

**Township of Lumberton
Land Development Board
Regular Meeting
September 18, 2013**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Wednesday, September 18, 2013 at 7:33p.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 Rajesh Darji Joseph Michael Dinneen Sheldon Evans John Pagenkopf	(Absent) Arrived at 7:37 (Absent) (Absent)
Representatives of Governing Body	James Conway, Jr. Sean Earlen	(Absent)
Alternate #1	William Tynon	
Alternate #2	Donald Tallo	
Alternate #3	Beverly Marinelli	(Absent)
Alternate #4	Matthew Kausch	(Absent)
Solicitor	Evan Crook, Esq., Capehart & Scatchard	
Consulting Engineer	Joseph M. Petrongolo, C.L.A., R.L.A., P.P., Remington, Vernick & Arango	
Consulting Planner	Kurt Otto, PE, CME CME Engineering	
Board Secretary	Catherine Borstad	

Minutes

Meeting minutes for August 21, 2013.

Motion was made by Mr. Evans, seconded by Mr. Conway to approve the August 21, 2013 meeting minutes. The vote was unanimous, and the motion carried.

Correspondence

a. Letter dated August 30, 2013 from Cooper Levenson Law Firm in reference to Resolution 2011-18, Effistolar Energy Corp., Preliminary and Final Site Plan with Use Variance, Stacey Haines Road.

Applicant is requesting a one (1) year extension. Mr. Crook stated that the one year extension is under the statutory basis.

Motion was made by Mr. Conway, seconded by Mr. Evans to approve the one (1) year extension. The vote was unanimous and the motion carried.

Resolutions

a. 2013-19 Herbert W. Jones, Jr., 21 Stacy Haines Road, Block 36, Lot 7. Approval for Minor Subdivision

Motion was made by Mr. Evans, seconded by Mr. Tynon to approve Resolution 2013-20. The vote was affirmative with the exception of Mr. Conway, who abstained, and the motion carried.

b. 2013-20 Saul Centers, Inc., 1636 Route 38, Block 19.05, Lot 13. Approval for Sign Waiver.

Motion was made by Mr. Evans, seconded by Mr. Tynon to approve Resolution 2013-21. The vote was affirmative with the exception of Mr. Conway, who abstained, and the motion carried.

Items for Action

a. Kovacs, Joseph
24 Fenimore Road
Block 34, Lot 5.23
RA/S Zone
Bulk Variance for Construction of a 1,008SF & 21' High Detached Garage.

Mr. Kovacs was present and sworn to provide testimony.

Mr. Kovacs stated that he would like to install a 36x28 detached garage that will have a height of 20.5'. He stated that his home is a ranch style home that does not have the proper space to attach a garage to. He stated that he will place the garage 50' behind his house at the end of the driveway and that it will match his existing house.

Mr. Petrongolo stated that the application is complete. He stated that the applicant is seeking two variances; one for height; which under section 130:23(e) allows for 18', and the other for square footage; which under section 130:28(b) allows for 900 SF.

Mr. Petrongolo asked Mr. Kovacs if there were any other structures on the property. Mr. Kovacs stated that currently there is an 11x20 shed on the property. Mr. Petrongolo stated that the total square footage of accessory structures will be 1,228SF where the ordinance allows for 900 SF. Mr. Petrongolo asked Mr. Kovacs why he is proposing the new garage. Mr. Kovacs stated that he has three vehicles and would like to put the vehicles in the garage and out of the driveway. He stated that

there will be a storage loft on top for extra storage space which will allow him to consolidate storage.

Mr. Crook asked if there were other residences in the neighborhood with detached garages. Mr. Kovacs stated yes. Mr. Crook asked if Mr. Kovacs intended to use the garage for any commercial use. Mr. Kovacs stated no.

Mr. Petrongolo asked if the garage will be placed on the same side as neighbors. Mr. Kovacs stated yes. Mr. Petrongolo asked if any trees would be removed. Mr. Kovacs stated no.

Mr. Evans asked if there would be electric or sewer ran to the proposed garage. Mr. Kovacs stated only electric.

Mr. Crook stated that this is a bulk variance for a 1,008 SF garage with a height of 20.5'. He stated that the applicant has testified that there will be no negative impact on the neighborhood, no trees will be eliminated, and that the garage will not be used for any type of commercial use.

Motion was made by Mr. Darji, seconded by Mr. Conway to approve the bulk variance application. The vote was unanimous and the motion carried.

- b. Lumberton, LLC
Lucas Chrysler
1624 Route 38
Block 19.50, Lot 9.03
Facade and Sign Changes to an Existing Building

Mr. Ted Costa, Esq., present representing applicant.

Mr. Costa asked that the application be withdrawn without prejudice and continued until the next meeting date.

Old Business

There was none.

Public Comment

There was none.

Comments from Professionals

A. Changing meeting date for the October 2013 Land Development Board, Special Election conflict.

A motion was made by Mr. Conway, seconded by Mr. Evans to approve changing the October meeting date to Monday, October 14, 2013. The vote was unanimous and the motion carried.

B. Possible changing/canceling of November 20, 2013 Land Development Board meeting, League of Municipalities is this week.

A motion was made by Mr. Evans, seconded by Mr. Conway to approve changing the November meeting date to Tuesday, November 12, 2013. The vote was unanimous and the motion carried.

Comments from the Board

A. Bill List

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

Adjournment

Motion was made by Mr. Darji, to adjourn at 8:30 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary