

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
May 21, 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 April 16, 2009 meeting.

4. **CORRESPONDENCE**

- a. Letter from Whitesell Construction Company dated May 5, 2009, regarding 150-152 Mt Holly By-Pass, Block 15, Lots: 6.01 and 6.09.

5. **RESOLUTIONS**

6. **ORDINANCE**

- a. Amendments to Chapter 221 Property Maintenance Code
b. Proposed amendments to Sections 130-3, 130-23, 130-39 and 130-44.

7. **NEW BUSINESS**

- a. **James Jambor** Block 19.44
Bulk Variance for rear addition. Lot: 42
719 Henderson Rd
R-2 Zone

Date of Application: April 30, 2009
Date Application Deemed Complete:
Deadline for Decision: May 21, 2009

- b. **Jason Peak** Block: 19.23
Bulk Variance for rear addition. Lot: 133
18 Canterbury Court
R-2 Zone

Date of Application: May 6, 2009
Date Application Deemed Complete:
Deadline for Decision: May 21, 2009

- c. **Master Plan**

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

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.)

03/09/2009 – Sent five violation notices, no response, will proceed with court action.

03/25/2009 – Signed municipal court complaint(s).

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