

**Revised
3/17/2008**

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
March 20, 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 February 21, 2008 meeting.

4. CORRESPONDENCE

- a. Letter from Lynn Blessing McDougall, Esq. in regards to Whitesell Construction requesting a one-year extension for 131 and 141 Mount Holly By-Pass.
- b. Letter from Alaimo Associates in regards to the MUA Edward Street Pumping Station application.

5. RESOLUTIONS

- a. 2008-8 MUA, Edward Street Pumping Station, Block 13.02, Lot 6.01 and Block 11.02, Lots 15 and 16. Denied without Prejudice.
- b. 2008-9 STA Seal, 13 Maple Ave, Block 14, Lot 2.01. Continued.
- c. 2008-10 Hecht Trailers, 1788 Route 38, Block 22, Lot 9.02. Minor Site Plan with Variances. Approved.

6. Redevelopment Plan

- a. Presentation by Brian Slauch, PP, AICP

7. NEW BUSINESS

- a. **Canzanese, Maryann** Block 8.02
HARC application for 24 x 24 detached garage. Lot: 4 & 5
489 Landing Street
HA Zone

- b. **Deckert, Donald** Block 19.33
Variance for Setback for Shed, impervious coverage Lot: 3
variance for additional concrete around pool. 2 Thornhill Drive
R-2.0 Zone

Application Received: February 11, 2008

Deadline for decision: March 20, 2008

- c. **Iacometta, Joseph** Block: 40
Variance for side yard setback for accessory structure. Lot: 30
RA/S Zone
412 Main Street

Application Received: February 22, 2008

Deadline for decision: March 20, 2008

- d. **Children's Resource Center** Block: 45
Conditional Use Variance for installation of rope course Lot: 1.18
3 Camp Drive
RA/S Zone

Application Received: February 25, 2008

Deadline for decision: March 20, 2008

- e. **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 Incomplete: February 21, 2008

Deadline for Decision: March 20, 2008

March 6, 2008 - Correspondence received requesting a continuance.

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.

- 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**
Minor Site Plan with Change of Use

Block 22.01
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.

- d. **Aaronson**
Minor Site Plan

Block: 13
Lot: 2.01
24 Maple Ave

10/24/07 Owner has contacted his engineer and they are preparing to submit his revised plans to Alaimo for approval. After owner submits plans for signature they will post the required bond and escrow.

12/11/07 - No change, still waiting on plans to be submitted.

01/04/08 - Letter from applicants engineer, submitted revised plans to Alaimo for review.

01/31/08 – Alaimo has received updated plans and our reviewing these plans.

02/27/08 – Called Alaimo for status of plans and was told the plans do not have a signature block and Frank Morris would call applicants engineer and will forward the plans after they have been signed.

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