

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
August 21, 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 July 17, 2008 meeting.

4. CORRESPONDENCE

5. RESOLUTIONS

6. ORDINANCE

- a. 2008-29 Executive Session
- b. 2008-30 STA Seal, 13 Maple Ave, Block 14, Lot 2.01. Continued to August 21, 2008 agenda.
- c. 2008-31 Ferrell, Donald, 6 Point Street, Block 12.01, Lot(s) 1,2,3 and 4. Bulk Variance for construction of detached garage. Continued to August 21, 2008 agenda
- d. 2008-32 Murphy, Francis, 6 Cameron Lane, Block 33.03, Lot 24. Conditional Use Variance for Home Occupation (Psychologist Office). Continued to August 21, 2008 agenda.
- e. 2008-33 Stott, Victor, 1 Cameron Lane, Block 33.04, Lot 11. Bulk Variance for Detached Garage. Continued to October 16, 2008 agenda.
- f. 2008-34 J. Grato Enterprises, LLC (Franklin Machine), 101 Mt. Holly Bypass, Block 15.04, Lot 2.05. Preliminary and Final Site Plan for 40,000 Sq Ft. Addition. Continued to August 21, 2008 agenda.
- g. 2008-35 Thomas Alberto (T/A ATW), 1609 Route 38, Block 18, Lot 1.04. Site Plan Waiver. Continued to August 21, 2008 agenda.

7. NEW BUSINESS

- a. **Murphy, Francis** Block 33.03
Conditional Use Variance for a Psychologist Office Lot 24
in a Residential Zone 6 Cameron
RA/S Zone

Date of Application: July 1, 2008
Date Application Deemed Complete:
Deadline for Decision: August 21, 2008
- b. **Ferrell, Donald** Block 12.01
Variance for height for detached garage. Lot 1,2,3,4
6 Point Street
HA Zone

Date of Application: May 27, 2008
Date Application Deemed Incomplete: June 19, 2008
Deadline for Decision: Continued to August 21, 2008
- c. **Alberto, Thomas t/a ATW Associates** Block 18
Site Plan Waiver and Change of Use Lot 1.04
1609 Route 38
B-2 Zone

Date of Application: June 3, 2008
Date Application Deemed Complete:
Deadline for Decision: August 21, 2008

- d. Radwell International** Block 15.04
Major site plan for a 36,000 sq ft addition. Lot 2.05
111 Mt Holly Bypass
I-2 Zone
- Date of Application: July 14, 2008**
Date Application Deemed Complete:
Deadline for Decision: August 21, 2008

- e. Franklin Machine** Block 15.04
Preliminary and Final Major Site Plan for Lot: 2.04
40,000 SQ Ft Addition 101 Mt. Holly ByPass
I-2 Zone
- Date of Application: July 1, 2008**
Date Application Deemed Complete:
Deadline for Decision: August 21, 2008

- f. Sta Seal** Block 14
Minor Site Plan for placement of Scale House and Lot 2.01
2 Scales with variances. 13 Maple Ave
I-1 Zone
- Date of Application: July 5, 2007**
Date Application Deemed Complete: February 21, 2008
Deadline for Decision: August 21, 2008

8. 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.

4/10/08 – Called Mr. Cave and asked that he put in writing a time frame and status of work and uses at this site.

5/05/08 – Spoke with Mr. Cave and he has made some progress with site in regards to the material at the site. He will be posting the bond and escrow in the beginning of June.

6/10/08 – Nothing new to report

- 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.
Update: May 7, 2008: Matter is being heard by Judge Sweeney.
- 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: 08/06/2008 - Posted Performance Guarantee and Inspection Escrow.

- 9. Comments from the Public.**
- 10. Comments from the Professionals.**
- 11. Comments from the Board**
 - a. Bill List
- 12. Executive**
- 13. Adjournment.**