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 MARCH 7, 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 2-1-12 meeting.**
6. **Correspondence.**
7. **Review Land Development Regulations Ordinance as it pertains to the requirement of an applicant to provide space on cell towers for Township/County emergency equipment.**
8. **Review request from Dominic Zanghi for 90-day extension of current mining license.**
9. **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.**
10. **Other.**
11. **Adjournment.**

MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: March 7, 2012

Present: B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, 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 announced that this meeting was held in accordance with the Open Public Meetings Act of New Jersey.

The minutes of the 2-1-12 meeting were approved on a motion by Chard and seconded by Hoffman. Ireland abstained. All other members voted in favor of the motion.

The Secretary announced receipt of the following correspondence:

1. Achievement in Planning Awards - 2012 nominations form from NJ Planning Officials due by 3-16-12.
2. Correspondence dated 2-6-12 and 2-15-12 from Rebecca J. Ashton regarding the Lafferty matter.
3. Pineland's Certificate of Filing for the Lafferty application dated 2-1-12.
4. Pineland's letter dated 3-6-12 regarding the Lafferty application.

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Review Land Use Ordinance Section 9.22 C.4

Solicitor Benson reminded the Board of the recent information provided with regard to the inability for the Action Cycles Cell Tower to accommodate Cumberland County's OEM whip antennas as it does not meet new structural standards.

Benson further stated that the Township Committee has requested that the Board review the ordinance and recommend a revision to the language that would include a mandatory provision for the applicant to provide space for township and/or county emergency equipment. The ordinance already includes this requirement. He noted that Gordon Gross, OEM Coordinator, received information from Pinelands with regard to a plan for fifty (50) pre-approved sites for emergency towers.

Gross stated that a public hearing was held two weeks ago on this plan. The pre-approved sites would be for emergency towers only with no private co-location. The Cumberland Fire Station property is one of those sites and the County is planning to start construction as soon as possible.

Benson stated that this matter is now a moot point for the Board. By consensus of the Board, the existing language in Section 9.22 C.4 will remain as is with no change at this time.

Dominic Zanghi – Request for Mining License Extension

The Secretary announced that Mr. Zanghi made a written request to the Township Clerk for a 90-day extension of his current license that is due to expire on 3-28-12. Since there was time before the next Township Committee meeting, Mr. Oliver asked the Land Use Board to review and make a recommendation to the Committee.

After discussion, Chard motioned to recommend to the Committee that the 90-day extension be granted. Hoffman seconded. Unanimous.

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On a motion by Thompson, seconded by Ireland and a unanimous vote, a public session was opened.

Bill Noe of Delmont asked some questions with regard to the need for a forestry permit when engaging in a stewardship program to manage his forest. He stated that he had a forester evaluate the property and prepare a plan to file with the Tax Assessor to get Q farm status. He then found out that he needed a forestry permit.

Gordon Gross, Zoning Officer stated that a permit is required by ordinance and covers a 10 year period. The Ordinance lists exceptions and if the "plan" does not qualify for any of the exceptions, a permit is required to implement the plan.

Mr. Noe stated that he would like to have known that a permit was required before he started the process. He was advised to meet with Mr. Gross to go over the language of the ordinance if he needed further information or clarification of the requirements.

On a motion by Thompson, seconded by Ireland and a unanimous vote, the public session was closed.

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Worksession for Master Plan Update

Tiffany Cuviello, Planner continued the process of reviewing potential cluster patterns and how they might impact the character of the area. She provided an example of a five acre lot subdivision compared to a one acre lot subdivision for property along Carlisle Place Rd. and Leesburg-Belleplain Rd. She pointed out that the biggest issue with an increase in density is whether it changes who Maurice River Township is. If the 200 ft. property width is kept in place with 50 ft. side yard setbacks for the one acre lots, the separation of buildings doesn't change as it is the same width required for five acre lots. Front yard setbacks must be determined.

After considerable discussion, the Board decided that a 200 ft. width, 50 ft. side yard setbacks and a 75 ft. front yard setback would be appropriate for clustered one acre lots and would help to preserve the character of the area. An option for reduced lot widths may be considered for interior lots that are created on a new road off of the main road.

Cuviello will start preparing the appropriate language for the Board's approval. She also asked that the Board start thinking about where solar and wind energy uses may be permitted as a principal use.

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Cuviello informed the Board that the Township has applied for a planning assistance grant that will provide volunteer planners to assist the township with an economic development plan if awarded.

Mayor Ireland updated the Board on the Rails to Trails Project. The next meeting is a combined Rails to Trails/Green Team meeting on April 1st.

There being no further business, Chard motioned to adjourn at 8:16 PM. Carrara seconded. Unanimous.

Respectfully submitted,

Barbara Sutton, Secretary