

**Revised
5/13/2008**

TOWNSHIP OF LUMBERTON
BURLINGTON COUNTY, NEW JERSEY

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TOWNSHIP OF LUMBERTON
LAND DEVELOPMENT BOARD AGENDA
May 15, 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 April 17, 2008 meeting.

4. CORRESPONDENCE

- a. Correspondence between Mr. Emmons, Mr. Lario attorney for Philly Soft Pretzel and Mr. Morris from Alaimo in regards to a request for permission to use the drive thru.

5. RESOLUTIONS

- a. 2008-18 Family Services, 79 Chestnut Street, Block 15.04, Lot 2.03. Amended Final Site Plan. Approved.
- b. 2008-19 Palladino, John, Massage Therapy, 1555 Route 38, Block 13, Lot 4. Minor Site Plan Approval. Approved.
- c. 2008-20 Evola, Joseph and Wendy, Restaurant, 1566 Route 38, Block 6.04, Lot 3.02, 3.07 and 5 (Madison Plaza). Minor Site Plan Approval with Variances. Approved.

6. ORDINANCE

- a. 007-2008 Regulating and Determining the Mapping and Preservation of Land
- b. 008-2008 Establishing Tax Map and GIS Escrow Fees
- c. 009-2008 Establishing Electronic File Submission Standards
- d. 010-2008 Amend Chapter 130 Section 35 of The Code of The Township Of Lumberton Entitled "Historic/Architectural District".
- e. 011-2008 Amending Section 90-7 and Section 130-79 "Mandatory Development Fees" (COAH)

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: June 19, 2008
- b. **Taylor, Holly** Block 13.01
HARC application for placement of Shed. Lot 4
601 Main Street
HA Zone

Date of Application: April 23, 2008
- c. **Canton, John** Block 15.02
Minor Subdivision Lot 1
HA Zone

Date of Application: April 24, 2008
Date Application Deemed Complete:
Deadline for Decision: May 15, 2008

- d. The Diocese of Trenton**
Informal application for proposed Cemetery and Mausoleum. Block 20.17
Lot 26.01 & 27
Eayerstown &
Landing Street
RA/S

Date of Application: May 2, 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.

- 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.

9. Comments from the Public.

10. Comments from the Professionals.

11. Comments from the Board

- a. Redevelopment
- b. Master Plan
- c. Storage Containers (PODS)
- d. Bill List

12. Executive

- a. Right To Farm

13. Adjournment.