



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

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

**AGENDA FOR MEETING of NOVEMBER 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 10-3-12 meeting.
6. Correspondence.
7. **Dorchester United Methodist Church – Request for waiver of performance bond for improvements associated with the approved site plan for an addition.**
8. **Review the following requests for potential ordinance amendments:**
  - A. **Request from Township CMFO for potential increases to minimum escrow deposit requirements.**
  - B. **Recommendation from Township Solicitor regarding an amendment to establish inspection escrows for annual inspection of resource extraction operations.**
9. Other.
10. **Vote on Resolution No. 2012-10 to enter Executive Session to discuss litigation filed by Rebecca J. Ashton against the Maurice River Township Land Use Board with regard to action taken in the John Lafferty, Sr. site plan/subdivision application.**
11. Adjournment.

## MAURICE RIVER TOWNSHIP LAND USE BOARD

**Meeting Minutes:** November 7, 2012

**Present:** B. Stowman, Chairman, C. Thompson, V. Chairman, Mayor K. Ireland, R. Chard, J. Carrara, G. Gross, T. Imbaratto, Alt. #2, T. Cuviallo, Planner, C. Morrissey, Engineer and M. Benson, Solicitor.

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

The minutes of the 10-3-12 meeting were approved on a motion by Chard, seconded by Thompson and a unanimous vote.

The Secretary announced receipt of the following correspondence:

1. Signed copy of Ordinance No. 620 from the Township Committee that implements changes relating to clustering, wetlands management and forestry as required by Comprehensive Management Plan amendments.
2. Letter from Pinelands dated 10-23-12 stating that our Master Plan reexamination and update as well as Ordinance 620 was received and requires a public hearing prior to certification. The Township will be notified when the hearing date is scheduled.
3. "Inside the Pinelands" October/November publication from the Pinelands Preservation Alliance.
4. Dues notice from NJ Planning Officials for 2013 membership renewal. The Board agreed that this membership should be renewed.
5. Information from the Association of Environmental Commissions (ANJEC) with regard to solar siting and sustainable land use.
6. Several e-mails regarding the mapping of Pinelands Village areas as sewer service areas on the County's Wastewater Management Plan.

Cormac Morrissey, Engineer explained that the designation of Pinelands Villages as a sewer service area means that projects proposing more than 2,000 gallons per day would be automatically consistent with the Wastewater Management Plan and would not have to go through the WMP process to demonstrate consistency with Water Quality Management Plan goals. While development in these areas would still have to satisfy discharge requirements under the NJPDES and TWA processes, it does eliminate one layer of bureaucracy that may hinder development. This would be an advantage to the Township in promoting growth. He stated that he did not believe that this comes with any mandate for extension of public sewers.

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The Secretary announced that a public hearing with NJ DEP on the full County map is scheduled for 12-11-12 at 6:30 PM at the County 4-H Bldg. on Morton Ave., Rosenhayn.

Planner CuvIELLO announced that Maurice River Township will host a meeting of the Pinelands Municipal Council on 11-28-12 at 7:00 PM to discuss septic system management in the Pinelands.

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**DORCHESTER UNITED METHODIST CHURCH**

Reverend William Hess was sworn in. On behalf of the Dorchester Church, he requested that the Board consider a waiver of the bond requirement for site improvements related to a site plan approval for an addition to their social hall. He stated that the church understood and will do all required improvements before the issuance of the Certificate of Occupancy.

Morrissey stated that the reason for posting a bond is to make sure that the applicant does the required improvements. In this case, the improvements are minor and include such things as the placement of bollards, line striping on the parking lot, etc. and nothing that would create any issues from an engineering standpoint.

After further discussion, Chard motioned to approve a waiver from the bond requirement. Gross seconded. Unanimous.

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The Secretary informed the Board that the new Finance Officer has asked for a review of the minimum escrow deposit requirements to determine if there is a need for any changes. After a brief discussion, the Secretary was instructed to consult with the professional staff on this matter.

Also, Township Solicitor, Frank DiDomenico recommended that the Board amend the Resource Extraction section of the Land Use Regulations to include language that requires an inspection escrow to be posted for the required annual inspection performed by the Township Engineer. Solicitor Benson will work on the language and Morrissey will provide an adequate figure to cover such an inspection.

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Chairman Stowman informed the Board that he wanted to set up a Flood Protection Committee to look into potential solutions to protect our towns and woodlands from storm water flooding during moderate flooding events. He explained that berms may be able to provide some protection. This would not be a plan for the purpose of protecting the bayshore areas, which would be left to other agencies. This plan would be a system of berms between the edge of the woods and the marshland from West Creek to East Point, from East Point to Leesburg and from Bricksboro to Crowder Run.

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Morrissey stated that this plan would build on the Hazard Mitigation Plan prepared by Kent Schellinger, PE that was previously adopted by resolution of the Township Committee. Stowman appointed Charles Thompson, Kathy Ireland, Jody Carrara and himself to the committee.

Gross stated that he would like to see the Township concentrate on fixing the dikes and raising housing above base flood elevation. The dike at Matt's Landing didn't hold up. The concrete part of the dike cracked, but is still there. The dirt part of the dike breached. He further stated that it is the DEP's dike and they should fix it right.

Morrissey stated that he would speak to Bill Dixon of DEP regarding an engineering design.

Stowman stated that the Township can write a letter after we get the information needed to make our case for the proper repair of the dike.

Linda Costello, Acting Township Clerk added that another component of this situation was that the dredging of the mouth of the river never took place. The bay is now actually at the dike which creates more problems than we had in 1997 when the dike was built.

Stowman and Ireland explained that the DEP and the Army Corps of Engineers have been working on the dredging project for a number of years. Mayor Ireland stated that she hoped hurricane conditions would help to speed things up.

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On a motion by Ireland, seconded by Carrara and a unanimous vote, the public session was opened. There being no public comment, Ireland motioned to close the public session. Thompson seconded. Unanimous.

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Solicitor Benson read Resolution 2012-10 by title to allow the Board to enter Executive Session to discuss the Ashton vs. J. Lafferty, Sr. and the Maurice River Township Land Use Board litigation.

On a motion by Carrara, seconded by Ireland and a unanimous vote, the Board entered into closed session at 7:59 PM.

At 8:22 PM, Carrara motion to re-open the public session. Ireland seconded. Unanimous. There was no public comment. Ireland motioned to close the public session. Carrara seconded. Unanimous.

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On a motion by Ireland, seconded by Chard and a unanimous vote, the meeting was adjourned at 8:24 PM.

Respectfully submitted,

  
Barbara D. Sutton, Secretary