



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

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LAND USE BOARD  
LILLIAN JOHNSON, Secretary  
(856) 785-1120 ext. 132  
Email: LJohnson@mauricerivertwp.org

**AGENDA FOR MEETING of April 3, 2013**  
**@ 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 3/6/13 meeting.
7. Correspondence.
8. CJA Services LLC for conditional use and waiver of site plan for the automotive repair garage, block 4 lot 9.
9. Ronald Reeves, Sr., Minor Sub-division Barth Rd. Block 218, Lot 55.
10. Anchor Marina, Interpretation, seeking permission to bring in a temporary structure to meet operating needs during demolition of old building and construction of new building.
11. US Silica, Letter requesting 90-day extension of Port Elizabeth Facility, resource extraction permit. Requesting an extension from May 30, 2012 to August 30, 2012.
12. Adjournment

## Maurice River Township Land Use Board

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

Meeting Minutes: April 3, 2013  
Present: B. Stowman, Chairman, Mayor A. Sarclette, Committeewoman K. Ireland, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, T. Imbaratto

The Chairman noted that C. Thompson was not in attendance so Alt. #1 would be able to vote.

Flag Salute

The minutes of the 3/6/13 meeting were approved on a motion by Chard, 2<sup>nd</sup> Ireland, Carrara abstained, All in favor

The Secretary announced receipt of the following correspondence:

1. Notice from Pinelands in ref. to Cumberland Vol. Fire Dept.
2. Notice from Pinelands in ref. to Whibco, Inc's forestry permit
3. Copy of letter from L. Costello ref to 90 day ext, Zanghi and Sons
4. Public Notification letter for proposed gas pipeline
5. Copy of Atlantic Masonry's revised extraction plans/legal description for deed restrictions for Lot 35.

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U.S. Silica 90-day extension request, extending from May 30 to August 30, 2013

James D'Ambrosio was sworn in.

Certificate of filing was submitted to Pinelands in December. They are still waiting and do not think they will make the deadline. Nothing has changed on site, still within bounds of pre-existing 5-year license even with renewal.

Motion to approve extension, Lafferty, 2<sup>nd</sup> Chard, All in favor roll call vote

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CJA Services, conditional use approval for auto repair garage, previously not complete

Benson spoke on the trailer on site that was the issue previously.

Most other items were okay.

Chris Andaloro and Lisa Gagliano were sworn in.

The trailer as been disassembled and is read to move tomorrow.

C. Morrisey spoke on issues that were raised and on the site and then went through technical review and CJA responses.

B. Stowman spoke w/Lafferty to see if would be abstaining again, he said yes. Alt #2 will vote on any motion.

G. Gross spoke on trailer, confirmed it is disconnected and ready to be moved. Other than the trailer the plan does represent the current property.

J. Pflaumer asked about property and variances, approval for steel building for warehouse, and does the variance go with the property.

Benson did state that these questions should not be dealt with here; however, the variances do carry to new consolidation that the twp approved and the uses they approved previously.

3 min recess.

There was a lengthy discussion held on previous resolutions, variances, etc.

Benson spoke on previous resolutions:

1996 Heavy Construction

1994 Mold injection Shop

1994 Request for by D. Connena, which was resolved at that time with conditions, which were read to board.

1995 Mold Shop did not happen; the approval was amended for a non-toxic chemical warehouse.

From Mr. Connena's house to the building is 165 ft.

Cuviello spoke on property and approvals. The lot lines have been the same since 1987.

Chard made motion to deem application complete, 2<sup>nd</sup> Sarclette, Roll Call vote, 1 No, 1 Abstained, all others in favor.

Applicant stated the trailer will be moved tomorrow (4/4/13) at 10 am. He spoke on the hours worked, 9am to 6pm with the possibility during snow removal there could be night hours.

L. Gagliano stated if a job does need to be complete they may be there later.

Benson stated those would be exceptions to the regular business.

Cuviello spoke on conditional use, explained what it is and that a PVC5 zone does allow auto repair with as a conditional use. It has to meet conditions of ordinance and only the planning board can grant. It is not a use variance. She also went over the ordinance and what applied to this applicant and how they met the conditional use.

Discussion was held on the screening and buffering between garage and other properties.

Benson asked if there was a concern about noise can the applicant do anything to help that? They stated they would try to keep the noise down as much as possible.

Morrissey stated it is a200ft from the house on Lot 9.01 to the corner of the tennis court. Also, plans would need to be revised to show there is no trailer.

Motion Chard to open meeting to public, 2<sup>nd</sup> Ireland, All in Favor.

Dominico Connena, 27 Cannon Range Rd. was sworn in.

He had a complaint about the noise, especially in the summer time. He stated from his kitchen he can see over the fence and you can see headlights from vehicles that go in and out. He said they do work late, not every night. He asked that the board consider the noise.

Motion to close meeting to the public by Carrara, 2<sup>nd</sup> Chard, All in Favor

There was a lengthy discussion held on the property. Carrara wanted to know why the property owner is not here.

Benson stated things on this lot have been approved previously by this board; the use is a permitted one as conditional. The property has already been established by previous approvals. No new structures would be able to be put there; this is for a pre-existing structure. He also read the ordinance and the conditions from previous resolutions.

Gross spoke on the possibility of moving the pick up and drop off cars so head-lights from tow truck does not shine on Connena property.

Applicant will agree to move "dropped" vehicles. Applicant state he is the sole operator of the tow truck and does not come to the property often after 7pm. They will also agree to conditions of approval.

Stowman stated if anything on the application goes outside of bounds of condition, does it need a variance, but if the app stayed within the bounds of condition, it didn't need one.

Carrara asked about the window, there is 1 window and it does not open.

Sarclette spoke on use.

Imbaratto asked if this possible approval would carry to any other uses on property.

Benson answered no.

More discussion on property, on parking. Applicant stated there is a max 15-20 vehicles.

Carrara stated she does not feel the noise is appropriate for a residential area.

Motion to approve with conditions by Chard, 2<sup>nd</sup> Ireland, Roll Call Vote, 7 Yes, Carrara and Pflaumer, No

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Ronald Reeves Sub-Division

Ronald Reeves Sr. and Harold Noon were sworn in.

Noon stated he concurs with C. Morissey's report. Mr. Reeves will move the trailer on the property.

They ask for 120 days to remove trailer.

Motion to deem complete, Sarclette, 2<sup>nd</sup> Chard, Roll Call Vote, All In Favor

Morissey spoke on technical review.

Noon talked about filing plat.

Ireland questioned item A in the notes, should be Lot 55 not Lot 54? Noon stated it will be changed.

Stoman asked Morissey and CuvIELLO if the lots are buildable. The main lot could be sub-divided in the future, if it is within a certain time frame it would make this a major sub-division.

Gross questioned the cabin, it is in the wetlands buffer, would it be able to be used? The applicant stated no.

Motion to approve Carrara, 2<sup>nd</sup> Chard, Roll Call Vote, All in Favor.

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Anchor Marina/Request for interpretation 9.9 A1

Robert Myers was sworn in.

Benson spoke on what they are requesting. Trailer will be used mainly as the temporary marina.

Benson read the ordinance.

Applicant spoke on the new building. Once permits are issued the building should not take long. The trailer will be going on a high part of the property.

Benson asked Gross about the trailer. Gross spoke on how they come, it will be sufficient for duration of use.

Discussion on use of trailer and the tear down of the old building.

Motion to determine that by way of interpretation 35-9.9 A.1 would permit job trailer use as described by Robert Myers.

Sarclette, 2<sup>nd</sup> Lafferty, Roll Call Vote, All in favor.

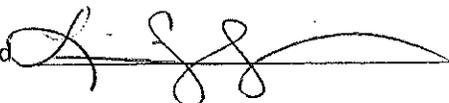
Motion for public comment, Carrara, 2<sup>nd</sup> Lafferty, All in Favor.

No public comment.

Motion to close public comment, Chard, 2<sup>nd</sup> Hoffman, All in Favor.

Motion for adjournment Hoffman, 2<sup>nd</sup> Sarclette, All in Favor.

Respectfully Submitted



Lillian J. Johnson, Secretary