

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
April 17, 2008 7:30 PM

ATTENDANCE:	PRESENT	ABSENT	
	_____	_____	Thomas Ammerman, Class IV
	_____	_____	Robert Bennett, Class IV, Chair
	_____	_____	Thomas Bintliff, Class IV
	_____	_____	James Conway, Class I, Mayor Rep.
	_____	_____	Sheldon Evans, Class IV
	_____	_____	Beverly Marinelli, Class III, Committeewoman
	_____	_____	Robert Morton, Class IV
	_____	_____	John Pagenkopf, Class IV, Vice-Chair
	_____	_____	Brad Regn, Class II
	_____	_____	Nancy Bleznak, Alt. #1
	_____	_____	Craig Potter, Alt. #2
	_____	_____	Doug Alba, Alt. #3
	_____	_____	Mike Petty, Alt. #4

1. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY CHAIRMAN:

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 2, 2008 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 appointment and their testimony on an application is under oath on a continuing basis.

2. Roll Call

3. MINUTES

- a. Regular minutes for March 20, 2008 meeting.

4. CORRESPONDENCE

5. RESOLUTIONS

- a. 2008-11 Whitesell Construction, 131 & 141 Mt Holly Bypass, Block 15.04, Lot 2.01. Extension of Preliminary and Final Site Plan. Approved.

6. NEW BUSINESS

a. Family Services

Bulk Variance, Expansion of Non-Conforming Use
Amendment to Site Plan for additional parking

Block 15.04
Lot 2.03
79 Chestnut Street
I-2 Zone

Date of Application: March 31, 2008
Date Application Deemed Complete:
Deadline for Decision: April 17, 2008

b. Palladino, John

Massage Therapy Practice/Change of Use

Block: 13
Lot: 4
1555 Route 38
B-2 Zone

Date of Application: March 31, 2008
Date Application Deemed Complete:
Deadline for Decision: April 17, 2008

c. Evola, Joseph & Wendy – Madison Plaza

Change of Use (Restaurant), Bulk Variance for parking
Site Plan waiver requested.

Block: 6.04
Lot: 3.02, 3.07 & 5
1566 Route 38
B-2 Zone

Date of Application: March 31, 2008
Date Application Deemed Complete:
Deadline for Decision: April 17, 2008

d. Sta Seal

Minor Site Plan for placement of Scale House and
2 Scales with variances.

Block 14
Lot 2.01
13 Maple Ave
I-1 Zone

Date of Application: July 5, 2007
Date Application Deemed Complete: February 21, 2008
Deadline for Decision: April 17, 2008

7. Old Business

- a. 20 Maple Ave, LLC., (Cave Holdings)** Block 13
Minor Site plan and Use variance application Lot 3.91
20 Maple Ave

Date of Approval: October 11, 2006

Status: July 24, 2007 – Revised site plan signed by Township Engineer. Pending signature from board chairman and board secretary.

Status: September 4, 2007 – Plans have been signed pending posting of Performance Bond and inspection escrow.

Status October 11, 2007 – Same

Status November 8, 2007 – Same

Status February 8, 2008 – Site visit occurred and it appears that he is storing Material and has proceeded with some of the required conditional improvements without posting the required bond and escrow. 2/14/08 Sent out violation notice.

Status March 11, 2008 – Mr. Cave came into the office and explained what is happening at the site. He will be using the material that is piled on the site for the base for the parking area, he will be posting his bond and escrow by mid-summer. I cautioned him that the use of this site for anything other use than the maintenance of trucks would not be permitted until he has posted his bonds and escrow I further explained that no improvements should be made to this site until the bonds and escrow have been posted. He did put the concrete barrier up along the rear of the property because he had an opportunity to buy the material at cost.

- c. Young's Landscaping** Block: 37
Determine completeness of application. Lot 2.01
Use Variance 323 Main Street

Date of Denial of Original Application: August 11, 2004

Application deemed to have no substantial change from original application: April 19, 2007

Applicant is scheduled to be heard in Municipal Court in regards to outstanding Zoning Violation on Monday June 18, 2007.

Update: June 18, 2007: Applicant was heard in Municipal Court and a postponement was granted. Applicant is appealing the board decision deeming the application incomplete.

Update: March 2008: Transcripts have been completed and forward to plaintiffs attorney.

- d. Philly Soft Pretzel** Block 22.01
Minor Site Plan with Change of Use Lot 1.10
772 Eayrestown Road

Date of Approval: April 19, 2007

Construction permit issued on April 26, 2007

Status: July 9, 2007 Site plan has been signed by Township engineer and Board Chairman waiting on submission of inspection escrow and bond to be Posted.

Status: September 4, 2007 – No Change

