

**Township of Lumberton  
Land Development Board  
Regular Meeting  
July 16, 2014**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Darji on Wednesday, July 16, 2014 at 7:30p.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 16, 2014 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 Catherine Borstad, Board Secretary Rakesh Dari, Chairman Jim Campbell Sheldon Evans Bob Healey Audrey Winzinger	(Absent)   (Absent)  (Absent)
Representatives of Governing Body	James Conway, Jr. Sean Earlen	
Alternate #1	William Tynon	(Absent)
Alternate #2	Donald Tallo	(Absent)
Alternate #3 Alternate #4	Matthew Kausch	
Solicitor Consulting Engineer	Mr. Crook, Esq., Capehart & Scatchard Mr. 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**

Regular Meeting minutes for June 18, 2014.

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

## **Correspondence**

There was none.

## **Resolutions**

a. 2014-10 PSE&G 386 Main Street, Block 40, Lot 2 & Block 44, Lot 2 for a Use Variance for improvements to the existing PSE&G Facility. Approved.

Motion was made by Mr. Evans, seconded by Ms. Borstad to approve Resolution #2014-10. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen & Mr. Healey, who abstained, and the motion carried.

b. 2014-11 PSE&G 386 Main Street, Block 40, Lot 2 & Block 44, Lot 2. Preliminary and Final Site Plan for the improvements to the existing PSE&G Facility. Approved.

Motion was made by Mr. Evans, seconded by Ms. Borstad to approve Resolution #2014-11. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen & Mr. Healey, who abstained, and the motion carried.

## **Items for Action**

- a. Armour, Charles & Thanaporn  
579 Main Street  
Block 12.01, Lot 3  
Historic Review for Paint Colors

Mr. Armour stated to the Board that they want to paint the outside of the building blue with white shutters and white trim.

The Board approved the application.

Mr. Conway stepped down at 7:39 PM

- b. Mount Holly Garage II, LLC  
Miller Ford and Miller Subaru  
1596 & 1592 Route 38  
Block 7, Lots 6, 7, 8.01 & 9  
Zone B-1 and B-2 Zone  
Preliminary and Final Site Plan Approval  
Expansion of (2) existing automobile dealership buildings and lot consolidation.

Present for this application were David  
and Charles Miller, owner. All sworn to present testimony.

Esq., William Nicholson, Site Engineer

Mr. Petrongolo stated that some waivers were requested such as contours, Traffic Impact Report, Landscaping and Environmental Impact Report, but can be approved for completeness.

Motion was made by Mr. Evans, seconded by Mr. Healey to approve the application for completeness.

Mr. (Attorney) stated that NJDOT has approved the driveway as configured on the plans.

Mr. Nicholson discussed the plan with the Board. He stated that the curbing will be the same as across the street from this property. He stated that section 130:44 K (1) requires that parking be no closer than 15' where the applicant is asking for 8'. Mr. Petrongolo stated that he has met with the applicant and professionals and has no objections to the waiver of parking spaces.

Exhibits marked

Mr. Nicholas discussed the signage with the Board. Mr. Petrongolo stated that the overall square footage of the signs that exist today will be reduced. Mr. Nicholson stated that 284 SF will be removed and that 128 SF is proposed. He stated that they are removing the freestanding and facade sign and adding a service sign, three facade signs across the front of the building and one monument sign. Mr. Petrongolo stated that the Ordinance allows for two signs.

Mr. Nicholson discussed the lighting proposed. He stated that the applicant is proposing to add lights in the back and will match existing lighting.

Mr. Nicholson discussed the landscaping. He stated that the applicant will remove a row of trees and combine the parking lots. He stated that the applicant will remove the dead trees in the back of the Liberty Collision site and add new trees to create a continuous buffer along the back of the property.

Mr. Nicholson discussed the traffic flow of the application. He stated that they will be adding a service lobby, waiting area and drive-up service area.

Mr. Nicholson stated that the drainage drains out to Route 38.

Hours of operation will remain the same.

Exhibits Marked - Subaru A-1 & Side-View A-2

Mr. Petrongolo asked if additional employees will be added. Mr. Miller stated that no new employees would be added at present.

At this time Chairman Darji opened the meeting to public comment.

*Mr. Bartello* - Mr. Bartello stated that his house backs up to the property and he has concerns regarding the buffer in the back of the property. He stated that 30' trees were taken down and replaced with 4' ones that do not conceal the solar panels. He expressed his concern of pollution from the tractor-trailers; He stated that there are twenty tractor-trailers located near his property that starts up at the same time. He stated that the grass under the solar panels is 2'-3' high and that the lighting in the back shines right into his home.

*Ms. Shannon Lee - 15 Rockland Terrace*

Ms. Lee had concerns over the lighting shining into her home. The applicant stated that the spot lights will be taken down and replaced with down lighting.

This portion of the meeting is closed.

Mr. Crook stated to the Board what a condition of approval would consist of. In that he stated that this is an application for preliminary and final site plan approval. He stated that the prior site plan approval has been withdrawn. The application requires several waivers; from section 130:44 9 (j) regarding the parking spaces, section 130:44 (k) (1) allows for parking 15' from right-of-way line where 8' is proposed, section 130:44 (d) regarding the curbing, section 130:44 (c) and 130:44 (h) regarding islands, 130:55 (c) (a) regarding signage, and section 130:55 (b) (5) regarding freestanding signs. He stated that testimony has been given regarding the waivers. He stated that with regards to the lighting the flood lights will be removed and replaced with down lighting. The plans will be revised to reflect the relocation of the handicapped parking spaces and an associated crosswalk consistent with the direction of the board.

Motion was made by Mr. Kausch, seconded by Mr. Healey to approve the application as stated. The vote was unanimous and the motion carried.

### **Old Business**

Land Development Board to recommend Ordinance changes to Township Committee. Ms. Borstad will forward to Township Committee.

### **Public Comment**

There was none.

### **Comments from Professionals**

There was none.

### **Comments from the Board**

#### **A. Bill List**

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

### **Adjournment**

Motion was made by Evans, seconded by Mr. Tallo to adjourn at 8:58 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts  
Land Development Board Recording Secretary

