

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
November 20, 2008 7:30 PM

ATTENDANCE:	PRESENT	ABSENT	
	_____	_____	Thomas Ammerman, Class IV
	_____	_____	Robert Bennett, Class IV, Chair
	_____	_____	Thomas Bintliff, Class IV
	_____	_____	James Conway, Class I, Mayor Rep.
	_____	_____	Sheldon Evans, Class IV
	_____	_____	Beverly Marinelli, Class III, Committeewoman
	_____	_____	Robert Morton, Class IV
	_____	_____	John Pagenkopf, Class IV, Vice-Chair
	_____	_____	Brad Regn, Class II
	_____	_____	Nancy Bleznak, Alt. #1
	_____	_____	Craig Potter, Alt. #2
	_____	_____	Doug Alba, Alt. #3
	_____	_____	Mike Petty, Alt. #4

1. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:

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 appointment and their testimony on an application is under oath on a continuing basis.

2. Roll Call

3. MINUTES

- a. Regular minutes for October 16, 2008 meeting.

4. CORRESPONDENCE

- a. Letter from Patrick F. McAndrew, in regards to 1586 Route 38, B&R Properties (Toyota) in reference to storage trailers.

5. RESOLUTIONS

- a. 2008-46 Thomas Alberto (T/A ATW), 1609 Route 38, Block 18, Lot 1.04. Site Plan Waiver. Denied without prejudice, applicant request to withdraw the application.
- b. 2008-47 Bank of America, 1520 Route 38, Block 15.03, Lot 7. Final minor site plan. Application deem completed. Continued to November 20, 2008 agenda.
- c. 2008-48 Young's Landscaping, 323 Main Street, Block 37, Lot 2.01 and 2.03. Use Variance. Continued to November 20, 2008 agenda.
- d. 2008-49 Stott, Victor, 1 Cameron Lane, Block 33.04, Lot 11. Bulk Variance for Detached Garage. Approved.
- e. 2008-50 Radwell International, 111 Mt Holly Bypass, Block 15.04, Lot 2.05. Final Major Site Plan. Approved.

6. NEW BUSINESS

- a. **Scarloff, Richard** Block 31
Bulk Variance for detached garage. Lot 4.02
90 Creek Road

Date of Application: October 14, 2008
Date Application Deemed Complete:
Deadline for Decision: November 20, 2008

- b. **Bank of America** Block 15.03
Minor Site Plan for placement of ATM Kiosk Building Lot 7
in Lowe's parking lot. 1520 Route 38

Date of Application: August 19, 2008
Date Application Deemed Complete: September 18, 2008
Deadline for Decision: Continued to November 20, 2008

- c. **Young's Landscaping** Block 37
Use Variance with Site Plan Lot 2.01
323 Main Street
RA/S

Date of Application:
Date Application Deemed Complete:
Deadline for Decision: Continued to November 20, 2008

7. Old Business

- a. 20 Maple Ave, LLC., (Cave Holdings)**
Minor Site plan and Use variance application

Block 13
Lot 3.91
20 Maple Ave

Date of Approval: October 11, 2006

Status: July 24, 2007 – Revised site plan signed by Township Engineer.

Pending signature from board chairman and board secretary.

Status: September 4, 2007 – Plans have been signed pending posting of Performance Bond and inspection escrow.

Status October 11, 2007 – Same

Status November 8, 2007 – Same

Status February 8, 2008 – Site visit occurred and it appears that he is storing Material and has proceeded with some of the required conditional improvements without posting the required bond and escrow. 2/14/08 Sent out violation notice.

Status March 11, 2008 – Mr. Cave came into the office and explained what is happening at the site. He will be using the material that is piled on the site for the base for the parking area, he will be posting his bond and escrow by mid-summer. I cautioned him that the use of this site for anything other use than the maintenance of trucks would not be permitted until he has posted his bonds and escrow I further explained that no improvements should be made to this site until the bonds and escrow have been posted. He did put the concrete barrier up along the rear of the property because he had an opportunity to buy the material at cost.

4/10/08 – Called Mr. Cave and asked that he put in writing a time frame and status of work and uses at this site.

5/05/08 – Spoke with Mr. Cave and he has made some progress with site in regards to the material at the site. He will be posting the bond and escrow in the beginning of June.

6/10/08 – Nothing new to report

7/08/08 – Peter Emmons sending a letter to owner.

8. ORDINANCE

- a. 130-36 Home Occupations**

9. Comments from the Public.

10. Comments from the Professionals.

11. Comments from the Board

- a. Bill List**

12. Adjournment