

**Township of Lumberton
Land Development Board
Regular Meeting
November 12, 2013**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Tuesday, November 12, 2013 at 7:30p.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 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	
	Nancy Bleznak	(Absent)
	Rakesh Darji	(Absent)
	Joseph Michael Dinneen	
	Sheldon Evans	
	John Pagenkopf	(Absent)

Representatives of Governing Body	James Conway, Jr.
	Sean Earlen

Alternate #1	William Tynon	
Alternate #2	Donald Tallo	
Alternate #3	Beverly Marinelli	(Absent)
Alternate #4	Matthew Kausch	

Solicitor	Evan Crook, Esq., Capehart & Scatchard
Consulting Engineer	Kurt Otto, PE, CME
	CME Engineering
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P.
	Remington, Vernick & Arango
Board Secretary	Catherine Borstad

Minutes

Meeting minutes for October 14, 2013.

Motion was made by Mr. Evans, seconded by Mr. Dinneen to approve the October 14, 2013 meeting minutes. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Tynon and Mr. Kausch, who abstained, and the motion carried.

Correspondence

There was none.

Resolutions

a. 2013-25 Lumberton LLC Lucas Chevy, 1624 Route 38, Block 19.50, Lot 9.03 and 9.06. Preliminary and Final Site Plan, Use and front yard setback variances for two building additions totaling approximately 9,271 SF and a 8,462 accessory building.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve Resolution 2013-25. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Mr. Tynon and Mr. Kausch, who abstained, and the motion carried.

Items for Action

- a. Armour, Charles Thanaporn
579 Main Street
Block 12.01, Lot 3
Historical District
Lumberton Post Deli Painting

No one was present for this application.

- b. Chimera Pool & Landscape, LLC
Homeowners: Briand & Wendy Mangene
32 Shamrock Road
Block 33.11, Lot 11
Zone RA
Variance for lot coverage for paver patio. Setback for shed and setback for pool apron

Mr. Anthony Prizie of Chimera Pool & Landscape, present representing applicant, sworn to provide testimony.

Mr. Prizie stated that they are seeking a variance for the installation of an 1100 SF paver deck to be installed around a swimming pool. He stated that the existing lot coverage is at 30% and with the additional pavers the total lot coverage will be at 35.3%. He stated that they are asking for relief of 5.3% for the additional pavers.

Chairman Bennett asked Mr. Petrongolo is the application can be deemed complete. Mr. Petrongolo informed the Board that there were some outstanding issues pertaining to the property notice receipts and a copy of the newspaper notice, all of which have been received by Ms. Borstad. Therefore, the application can be deemed complete.

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

Mr. Petrongolo stated that the application is for relief necessary to pervious coverage of 35.3%.

He stated that there is also a setback required for the relocation of an existing shed. He stated that the ordinance states sheds should be no closer than 10' from the property line where the applicant is requesting a 5' setback for the relocated shed. He stated that there is also relief necessary needed from Section 130:60 C-2 where aprons for pools shall not be closer than 5' to any side property line and the applicant is requesting a 4' apron.

Chairman Bennett asked the applicant to explain why the relief is necessary. Mr. Prizie stated that the relief is necessary to provide a safe, adequate and dry access in and out of the swimming pool.

Mr. Prizie stated that the relief for the shed is necessary because the lot is a corner lot and the shed relocated will allow for the children of the homeowners to have a place to play. He stated that there will be landscaping around the pool and shed. Mr. Prizie stated that they will be placing vinyl fencing around the pool equipment area.

Mr. Conway asked if the property is properly graded. Mr. Prizie stated yes that there is an existing drainage system in place.

At this time Chairman Bennett asked if there was anyone from the public who wish to be heard. There being none, this portion of the meeting was closed.

Mr. Crook stated that this is an application for two variances one for the installation of pavers and one for the reconfiguration of an existing shed. He stated that the impervious coverage will be at 35.3% where the ordinance allows for 30%. He stated that there is testimony that the relief is necessary do to the configuration of the lot, the fact that the property is a corner lot and to provide for a safe and adequate dry access in and out of the swimming pool. The drainage will be taken care of by an existing drain that is already in place. A variance is needed for the shed to be located 5' from the side property line where the ordinance requires 10'. Testimony has been provided that the placement of the shed will allow for additional recreational space. Applicant has testified that there will be shrubbery and solid fencing installed around the pool equipment. These improvements will have no adverse effect on neighboring properties and any easements will be abided by.

Motion was made by Mr. Earlen, seconded by Mr. Tallo to approve the application. The vote was unanimous and the motion carried.

Old Business

Chairman Bennett inquired about Walmart. Mr. Crook stated that it is up to the applicant to make a formal request to come back to the Board. Chairman Bennett asked if there was a time frame. Mr. Crook stated no.

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. Earlen to adjourn at 8:00 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary