



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

LAND USE BOARD
LILLIAN JOHNSON, Secretary
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AGENDA FOR MEETING July 2, 2014

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Vote on minutes of the 6/4/14 meeting.
6. Correspondence
7. Coastal Communities Resilience Report
Lisa Auermuller and Jenna Gatto
8. Other
9. 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: July 2, 2014

Present: B. Stowman, C. Thompson, A. Sarclette, K. Ireland, J. Carrara, G. Gross, J. Lafferty, T. Imbaratto,
C. Morrissey, T. Cuvillo

Flag Salute

The minutes of June 7, 2014 were read, Motion to approve Ireland, 2nd Chard, Pflaumer Abstained, AIF

Secretary announced receipt of the following correspondence:

*Copy of letter from Terance Bennett to Charles Horner, Pinelands

Re: Lafferty, 4 Deeds sent to Pinelands in order to close the file.

*Dixon Engineering Report 06/10/14 to Township Committee

Re: Mays Landing Sand & Gravel Co, Inc., Annual Inspection

*Dixon Engineering Report 07/02/14 to Township Committee

Re: Domenic Zanghi, Annual Inspection

*Copy of letter from Linda Costello to Dom Zanghi

Re: Resource Extraction License Renewal

*Dixon Engineering Letter 06/13/14 to Linda Costello

Re: Whibco Inc. License Renewal, Reclamation Bonding

Whibco requested a reconsideration of the total land area of Sites 1 and 2 used to calculate the reclamation bond.

*Notification that an application has been made to the NJDEP in reference to:

Re: Helen Lamb

3299 Route 47, Block 218, Lot 17

Replace a malfunctioning septic system

*Copy of letter from Pinelands

Re: Freshwater Wetlands Letter of Interpretation: Line Verification

Ruth Robinson

19 Newell Rd., Block 296, Lot 28

*Letter from the RBA Group, Inc. to Gordon Gross

Re: Public Notice for NJDEP Flood Hazard Area Permit Application

Median Cross Over Protection Contract #12, Route 55 Milepost 51.7-MP 52.3, MP 47.05-MP 47.5, MP 43.68-MP 44.2, and MP 20.8-MP 21.1

*Letter from United States Department of the Interior, Fish and Wildlife Service to Gordon Gross

Re: Draft Revised Maps for the John H. Chafee Coastal Barrier Resources System units in Maine, Maryland, New Jersey, New York City, North Carolina, and Virginia.

C. Morrissey spoke on Mayslanding Sand and Gravel's annual inspection.

He also spoke on Zanghi's annual inspection.

There has been no product from the site. Site #2 has been heavily inundated. He has never submitted things to the Board that were part of the approval. (Plan Revisions, Flagging)

There was a small discussion held on the annual inspections.

There was a discussion held on the US Department of Interior letter.

G. Gross spoke on the Long Term Recovery Unit and a possible "land swap". There is a resident on Moore's Beach Rd. that was affected by Sandy. Gordon was asked to look into a possible "land swap" with township lands.

It would be a possible swap in that the Moore's Beach property/home was damaged by Sandy. The cost to re-build on that site because of other issues, it often floods, would not make it reasonable to build. So, they are looking to give that property to the township in exchange for a comparable property where they would build.

Affected lot is Block 320, Lot 171, 172. It floods often. The township owns two other properties near it.

The proposed lot that the township owns is Block 311, Lot 2.

Both are ½ acre lots. This could potentially come before the board if the township swaps the properties for setback variance.

B. Stowman gave background on the Long Term Recovery Unit, LTRG.

This type of situation is a last effort.

A. Sarclette questioned the possibility of others wanting to do the same thing.

C. Morrissey spoke on the septic, it would possibly need an alternative septic system.

J. Carrara brought up rolling easements and made comment on that.

This case is very specific.

B. Stowman asked if it all works out w/township, how the Board would feel about variances and side yard setbacks.

The swap is based on Land to Land value.

The Board suggested that the some questions in reference to selling the property, possible bids for the property, and how the swap would work legally be taken back to the township attorney.

Ben Stowman also stated he will go back to the LTRG with some of the discussion in reference to the septic.

Prior to going to the next agenda item, B. Stowman asked if any public had comments on what had already been discussed, he stated he would open for public comment if there were before we move on. There were none.

Coastal Communities Resilience Report

B. Stowman explained that Jenna Gatto is presenting the results of questions given to her by the township to see how the township is stacking up against being resilience.

Jenna Gatto, Jacques Cousteau National Estuarine Research Reserve in partnership with New Jersey Future.

Maurice River Township

“Getting Back to Resilience”

Recommendations (draft) Report

J. Gatto spoke on the report, she explained that it is a draft and how it was developed.

Getting to Resilience Questionnaire, 2010, created by DEP

Links were created between this document and the FEMA Community Ratings System and Sustainable NJ Hazard Mitigation Plan.

After they go through the questionnaire a report is then created.

Input is needed and then the final document will be created and given to the township.

J. Gatto went over each of the recommendations, explained it and there were some small discussions held.

Discussion/Comments

R-1) Community Rating System (CRS)/All things must be documented like meetings, etc.

R-3) Plans that OEM and the township already have would qualify.

R-5) Discussion on people’s knowledge of events and the recording of them.
And NJFloodMapper.org

R-6) Dredging

R-7) Elevations and freeboard. Use the most stringent and recent data available.

R-8) Discussion on the different maps.

http://content.femadata.com/public/draft_non_regulatory_flood_risk_products/cumberland/
<http://www.region2coastal.com/flood-risk/tools/tool-descriptions>

R-9) StormReady Community

R-10) Communicating with home buyers and real estate agents.

R12) Repetitive loss, Hazard Mitigation Plan

R14) Training for municipal officials

R16) Guilford, CT, Coastal Resilience Plan

[Http://www.ci.guilford.ct.us/pdf/coastal%20resilience%20plan,%20report%20&20options.pdf](http://www.ci.guilford.ct.us/pdf/coastal%20resilience%20plan,%20report%20&20options.pdf)

2010 NOAA’s Office of Ocean and Coastal Resource Management manual

“Adapting to Climate Change: A Planning Guide for State Coastal Managers”

<http://coastalmanagement.noaa.gov/climate/docs/adaptationguide.pdf>

Nick Graviano, New Jersey Future was also present and offered comment on some of the topics discussed.

There were small discussions on
Master Plan, possibly adding an element on storm erosion and sea rise.
Hazard Resilience
Mapping, list of recommended maps in report
Marinas and Shipyards being near water in relation to the CRS points.
Maritime Businesses
SLOSH (Sea Lake and Overland Surge from Hurricanes)
Port Elizabeth, Leesburg Infrastructure-Even the relatively low end scenario of one foot of sea level rise will require adaptation of portions of the route between Port Elizabeth and Leesburg
The total sea level rise projections for New Jersey chart was discussed
Discussed the CRS:
CRS Sections that likely have available current points, discussed the sections and how they pertained to MRT
CRS points that we may have or could obtain
CRS points in neighboring communities
Flood Plain Administrators and CRS Coordinators
When finished, this Report will become part of the Recovery Plan

Motion to open public comment Lafferty, 2nd Carrara, AIF

Meghan Wren, Bayshore Recovery
Spoke on CRS and things that they may have that could be documented for the township
Spoke on the land swap and the LTRG
She explained the process to help residents.
The LTRG is a round table of different agencies that come together. There are different funding sources and non-profit volunteer organizations.
She explained the different fund sources and priority cases.
She explained the program and the criteria for being eligible.
The home in MRT considered for a land swap has construction needs beyond the value of the home and also there is repetitive flooding on the property.
This option will keep the family in the community.
Discussion Held on the septic at the new site. The LTRG will do everything with the right permits, etc.
And also on the legalities of the swap.


Patti Gross asked Jenna Gatto if there is a fee to enroll in the CRS and also about the points, and if you lose them how will that affect the insurance rates for the community.
There is no fee. J. Gatto explained the application process. She also stated that the points should not go up and down or be lost. They should go up as you continue to work on the mitigation plans.
Gordon stated that he will get the application and he will talk with the committee and look at it.

Motion to close public comment Lafferty, 2nd Carrara, AIF

Discussion on height restrictions.
Other communities interested in going through the process are Commercial Twp. And possibly Millville.
Cormac Morrissey asked about the FEMA calculations. On the website you can input information to get a calculation.

Motion for Adjournment Gross, 2nd Lafferty, AIF

Respectfully Submitted,


Lillian J. Johnson, Secretary