



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 November 6, 2013

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Vote on minutes of the 10/2/13 meeting.
6. Correspondence
7. George and Rose Ellis/Use Variance
Carlise Place Road
Block 269 Lot 6
8. Ocean Food and Fuel, LLC/Minor Site Plan
3890 Rt. 47
Block 250 Lot 20
9. US Silica Company/Resource Extraction Application
118 Estell Manor Rd,
Completeness
10. Albrecht and Huen Inc./Resource Extraction Application
Completeness
Possible Approval
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: November 6, 2013

Present: B. Stowman, C. Thompson, K. Ireland, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, T. Imbaratto, M. Benson, C. Morrissey, T. Cuiello

Flag Salute

The minutes of the 10/02/13 meeting were approved.

Motion by Ireland, 2nd Gross, Lafferty and Chard abstained, All others favor

Correspondence

Two Letters from Pinelands:

October 16, 2013

Winchester and Western Railroad Company

Re: Work done on railroad at intersection of the railroad and Port Elizabeth-Cumberland Rd.

October 18, 2013

Robert Williams

Land Dimensions Engineering

Re: Block 291, Lot 39-42

Forestry Zoning Permit

October 16, 2013

Whibco Site Inspections Minutes

Lance Landgraf

Cormac Morrissey

Update on Dewey Turner Sub-Division

Phone call from Steve Ewing in reference to SJ Gas pipeline

Receipt of copy of petition

(M. Benson spoke briefly on the SJ Gas petition for waivers, will read the petition fully and comment at next meeting.)

Ellis Application

Use Variance

Block 269, Lot 6

George and Rose Ellis were sworn in.

George explained application to the board. It is to put a garage on a lot that has no residence and is undersized; the garage will be for storing his antique car.

T. Cuiello reviewed her report. It is an accessory structure on an undersized lot (.23 acres) with no residence.

Questions were asked of applicants:

Do you have room on where your house is? No

Is it going on same foot print as previous structure? No, back further

T. Cuiello listed the positives of allowing the variance and about tying it to a residential lot in the resolution.

Will there be electric to pole barn? Yes
How high will the building be? 1-story

The possibility of linking it to another property and deed restrictions were discussed.

Discussion by Board was held.

K. Ireland will be unable to vote as a Class III member.

It will be tied to a property with the resolution not the deed.

Motion to open public comment Gross, 2nd Hoffman, AIF

No public comment

Motion to close Chard, 2nd Thompson, AIF

Benson read what motion would be.

To construct 24 x 32' pole barn, subject to provision in resolution that two lots would be dealt with in tandem.

Block 269, Lot 6 and Lot 5

Motion to approve Chard, 2nd Thompson

Roll Call Vote

All in Favor

Ocean Food and Fuel, LLC

Minor Site Plan, Block 250, Lot 20

Terry Bennett, attorney

Mary Lupton was sworn in

T. Bennett spoke on application. They are asking to add an 8x2' section onto side of existing building for equipment (coolers) to be added to that side.

No parking spaces will be lost.

Access will be from inside.

There will be an increase in retail space.

The older revision on the site map provided, is not part of this application and will be cleaned up in the final version.

Discussion held be board

C. Morrissey stated that there was no property owner's list on plan; it will be added.

Motion to approve Carrara, 2nd Lafferty

Roll Call Vote

All in Favor

US Silica

Resource Extraction Application

Completeness Only

Michael Gruccio, Attorney

Sworn in: James D'Ambrosio-Health, Safety and Environmental for US Silica

Jessie Dougherty, Marathon Engineering

They spoke on C. Morrissey's review.

C. Morrissey spoke on his review.

b) P21 Clarify Existing Structures

J. D'Ambrosio stated they were used for storage

CO P25 Specimen Trees

M. Gruccio stated there would be no further clearing but will agree to protect any specimen trees

Board Questions

Has activity been less then in previous years? Yes

Stowman questioned mining areas.

There was a discussion on structures

J. D'Ambrosio spoke on 300' buffers. Area 3 does not encroach into any wetlands.

Motion to deem complete Carrara, 2nd Ireland

Roll Call Vote

All in Favor

Site Visit to Area 5, 4, and 3-restoration areas

Monday, November 18, at 3:00pm

Stowman, Hoffman, Carrara, Chard, Morrissey

Meet at entrance on Port Cumberland Rd.

Albrecht and Huen

Resource Extraction/Conditional Use

Completeness:

Rocco Tedesco, attorney

Sworn in: Cynthia Chemerys

Phillip Huen

5 Year Renewal License, they were first before the board in May of 2012.

They had to do an environmental study and they spoke on pine snakes, and the results of the study.

Morrissey spoke on waivers and his review.

Motion to deem complete Carrara, 2nd Chard

Roll Call Vote

All in favor

Approval:

1.94 acres are anticipated to be mined during this cycle.

Areas where snakes are will be protected.

They will go no deeper, it is surface mining.

There is no standing water at this time.

Morrissey spoke on technical comments.

Condition of approval, contour elevation to be resolved between engineers and shown on perfected plan.

Questions:

What do you have on the road? Recycled concrete from Rt. 347 back to site.

Morrissey commented on variance, it is historical and is not required. Variance will not apply. It is pre-existing.

They are only asking to mine in the cross-hatch area.

Paragraph 6 is 1.94 acres not 2.3 acres.
Motion to open public hearing Lafferty, 2nd Hoffman, AIF
No Public Comment
Motion to close Lafferty, 2nd Carrara, AIF

Site Visit will be in November, wait for blazing to be done.
Will blazing be done in new areas? Previous blazing would be hard to find due to substantial new tree growth.

M. Benson read motion to approve conditional use, to grant 5-year permit. Continue excavating 1.94 acres, subject to recommendations of the Board's engineer for conditions has reflected in report, to include blazing and contour elevation.
June 6, 2011 was expiration of previous license and was extended.

Motion to approve Ireland, 2nd Thompson
Roll Call Vote
All in Favor

Site Visit
Monday, December 2, at 4:00pm
Will meet on Route 347

Other:
C. Morrissey gave a brief courtesy presentation on salt storage shed plan for the township public works yard. The existing will be taken down, and a new one put up. Current gas and diesel tanks straddle property line so they will be upgraded and moved. It will be upgraded to one 3000 gallon split tank on concrete pad.

T. Cuviallo gave brief update on redevelopment project and state funding.

C. Morrissey spoke with Army Corp of Engineers regarding Thompson's Beach.

Motion for public comment Carrara, 2nd Lafferty, AIF

Keith and Karen Rafine, 78 Railroad Ave
Asked about wetlands delineation on their property. It expired in 2006. And if there was any way the board could extend it.
C. Morrissey told them they should contact the DEP to find out about extending it.

No other public comment.

Motion to close Carrara, 2nd Hoffman, AIF

Motion to adjourn Gross, 2nd Ireland, AIF

Respectfully Submitted,



Lillian J. Johnson
Secretary