

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
February 19, 2009 7:30 PM

| ATTENDANCE: | PRESENT | ABSENT | |
|--------------------|----------------|---------------|--|
| | _____ | _____ | Thomas Ammerman, Class IV |
| | _____ | _____ | Robert Bennett, Class IV |
| | _____ | _____ | Thomas Bintliff, Class IV |
| | _____ | _____ | James Conway, Class I, Deputy Mayor |
| | _____ | _____ | Sheldon Evans, Class IV |
| | _____ | _____ | Lewis Jackson, Class III, Committeemen |
| | _____ | _____ | Beverly Marinelli, Class IV |
| | _____ | _____ | Robert Morton, Class II |
| | _____ | _____ | John Pagenkopf, Class IV |
| | _____ | _____ | Nancy Bleznak, Alt. #1 |
| | _____ | _____ | Craig Potter, Alt. #2 |
| | _____ | _____ | Doug Alba, Alt. #3 |
| | _____ | _____ | Ed Borm, 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, 2009 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 January 15, 2009 meeting.

4. **CORRESPONDENCE**

5. **RESOLUTIONS**

- a. 2009-04 Adopting report of findings and recommendations for the 2008 Annual Report to the Lumberton Township Committee.
b. 2009-05 Executive Session

6. **NEW BUSINESS**

- a. **Culver, Charles & Lynn** Block 53
Bulk Variance for an addition to existing detached Lot 9
garage. (Work already completed without permits) 10 Hopewell Ave

Date of Application: 01/30/2009
Date Application Deemed Complete:
Deadline for Decision:

- b. **Lumberton Substation (PSEG)** Block 40
Major Site plan with Variance(s) Lot 2
386 Main Street

Date of Application: 01/20/2009
Date Application Deemed Complete:
Deadline for Decision:

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.

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

7/08/08 – Peter Emmons sending a letter to owner.

12/01/08 – Letter to Mr. Cave. (Included in packet)

12/03/08 – Letter to Mr. Cave. (Included in packet)

01/04/2009 – Letter from Mr. Sheehan

01/22/2009 – Peter to send response to Mr. Sheehan’s letter. (See letter under correspondence.)

02/05/2009 – See Correspondence

8. **Comments from the Public.**
9. **Comments from the Professionals.**
10. **Comments from the Board.**
 - a. Bill List
11. **Executive**
 - a. Walmart Litigation
 - b. Cave Holdings
 - c. Mark Allen Auto
12. **Adjournment.**