

**Township of Lumberton  
Land Development Board  
Regular Meeting  
November 12, 2014**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Wednesday, November 12, 2014 at 7:30 p.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 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 | (Absent) |
|                | Rakesh Darji, Chairman             | (Absent) |
|                | Jim Campbell                       | (Absent) |
|                | Sheldon Evans                      |          |
|                | Bob Healey                         | (Absent) |
|                | Audrey Winzinger                   | (Absent) |

|                                   |                   |  |
|-----------------------------------|-------------------|--|
| Representatives of Governing Body | James Conway, Jr. |  |
|                                   | Sean Earlen       |  |

|              |                |  |
|--------------|----------------|--|
| Alternate #1 | William Tynon  |  |
| Alternate #2 | Donald Tallo   |  |
| Alternate #3 |                |  |
| Alternate #4 | Matthew Kausch |  |

|                     |  |          |
|---------------------|--|----------|
| Solicitor           | Mr. Crook, Esq., Capehart & Scatchard      |          |
| Consulting Engineer | Mr. Otto, PE, CME                          | (Absent) |
|                     | CME Engineering                            |          |
| Consulting Planner  | Joseph M. Petrongolo, C.L.A., R.L.A., P.P. | (Absent) |
|                     | Remington, Vernick & Arango                |          |

### **Minutes**

Regular Meeting minutes for October 15, 2014.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve the Regular meeting minutes of October 15, 2014. The vote was affirmative with the exception of Mr. Conway, Mr. Earlen, Chairman Bennett, Mr. Tynon and Mr. Kausch, who abstained, and the motion carried.

### **Correspondence**

There was none.

### **Resolutions**

There was none.

### **Items for Action**

- a. Tyson, Robert  
60 Bridge Road  
Block 46, Lot 11.02, RA/S  
Bulk Variance for an Addition

Mr. Robert Charles Tyson Jr., was sworn to provide testimony.

Mr. Tyson stated that he would like to construct an addition to the side of his home. The home currently is a three-bedroom home with one floor and a basement. Mr. Tyson stated that when he bought the property in 2000 he had two children and now he has four. He stated that with the addition the home will have five bedrooms and two bathrooms. The addition will be one floor with a crawl space.

The Board asked if there would be any other upgrades or additions. Mr. Tyson stated that possibly the heater.

Mr. Petrongolo stated that this is a hardship variance based on the dimensions of the lot and the placement of the house. Mr. Petrongolo asked if Mr. Tyson considered placing the addition out the back of the existing home. Mr. Tyson stated that there is a very steep hill and that it would be too costly to construct the addition out the back of the home. He also stated that due to the layout of the house, if they were to place the addition out the back, they would lose windows in the existing rooms.

Mr. Tyson stated that there is currently an existing pad which they will add to for the addition.

Mr. Petrongolo asked if vegetation would be disturbed. Mr. Tyson stated no. Mr. Petrongolo stated that by placing the addition to the side rather than the back will preserve the existing vegetation.

At this time Chairman Bennett opened the meeting up for public comment. There being none, this portion of the meeting was closed.

A motion was made by Mr. Earlen, seconded by Mr. Conway to approve the bulk variance for the addition. The vote was unanimous and the motion carried.

### **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.

**Executive Session**

This portion of the meeting was postponed until the December meeting.

**Adjournment**

Motion was made by Mr. Earlen, seconded by Mr. Conway to adjourn at 7:47 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts  
Land Development Board Recording Secretary

