

AGENDA FOR MEETING
March 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 2/5/14 meeting.**
- 6. Correspondence**
- 7. Rufus and Marian Molette
Minor Subdivision Application
Block 119, Lots 7.01, 7.02, 26
Adoption of Resolution**
- 8. Tiffany CuvIELLO
Redevelopment Plan
Ackely Garage
Sapello Foundry**
- 9. Other**
- 10. 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: March 5, 2014

Present: B. Stowman, C. Thompson, A. Sarclette, 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 January 2, 2014 were read, Motion to approve Sarclette, 2nd Gross, Pflaumer Abstained, AIF

Secretary announced receipt of the following correspondence:

*Copy of letter from Site Civil Engineering to Linda Costello

RE: Ruth Robinson
19 Newell Rd.

Application to NJ DEP requesting a letter of interpretation for determination of freshwater wetlands.

*Winter 2014 Estuary News

*NJ Pineland Commission

Instructions for completing a Development Application
Development Application, Created 2/6/2014

*A letter from Ronald Reeves requesting an extension of his approval for filing at the county clerk's office.

Ron Reeves

Minor Sub-Division

Request for an extension due to not filing with the county.

Discussion held.

Motion to extend 60 days from March 5 and extend it back to when the 190 days expired, Thompson, 2nd Ireland, Roll Call Vote, AIF

Molette Sub-Division

Resolution #2014-02

Block 119, Lots 7.01, 7.02, &26

Motion to Adopt Chard, 2nd Thompson, Roll Call Vote, AIF

Tiffany Cuiello spoke on the redevelopment plan for the Ackley Garage and Sapello Foundry.

At the previous Township Committee meeting they introduced an ordinance for the redevelopment plan for both.

She explained the process and spoke on the Redevelopment Plans that she has written.

They are adopted like a zoning ordinance, they have a first reading at the governing body, they get referred to the planning board, the planning board gets 45 days to review and make recommendations. The recommendation is done by resolution. Then it goes back to the Twp. Committee, they can either accept or not accept it. If accepted it will then go to public hearing and adoption.

She spoke on the format of the plan and explained the things that are common with both properties. She stated that even after the plans were in place, anything that happened on the property would still have to go through site plans, etc.

Sapello Foundry

Cuiello gave a presentation on the Sapello Foundry property.

She spoke on the making it a Pineland Village Redevelopment Overlay Zone

The board presented their questions.

Discussion on clean up on the property.

Carrara asked about nearby drinking water contamination.
CuvIELlo stated that anything found when tested was not attributed to this property.
Will there be continued well testing?
There is 8 ground water monitoring wells.
Imbaratto questioned the Brownsfield Grant, CuvIELlo explained the grant.

Discussion was held on the possible uses listed in the draft plan. The Board discussed adding/changing some.
The Board would like to include lodges, clubs, nonprofit assembly halls and public recycling or waste facilities as permitted uses.

And to add Prohibited Land Uses to include
Heavy Industrial land uses
Non-public recycling or waste facilities
Asphalt Plants
Automobile Salvage facilities

And to add "Primarily" to be carried out within an enclosed building.
CuvIELlo spoke on the changes and what they would be.

Motion to adopted Resolution #2014-04, Sapello Foundry
Township of Maurice River Land Use Board Resolution recommending the adoption of a redevelopment plan for Lot 30
Block 230 being the former Sapello Foundry Property
Motion by Lafferty, 2nd Carrara, Roll Call Vote, All In Favor

Ackley Garage
Tiffany CuvIELlo explained the redevelopment plan for the Ackley Garage property.
VHR Zone (New)

Discussion held on the redevelopment plan.

Motion to adopt Resolution #2014-03, Ackley Garage
Township of Maurice River Land Use Board Resolution recommending the adoption of a redevelopment plan for Lot 25,
Lot 222 being the former Ackley Garage Property.

Motion by Lafferty, 2nd Thompson, Roll Call Vote, All In Favor

Tiffany CuvIELlo will have a draft for public open space grant at the next meeting.

Stowman spoke briefly on some projects he has been a part of.

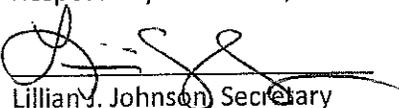
Lighthouse
Road Elevation
Upland/Marshland Berm
Maurice River Mouth Project

Motion to adjourn, Carrara, 2nd Sarclette, AIF

Stowman notice there was one person from the public and asked them if they had anything they wanted to discuss or bring before the board. They stated they did not, they just came to attend the meeting.

The meeting was then adjourned.

Respectfully Submitted,


Lillian V. Johnson Secretary