

# TOWNSHIP OF LUMBERTON

BURLINGTON COUNTY, NEW JERSEY

Revised 10/07/2008

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## TOWNSHIP OF LUMBERTON LAND DEVELOPMENT BOARD AGENDA October 16, 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 September 18, 2008 meeting.

**4. CORRESPONDENCE**

**5. RESOLUTIONS**

- a. 2008-42 Thomas Alberto (T/A ATW), 1609 Route 38, Block 18, Lot 1.04. Site Plan Waiver. Continued to October 16, 2008 agenda.
- b. 2008-43 Radwell International, Blue Rock Construction, 111 Mount Holly Bypass, Block 15.04, Lot 2.05. Amended Final Major Site Plan. Application deemed incomplete.
- c. 2008-44 Bank of America, 1520 Route 38, Block 15.03, Lot 7. Final minor site plan. Application deem completed. Continued to October 16, 2008 agenda.
- d. 2008-45 AAA Pharmaceutical, 681 Main Street, Block 16, Lot(s) 1.01 and 2. Change of use with minor Site Plan. Approved.

**6. ORDINANCE**

- a. 130-36 Home Occupations

**7. NEW BUSINESS**

- a. **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: October 16, 2008**
  
- b. **Bank of America** Block 15.03  
Minor Site Plan for placement of ATM Kiosk Building Lot 7  
in Lowe's parking lot. 1520 Route 38  
**Date of Application: August 19, 2008**  
**Date Application Deemed Complete:**  
**Deadline for Decision: October 16, 2008**
  
- c. **The Diocese of Trenton**  
Use variance application for proposed Cemetery and Mausoleum. Block 20.17  
Lot 26.01 & 27  
Eayerstown &  
Landing Street  
RA/S  
**Date of Application: September 8, 2008**  
**Date Application Deemed Complete:**  
**Deadline for Decision: October 16, 2008**

- d. **Radwell International** Block 15.04  
Final Major site plan for a 36,000 sq ft addition. Lot 2.05  
111 Mt Holly Bypass  
I-2 Zone

**Date of Application: August 27, 2008**  
**Date Application Deemed Complete:**  
**Deadline for Decision: October 16, 2008**

- e. **Young's Landscaping** Block 37  
Use Variance with Site Plan Lot 2.01  
323 Main Street  
RA/S

**Date of Application:**  
**Date Application Deemed Complete:**  
**Deadline for Decision: October 16, 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**

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

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