



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

---

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

## **AGENDA FOR MEETING October 2, 2013**

- 1. Call to order.**
- 2. Open Public Meetings Act announcement.**
- 3. Roll Call.**
- 4. Pledge of Allegiance.**
- 5. Vote on minutes of the 09/04/13 meeting.**
- 6. Correspondence**
- 7. Vote on Resolution for Dominic Zanghi-Resource Extraction Renewal  
Block 112, Lots 3 & 4 and Block 113, Lots 3 & 4**
- 8. Vote on Resolution(s) for Whibco of New Jersey  
Resource Extraction Renewal  
Paving of dirt road  
Haul road  
Stockpile**
- 9. Terry Bennett on behalf of Jack Lafferty, Sr.  
Will be requesting a 30 day extension for filing of Sub-Division  
Signatures to finalize sub-division**
- 10. Update/Work Session Ackley and Sapello Properties**
- 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: October 2, 2013  
Present: B. Stowman, C. Thompson, A. Sarclette, K. Ireland, J. Carrara, R. Hoffman, G. Gross, J. Pflaumer,  
T. Imbaratto, M. Benson, C. Morrissey, T. Cuvillo

Flag Salute

The minutes of the 9/4/13 meeting were approved.

Motion by Ireland, 2<sup>nd</sup> Carrara, Gross and Sarclette Abstained, All others favor

\*\*\*\*\*

### Correspondence

Two Letters from Pinelands:

Recreation Permit/NEOC Hare Scramble

Karen Farrell/Casaba Real Estate Holding Corp./Ref to Block 257, Lot 1

Letter from DEP

Woodard and Curran/Amendment to a permit/Applicant South Jersey Gas

July/August 2013 New Jersey Planner

\*\*\*\*\*

### Resolutions:

Dominic Zanghi

Resolution #2013-11

Motion Carrara, 2<sup>nd</sup> Thompson, Roll Call Vote, Sarclette and Gross Abstained, All others in favor

Whibco of New Jersey

Resolution #2013-12

Motion Carrara, 2<sup>nd</sup> Hoffman, Roll Call Vote, Sarclette and Gross Abstained, Ireland in favor of Conditional Use and Site Plan but abstained on the 3 variances. All others in favor

\*\*\*\*\*

Terry Bennett on behalf of Jack Lafferty, Sr. requested an extension to file the final plat with the county for the Lafferty Minor Sub-Division. The previous extension expired September 19, which was granted due to court proceedings. They wanted to wait for the appeal time to be over, which has expired also. They are requesting 30 days from September 19.

Mike Benson stated that they are reacting to the court proceedings and that is a legitimate reason to have not filed the final plat.

Motion to grant 30 day extension as an extension to the previous extension

Sarclette, 2<sup>nd</sup> Carrara, Roll Call Vote, Gross and Pflaumer Abstained. All others in favor

\*\*\*\*\*

Motion to open public comment Ireland, 2<sup>nd</sup> Thompson, AIF

Jerry Dilks, Weatherby Rd.

Susan Dilks, Weatherby Rd.

They stated they should have come to the last meeting. They spoke on Whibco, specifically the "haul rd." They stated the road was started before the last meeting but has since been stopped. They stated that they were not in favor of the "haul rd."

There was a discussion held and the map of the area was looked at.

Mike Benson stated that this is not a hearing, it is an informal comment.

The board discussed having a site visit, possibly with B. Stowman, M. Cormac, G. Gross, R. Hoffman, and J. Carrara. With possible dates of October 9<sup>th</sup> at 4:30pm with October 15 and 16 as backup.

Motion to close public comment Ireland, 2<sup>nd</sup> Hoffman, AIF

\*\*\*\*\*

Sapello-Ackley, Update/Work Session

Tiffany CuvIELLO gave report  
The resolutions were given to the Township Committee and sent to the Dept. of Community Affairs.  
Next step is to start coming up with end use suggestions.  
She handed out surveys.

-----  
Sapello PVC-3 Zone  
Can be residential or commercial  
Could do a subdivision with possibly 3 lots  
Could end up being a mixed use  
The plan should be flexible  
Possibility of creating a new zone  
Can do more with a redevelopment plan than a zoning plan  
Pinelands would be concerned with septic and keeping in the character of the area

Discussion Held  
Should a sub-committee be formed yet?  
It can be done in a work session.  
Grants are time sensitive  
CuvIELLO will submit a plan

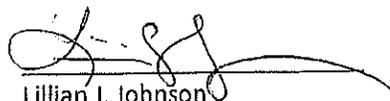
-----  
Ackley C-15 Zone  
15 Acres  
End use will probably not be residential  
Possibly using the Maurice River in the plan

Discussion Held  
-----  
Tiffany CuvIELLO spoke briefly on COAH and the Supreme Court ruling that COAH has to re-write the rules.

\*\*\*\*\*

Motion to Adjourn Carrara, 2<sup>nd</sup> Hoffman, AIF

Respectfully Submitted,

  
Lillian J. Johnson  
Secretary