

TOWNSHIP OF LUMBERTON

BURLINGTON COUNTY, NEW JERSEY

35 Municipal Drive, Lumberton Township

Lumberton, NJ 08048

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TOWNSHIP OF LUMBERTON

LAND DEVELOPMENT BOARD AGENDA

October 15, 2009 7:30 PM

ATTENDANCE: PRESENT ABSENT

_____	_____	Thomas Ammerman, Class IV
_____	_____	Robert Bennett, Class IV
_____	_____	Thomas Bintliff, Class IV
_____	_____	James Conway, Class I, Deputy Mayor
_____	_____	Sheldon Evans, Class IV
_____	_____	Lewis Jackson, Class III, Committeemen
_____	_____	Beverly Marinelli, Class IV
_____	_____	Robert Morton, Class II
_____	_____	John Pagenkopf, Class IV
_____	_____	Nancy Bleznak, Alt. #1
_____	_____	Craig Potter, Alt. #2
_____	_____	Doug Alba, Alt. #3
_____	_____	Ed Borm, 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, 2009 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 Meeting minutes for September 17, 2009.

4. CORRESPONDENCE

- a. Letter from Department of Resource Conservation regarding Right to Farm Compliant for Happy Hooves Farm located at 329 Main Street.

5. RESOLUTIONS

- a. 2009-16 Howarth, Linda and David, 15 Brook Lane, Block: 32.03, Lot: 19. Use Variance for an In-Law Suite. Approved.
- b. 2009-17 92 Ark Road Associates, LLC (Sancoa), 92 Ark Road, Block: 36, Lot: 13.03. Amended site plan for shed. Approved

6. ORDINANCE

7. NEW BUSINESS

- a. **O'Hara, Michael** Block: 34
Bulk variance of setback for accessory structure, Lot: 5.08
height of accessory structure. Variance for more 3 Marriott Drive
than one garage either attached or unattached. RA/S

Date of Application: October 5, 2009

Date Application Deemed Complete:

Deadline for Decision: Continued to November 19, 2005

- b. **20 Maple Ave, LLC., (Cave Holdings)** Block 13
Minor Site plan and Use variance application Lot 3.91
20 Maple Ave
I-1 Zone

Date of Application: September 29, 2009

Date Application Deemed Complete:

Deadline for Decision: October 15, 2009 (Completeness Only)

- c. **Master Plan**

- d. **Jones, Cynthia** Block: 19.29
Condition Use Variance for Home Occupation Lot: 11
(Natural Hair Services) 131 Harrogate Drive
R.2 Zone

Date of Application: September 1, 2009

Date Application Deemed Complete:

Deadline for Decision: October 15, 2009

- e. **Cella, Linda** Block: 45
Variance for allowing farm animals on less than Lot: 1.02
Six (6) acres. 57 Bella Road
RA/S

Date of Application: October 1, 2009
Date Application Deemed Complete:
Deadline for Decision: October 15, 2009

- f. **Frontier Development – Autozone** Block: 15
Preliminary and Final Major Site Plan Lot: 5
Minor Subdivision Block: 60.01
Lot: 1.01
B-2 Zone

Date of Application: September 15, 2009
Date Application Deemed Complete:
Deadline for Decision: October 15, 2009

8. Old Business

- a. **20 Maple Ave, LLC., (Cave Holdings)** Block 13
Minor Site plan and Use variance application 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.

12/01/08 – Letter to Mr. Cave. (Included in packet)

12/03/08 – Letter to Mr. Cave. (Included in packet)

01/04/2009 – Letter from Mr. Sheehan

01/22/2009 – Peter to send response to Mr. Sheehan’s letter. (See letter under correspondence.)

03/09/2009 – Sent five violation notices, no response, will proceed with court action.

03/25/2009 – Signed municipal court complaint(s).

05/22/2009 – Appearance in Municipal Court postponed until August 3, 2009 pending applicant submitting and application to appear before the LDB.

08/10/2009 – Applicant will be submitting an application and should be placed on the September agenda. Applicant has been scheduled for TAC on Wednesday August 19, 2009.

09/29/2009: On October 15, 2009 agenda for completeness.

- 9. Comments from the Public.**
- 10. Comments from the Professionals.**
- 11. Comments from the Board.**
 - a. Bill List
- 12. Adjournment.**