MUNICIPAL BUILDING, 590 MAIN ST., P.O. BOX 218, LEESBURG, NJ 08327

LAND USE BOARD
BARBARA SUTTON, Secretary
(856) 785-1120 ext. 116

AGENDA FOR MEETING of FEBRUARY 1, 2012
7:00 PM

1. **Call to order.**
2. **Open Public Meetings Act announcement.**
3. **Roll Call.**
4. **Pledge of Allegiance.**
5. **Vote on minutes of the 1-4-12 meeting.**
6. **Vote on Resolution No. 2012-01 for acceptance of Michael E. Benson's professional services contract for Land Use Board Solicitor 2012.**
7. **Correspondence.**
8. **Worksession – Continue review for the update of the Master Plan and implementation of amendments to Pinelands Comprehensive Management Plan regarding clustering, wetlands management and forestry regulations.**
9. **Other.**
10. **Adjournment.**

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: February 1, 2012

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Committeeman K. Langley, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, Alt. #1, T. Imbaratto, Alt.#2, C. Morrissey, PE, T. Cuviello, PP and M. Benson, Solicitor.

The Chairman acknowledged that Alternate #1 will be voting in the absence of Mayor Ireland.

The Chairman announced that this meeting was held in accordance with the Open Public Meetings Act of New Jersey.

The minutes of the 1-4-12 meeting were approved on a motion by Chard, seconded by Hoffman and a unanimous vote.

The Secretary announced receipt of the following correspondence:

1. The December 2011 NJ Planner publication.
2. Pinelands Certificate of Filing dated 1-5-12 and no call up letter dated 1-11-12 issued to Jon Krawchuck for the demolition of a single family dwelling and eight other structures and to reconstruct the dwelling and replace the septic system on Block 100, Lot 4.01.
3. Pinelands Certificate of Filing dated 1-25-12 issued to Atlantic Masonry Supplies, Inc. for their application for continued resource extraction operations on Block 247, Lot 35.
4. Certificate of Filing dated 1-18-12 for a density transfer involving Block 113, Lot 12 and Block 117, Lot 8.03 issued to Leland Stanford.
5. Notice of a Pinelands public hearing held on 2-1-12 for Buena Vista Township's ordinance in response to Pinelands Comprehensive Management Plan amendments related to clustering, forestry and wetlands management. Written or e-mailed comments must be submitted no later than 2-6-12.
6. News Release – DEP expands land use e-permitting program. This new service allows property owners and contractors to apply on-line for certain types of freshwater wetland permits. The GP-8 permit allows for additions to existing houses and the GP-25 permit allows for the replacement of malfunctioning septic systems.
7. Copy of a request made to NJDEP for a 5-year extension of a wetlands Letter of Interpretation issued to Pamela Sjogren for Block 295, Lots 18, 18.01 and 18.02 on Menhaden Rd.
8. From Department of Community Affairs, the 2nd Edition of the Redevelopment Handbook in CD format.
9. From ANJEC, a brochure regarding 2012 land use planning grants.
10. Letter from Rebecca J. Ashton, dated 12-7-11 regarding the Zoning Officer and the J. Lafferty matter.

The Secretary provided the Board with the 2011 resolution list and report of variances approved in 2011.

Worksession

Tiffany Cuviello provided a memo dated 2-1-12 summarizing previous discussions and items for the Board's consideration in connection with clustering in the Pinelands.

The Board had previously discussed that bonus calculations should be based on upland areas rather than on the entire lot area, including wetlands, as is the formula for calculating base density. In her review of some of the sites, she stated that if bonus density is only applied to upland areas, reduction of bonus units would not be significant with the exception of two areas.

Further discussion resulted in a consensus that the Board would stay with the concept of not restricting bonuses based on the time of purchase; wetlands would be excluded for bonus calculations and that open water would be included along with upland area for bonus calculations. The reasoning for not restricting the bonus at the time of purchase was to be fair to all property owners.

The two areas that were likely to generate the most bonus units were Area 7 and Area 11. Area 7 includes farmland and is approximately 50% wetlands. The total number of bonus units could be reduced by half if wetlands are excluded from the calculations. The Board did not want to restrict the number of bonus units in Area 7 due to farming operations taking place on the property.

In Area 11, the Board wanted to allow a maximum potential for lakefront development as an end use for mining sites. It was suggested that the lake could be part of the required open space which would maximize development potential and address the Board's concern regarding open water being part of the one acre minimum lot size.

Cuviello stated that even though Whibco sites will continue to be used for mining, it may be beneficial to designate preferred areas for residential development. Since residential uses are not compatible with mining operations, this would help prevent fragmented development.

Cuviello pointed out that Area 9 is mostly wet. This area would generate no bonus units and would likely see no development at all. The land included in this area may have some value if used in a density transfer situation requiring additional land to be set aside for actual development to take place on another lot. Density transfer options already exist for individual lot development. The Board will consider the possibility of expanding density transfer options.

Cuviello stated that in discussion with the Tax Assessor, she found that the value of one acre lots as opposed to five acre lots was not substantially less. The lot value comes mostly from its ability to be developed. Additional acreage over one acre is assessed considerably less than the first acre of a developed lot.
The next worksession will be held on 3-7-12 if the regular meeting agenda permits.

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Gordon Gross, Zoning Officer, asked for the Board's interpretation to determine if Atlantic City Electric needed to submit an amended site plan for additional equipment with concrete pads and piers to be located within the previously Board approved site plan area located on Union Rd.

After a brief discussion, the Zoning Officer was advised that there was no need for the applicant to apply for Board approval since the approved site plan area was not being expanded.

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The Secretary asked the Board to discuss an alternate date for the July meeting since the first Wednesday would be the 4th. The Board decided that the regular July meeting will be held on Thursday, 7-5-12 at 7 PM.

There being no further business, Chard motioned to adjourn the meeting at 8:43 PM. Carrara seconded. Unanimous.

Respectfully submitted,

Barbara Sutton, Secretary