stated that the applicant is proposing a drainage plan that will offset any drainage concerns and will move runoff away from street.

Chairman Darji asked the applicant is the pool was 10' away from the property line. Mr. Fair stated yes.

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

Mr. Crook stated that a motion is for a variance pertaining to impervious coverage to a pool and concrete patio and deck. The applicant is proposing to replace the pool steps due to safety concerns and the patio around due to significant heat. The applicant has stated that the existing wooden deck is falling apart and in need of replacement. The impervious coverage will increase 4% for a total of 29%. The improvements will not negatively impact surrounding properties. The applicant has submitted drainage plan to offset any negative drainage concerns.

A motion was made by Mr. Evans, seconded by Mr. Tynon to approve the application for a variance. The vote was unanimous and the motion carried.

At this time Mr. Fair as for an At Risk Permit. Chairman Darji stated that Mr. Fair should contact the construction office.

Public Comment

There was none.

Comments from Professionals

There was none.

Comments from the Board

A. Bill List

Motion was made by Mr. Bennett, seconded by Mr. Tynon to approve the bill list. The vote was unanimous and the motion carried.

Executive Session

a. Guidelines for Historic Zone. Chairman Darji stated that the members should review the material and discussion will take place when more Board members are available.

Adjournment

Motion was made by Ms. Bennett, seconded by Chairman Darji to adjourn at 7:46 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.

