



**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@mauricrivertwp.org

## **AGENDA FOR MEETING February 5, 2014**

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Vote on minutes of the 1/2/14 meeting.
6. Correspondence
7. Rufus and Marian Molette  
Minor Subdivision Application  
Block 119, Lots 7.01, 7.02, 26
8. Engineer Presentations
  - a. MV Engineering, LLC
  - b. Battistini Consulting Services
  - c. Dixon Associates Engineering, LLC
9. Appointment of Engineer
10. Other
11. 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: February 5, 2014  
Present: B. Stowman, C. Thompson, A. Sarclette, K. Ireland, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, T. Imbaratto, M. Benson, C. Morrissey, T. CuvIELlo

Flag Salute

The minutes of January 2, 2014 were read, Motion to approve Chard, 2<sup>nd</sup> Lafferty, Gross Abstained, AIF

Secretary announced receipt of the following correspondence:

- \*Letter from Pinelands to US Silica, asking for a copy of the municipal engineer's report
- \*Letter from J. D'Ambrosio (US Silica) to Linda Costello, requesting a 90-day extension for Pinelands to complete their review
- \*Copy of Memorandum from Pinelands to Mayors
- Re: Proposed amendments to the Pinelands Comprehensive Management Plan. Proposal is posted on their website. Public hearing Wednesday, March 26, 2014 at 7:00pm.
- \*Letter from Pinelands to Tom Caproni, re: waterfront development application
- \*Letter from Tedesco, Gruccio & Ruess to Pinelands, re: Albrecht & Huen, Inc., requesting "no call up" letter.
- \*Two Certification notices from Cumberland-Salem Conservation District
  - \*SJ Gas Taylor Road Project
  - \*SJ Gas-BL England Route 49 Project
- \*Nov/Dec 2013 NJ Planner

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Discussion held on US Silica requesting extension for Pinelands to finish review. Motion Lafferty to amend the request to a 120 day extension and make recommendation to the Twp. Committee, 2<sup>nd</sup> Chard, AIF Roll Call Vote

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Rufus and Marian Molette

Minor Subdivision Application with/variances

Block 119, Lots 7.01, 7.02 & 26

Michael Fralinger, attorney for the applicant, explained the application.

\*Completeness:

Cormac Morrissey stated he believed it to be complete

Tiffany CuvIELlo stated she believed it to be complete

Motion to deem application complete Chard, 2<sup>nd</sup> Hoffman. AIF Roll Call Vote

\*Approval

CuvIELlo gave her report on the application, explained why the variances were needed.

Morrissey gave his report on the application.

Gross asked if the green houses will be removed from proposed lot 7.01/7.02

Answer—Yes, they will not be put on the other lot.

Motion to open public comment Lafferty, 2<sup>nd</sup> Chard, AIF

No public comment

Motion to close public comment Lafferty, 2<sup>nd</sup> Chard, AIF

Discussion by Board on application.

Benson stated the motion will be to approve application as stated and allow for requested variances.

Motion to approve Carrara, 2<sup>nd</sup> Hoffman, AIF Roll Call Vote

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Reorganization of Engineer/Surveyor

Ben Stowman spoke on the four township applicants. Fralinger Engineering did not want to apply to the Board. MV Engineering, Battistini Consultants, and Dixon Associates were all present to be considered by the Board.

\*MV Engineering

Briand Murphy

Cynthia Chemreys

They gave a brief presentation, spoke on their background. They also stated that they are not surveyors.

Questions from the Board:

    Mining experience

    Bayshore experience

    Pinelands experience

    Costs

    How would you rate your firm?

\*Battistini Consultant Services

Dave Battistini

Spoke on his firm and background.

The same questions were posed from the Board

He was asked about being the only person on his firm and how he would handle a conflict if it should come up and he could not make a meeting, etc.

He stated he does have experienced engineers that he can call if need be, but he does not do that often.

\*Dixon Associates

Cormac Morrissey

Spoke on his experience, what he has done specifically with our Board.

Spoke on advantages of having the same engineer as the township.

The same questions were posed from the Board

The applicants were asked to leave the room as a courtesy to each other and also to the Board.

Stowman opened nominations for Engineer/Surveyor and stated the previous nominations (Battistini and Dixon) still stand from the January meeting and asked if there were any other nominations.

Discussion was held by the Board on the applicants. There were no other nominations.

Stowman stated there would be a roll call vote in order that the nominations were presented at the Jan meeting.

Battistini Consultants

    Roll Call Vote   3 Yes, 6 No

Dixon Associates

    Roll Call Vote   6 Yes, 3 No

Applicants were brought back in.

Stowman announced that Dixon associates was appointed for the coming year.

He also thanked the other applicants for their interest.

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Gordon Gross spoke on Wawa. They would like to put an 8' x 20' chain link enclosure for trash in the rear of the building. It will be an 8 ft. fence w/o barbed wire. It will go in an area where they are already keeping trash cans. Gross wanted to know if the Board felt it was ok for him as zoning officer to approve. CuvIELlo stated to make the fence solid just to keep it look nice. There was a discussion held and the Board felt that it was something Gross could approve.

CuvIELlo spoke briefly on the proposed Pinelands amendments. She stated the changes are positive.

She also spoke on the scheduling the redevelopment plans for the March 6 meeting. The will be introduced at the Twp. Committee meeting on February 27<sup>th</sup>.

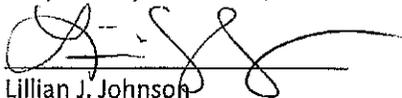
Ireland stated that the Board does have mandatory training and there will be training that CuvIELlo is teaching on February 28.

Sarclette spoke on ways to improve things with the application process and fees. Gross will come up with a list of things that could make the application process easier.

There was a discussion held on the check list, which generates the application process, which in turn generates the fee schedule.

Motion for adjournment Chard, 2<sup>nd</sup> Carrara, AIF

Respectfully Submitted,



Lillian J. Johnson  
Secretary