



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 June 5, 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 05/01/13 meeting.
6. Vote on Resolution for Mayslanding Sand and Gravel
7. Correspondence
8. Cumberland Volunteer Fire Dept., Courtesy Review/Presentation
9. Whibco, Inc. Interpretation/Certificate of Non-conformity application
10. Discussion on Township Resolutions 78-2013 and 79-2013
11. Other
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: June 5, 2013  
Present: B. Stowman, C. Thompson, A. Sarclette, K. Ireland, R. Chard, R. Hoffman, G. Gross, J. Laffery, T. Imbaratto, M. Benson, D. Galletto, T. Cuvliello

The Chairman noted that J. Carrara, and J. Pflaumer were not in attendance so Alt. #2 would be able to vote.

### Flag Salute

The minutes of the 5/1/13 meeting were approved with one change: On page 3 the motion to close the public hearing was made by J. Carrara not R. Chard who was not present.  
Motion by Ireland, 2<sup>nd</sup> Hoffman, Sarclette, Lafferty and Chard Abstained. All in favor

### Resolutions:

Mayslanding Sand and Gravel Resolution #2013-07

Ben Stowman gave a report on the site visit.

The site visit was favorable, the structure road/berm is well maintained and they agreed to keep up the regular maintenance of the "overflow conduit."  
Motion Ireland; 2<sup>nd</sup> Hoffman; Roll Call Vote, Sarclette, Lafferty and Chard Abstained, All others in favor

### Correspondence:

1. Email from Michelle Behm in reference to township ID's. You may stop in her office to have your picture taken for a township ID.
2. Email from Joe Serve, Cumberland County Communications. The communications tower to be put up at Cumberland Fire Dept. was approved through Pinelands and is in the public comment period, if there are no objections from then public at the June 13<sup>th</sup> meeting, final approval will be at their July 12<sup>th</sup> meeting.
3. Card from Barbara Sutton.

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Cumberland Volunteer Fire Dept. Presentation on to the existing building.  
Erik Johnson was sworn in and spoke on project.

Pinelands has approved the project. They will be adding a 2800 square foot addition onto the existing 2600 square foot building and renovating the existing building. There will be 3 bigger bays to accommodate the fire trucks better.

Also, the new communications tower that will be on the site will have a generator that could also power the new building.

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Whibco, Inc./Certificate of Non-Conformity-Resource Extraction Application, Block 124 Lot 13

Robert Baronowski, Esquire  
Lance Landgraf, Professional Planner  
Walt Sjogren, Executive Vice President

R. Baronowksi spoke on application/site.

Applying for Certificate of Non-Conformity. The site has been a resource extraction site since the 80's. They would like to verify and affirm that the use can continue. This is not an application for any activity on the site.

L. Landgraf spoke on site.

Distributed more information to the board to show that it has always been a site intended for resource extraction. It was sold from US Silica to the Beggs family and now to Whibco. A royalty must be paid to US Silica through 2017 (per tonnage) if mined.

It is adjacent to Whibco's Site 1.

T. CuvIELlo spoke on her report of May 29<sup>th</sup>.

She made it clear that they would need further approval to mine the site and that this is just to grant non-conformity.

The site has been sold many times, Pettinas to Morie to Unimin to US Silica to Beggs to Whibco.

It is in a PC Zone.

Discussion was held.

Motion to approve a Certificate of Non-Conformity A. Sarclette, 2<sup>nd</sup> R. Hoffman. Roll call vote, Lafferty abstained, All others in favor.

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Township Resolutions 78-2013 and 79-2013 were discussed.

Resolutions authorizing land use board to make investigation and hold public hearing to determine whether certain areas are in need of rehabilitation or redevelopment as defined in chapter 70 of the laws of 1992 of New Jersey.

Two properties:           Block 222, Lot 25, former Ackley Garage  
                                  Block 230, Lot 30, former Sapello Foundry

M. Benson explained the resolutions.

The planning board would be responsible to investigate property and make recommendations on re-development.

T. CuvIELlo spoke on both sites, they are brown field sites.

There would need to be a site re-use development study and planning analysis.

This is through an EPA grant

The planning board will do a study with input from T. CuvIELlo.

Then there will be input from a public/hearing.

Step 1 Determine that it is blighted.

Step 2 What do we do with it?

Discussion was held.

T. CuvIELlo will provide draft report so the board will understand what the properties are.

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Motion to open public hearing Ireland; 2<sup>nd</sup> Lafferty; All in Favor

Jim Allen, Allen Steel

He purchased an adjacent property and would like to expand his business.

G. Gross spoke on property.

There are 2 undersized lots with a zone change between lots. Since they are undersized they can be considered 1 lot.

There is an existing dock.

K. Ireland spoke on public access.

The Zones are VB and VC.

Discussion was held.

The residence is vacated. The 2 properties are separated by High St. Formal application will need to have an attorney, the business is incorporated.

A Pre-Application conference was recommended.

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A. Sarclette spoke on making the board more "user friendly." Make it easier for the applicants to come in to find out if what they are applying for can even be done. For the board to look at "use" first before approvals from wetland, Pinelands, or DEP.

Discussion was held.

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

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Motion to adjourn Ireland; 2<sup>nd</sup>, Hoffman; All in Favor

Respectfully Submitted,

  
Lillian J. Johnson, Board Secretary