MAURICE RIVER TOWNSHIP LAND USE BOARD

Meeting Minutes: May 2, 2012

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

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

The minutes of the 4-4-12 meeting were approved on a motion by Chard and seconded by Gross. Thompson, Langley, Carrara and Hoffman abstained. All other members voted in favor of the motion.

Resolution No. 2012-02, the Board's determination that a repair garage, as described in Jack Lafferty's application for interpretation, was considered a permitted use under Village-Oriented Commercial and Retail uses, was adopted on a motion by Chard and seconded by Imbaratto. Stowman, Chard and Imbarrato voted in favor of the motion. No other members qualified to vote on this matter due to absenteeism or conflict.

The Secretary announced receipt of the following correspondence:

1. March/April New Jersey Planner publication.
2. Copy of Pineland's Recreation Permit #1194 issued to the Northeast Off-Road Championship Series for a hare scramble on Block 117, Lot 13 & 17.01 on April 14th & 15th.

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WORKSESSION

Tiffany Cuviello, Planner, provided draft language for an amendment to the Land Development Regulations to implement clustering, forestry and wetlands revisions for compliance with amendments to the Pinelands Comprehensive Management Plan. She noted that a model ordinance was provided by Pinelands and that their proposed wetlands and forestry language was not touched, however, the Board had discussed some alternative language to address mandatory clustering.

Also provided was a draft Master Plan Reexamination Report and Update. Cuviello noted that there were items that need to be added including justification for excluding wetlands from bonus density calculations, updated demographics and possibly language to address solar and wind energy.

It was determined that if the June agenda did not permit a worksession, one would be scheduled for later in the month.

Gordon Gross, ZO advised the Board that he received a letter from David Finley, Regional Forester with the NJ Forest Service, at the request of Mr.& Mrs. Anthony Ficcaglia, to provide his interpretation of Section 35-8.5B of the township ordinance dealing with the exemptions for a forestry permit. He asked the board for their input.

After considerable discussion, the Board agreed with Gross's interpretation that, by themselves, any one of the items listed would not require a zoning permit. However, if a proposed project exceeded any one of the listed exemptions, a zoning permit would be required for the project.

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No public session was held since there was no one from the public in attendance.

There being no further business, Chard motioned to adjourn the meeting at 8:15 PM. Carrara seconded. Unanimous.

Respectfully submitted,

Barbara D. Sutton, Secretary