

**Township of Lumberton
Land Development Board
Regular Meeting
April 20, 2016**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Darji on Wednesday, April 20, 2016 at 7:30 p.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 23, 2016 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. Pursuant to the Board's adopted procedure, no new application will be started, or witness testimony taken after 11:00 p.m. All such matters will be continued until the next available Board meeting. If the time limit of the Board for action is not extended by the Applicant the matter will be voted upon in the evidence setting the Board finds itself at the time action is taken.

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 Members	Robert Bennett	(Absent)
	Catherine Borstad	
	Rakesh Darji	
	Sheldon Evans	
	Bob Healey	(Absent)
	William Tynon	
	Audrey Winzinger	
Representatives of Governing Body	James Conway	(Absent)
	Sean Earlen	(Absent)
Alternate #1	Donald Tallo	
Alternate #2	Matthew Kausch	
Alternate #3	Roseanne Tulio-Kwiatkowski	(Absent)
Alternate #4	Christopher Ciorito	(Absent)
Solicitor	Mr. Crook, Esq., Capehart & Scatchard	(Absent)
Consulting Engineer	Mr. Kurt Otto, PE, CME Engineering	(Absent)
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P.	(Absent)
	Remington, Vernick & Arango	

Minutes

Regular Meeting minutes for March 16, 2016.

Motion was made by Mr. Evans, seconded by Mr. Kausch to approve the Regular meeting minutes of March 16, 2016. The vote was affirmative, with the exception of Ms. Winzinger, who abstained, and the motion carried.

Correspondence

There was none.

Resolutions

- a. 2016-6 American Muscle Machines, LLC (Quaker Steak and Lube) 1643 Route 38. Block: 18 Lot: 9. Application for Preliminary and Final Major Site Plan with Variances and Waivers. Variance for Lot area and width, Waiver for Parking Setback, Sign Setback and Sign Area. Approved.

Motion was made by Mr. Evans, seconded by Mr. Tynon to approve Resolution 2016-6. The vote was affirmative with the exception of Chairman Darji and Ms. Winzinger, who abstained, and the motion carried.

- b. 2016-7 Mormando, Alfred, 7 Hemsing Drive, Block: 19.08, Lot: 7. Use Variance for In-Law suite with second kitchen in basement. Approved.

Motion was made by Mr. Evans, seconded by Mr. Kausch to approve Resolution 2016-7. The vote was affirmative with the exception of Chairman Darji and Ms. Winzinger, who abstained, and the motion carried.

- c. 2016-8 Hester, Alan, 20 Ed Browns Meadow, Block: 21, Lot: 23.14. Use Variance for the construction of a 2,869 addition for an In-Law Suite with 2 bedrooms, one bath and kitchen. Approved.

Motion was made by Mr. Evans, seconded by Mr. Tynon to approve Resolution 2016-8. The vote was affirmative with the exception of Chairman Darji and Ms. Winzinger, who abstained, and the motion carried.

- d. 2016-9 A Better Lumberton, 111 Municipal Drive. Block: 19.58, Lot: 1 and 2 Preliminary and Major 25 Residential Lot Subdivision and (1) Open Space Lot, Waverly Pointe. Approved.

Motion was made by Mr. Evans, seconded by Mr. Kausch to approve Resolution 2016-9. The vote was affirmative with the exception of Chairman Darji and Ms. Winzinger, who abstained, and the motion carried.

Items for Action

There were none.

Public Comment

There was none.

Comments from Professionals

There was none.

Comments from the Board

A. Bill List

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

Executive Session

Adjournment

Motion was made by Mr. Evans, seconded by Mr. Tynon to adjourn at 7:36 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary