

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

35 Municipal Drive, Lumberton Township
Lumberton, NJ 08048
Telephone: (609)267-3217
Fax: (609)267-0614

TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
July 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 June 19, 2008 meeting.

4. CORRESPONDENCE

5. RESOLUTIONS

- a. 2008-24 STA Seal, 13 Maple Ave, Block 14, Lot 2.01. Continued to July 17, 2008 agenda.
- b. 2008-25 Ferrell, Donald, 6 Point Street, Block 12.01, Lot(s) 1,2,3 and 4. Bulk Variance for construction of detached garage. Continued to July 17, 2008 agenda.
- c. 2008-26 Stott, Victor, 1 Cameron Lane, Block 33.04, Lot 11. Bulk Variance for construction of detached garage. Continued to July 17, 2008 agenda.

6. ORDINANCE

- a. 013-2008 Ordinance of the Township of Lumberton to Establish Design Standards for the Historic/Architectural District (H/A)

7. NEW BUSINESS

- a. **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: July 17, 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: July 17, 2008
- c. **Stott, Victor** Block 33.04
Bulk Variance for detached garage. Lot 11
1 Cameron Lane
RA/S

Date of Application: June 9, 2008
Date Application Deemed Incomplete: June 19, 2008
Deadline for Decision: July 17, 2008

- d. **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: July 17, 2008
- e. **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 26, 2008**
Date Application Deemed Complete:
Deadline for Decision: July 17, 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: September 4, 2007 – No Change

Status: October 11, 2007 – No Change

Status: November 8, 2007 – Property Maintenance letter sent.

Status: February 2008 – Sent a Zoning violation notice and Property Maintenance violation to Mr. Patel

Status: Peter Emmons will be sending a letter.

Status: Letter sent on 3/21/08. Deadline for action 3/31/08.

Status: 4/11/08 See letter under correspondence.

Status: 5/05/08 See letter under correspondence.

Status: 6/10/08 Compliant filed with Municipal Court.

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