



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 September 3, 2014

1. Call to order.
2. Open Public Meetings Act announcement.
3. Roll Call.
4. Pledge of Allegiance.
5. Vote on minutes of the 7/3/14 meeting.
6. Correspondence
7. Nick Graviano, NJ Future
Township Resolution #85-2014 authorizing the LUB to conduct investigation and hold public hearing to determine whether certain areas are in need of rehabilitation or redevelopment.
8. Tiffany CuvIELlo
Sapello Foundry Redevelopment Plan Amendment
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: September 2, 2014

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

Flag Salute

The minutes of June 2, 2014 were read

J. Carrara stated she would like the part where the Board discussed the legality of the Land Swap (Moores Beach Property) to be included in the minutes.

Motion to approve w/amendment Ireland, 2nd Lafferty, Hoffman and Chard abstained, All Others in Favor

Correspondence:

Two letters from Houser Engineering, LLC, notice of application to NJDEP

July 11, 2014 Wawa Food Store #759

July 30, 2014 Wawa Food Store #759

Copy of letter from MV Engineering to the Cumberland-Salem Conservation District

Block 263, Lot 40; Cape Mining & Recycling, LLC

Gravel Pit Certification/Soil Erosion and Sediment Control Plan Certification

Notice of application to NJDEP/Freshwater Wetlands Protection Act rules

4584 Rt. 47, Block 263, Lot 43

General Permit authorization/Replacement of a septic system

Notice of application to NJDEP

Atlantic City Electric

Ongoing power line rights-of-way vegetative and structural maintenance needs within ACE's Service Area.

From Pinelands:

7/18/14 Atlantic Masonry Supplies, Inc., Certificate of Filing

8/21/14 John Lafferty, Application #1991-1011.001 and #1991-1011.002, Consistent, Approval(s) may take effect

8/13/14 Memorandum to Pinelands Municipal Clerks, Adoption of Comprehensive Management Plan Amend.

From County of Cumberland Department of Planning

Memorandum to Municipal Planning Boards

NJ Agricultural Mediation Program Handbook

May/June 2014 NJ Planner

Sapello Foundry Amendment

T. CuvIELLO explained the Sapello Foundry Redevelopment Plan Amendment and the Resolution recommending to the Township Committee adoption of an amendment to a redevelopment plan. The amendment is to make it consistent with Pinelands.

Motion to approve the Amendment Carrara, 2nd Hoffman. Roll Call Vote, All in Favor. (Sarclette was not present at this time)

Preliminary Investigation

Determination of an Area in Need of Redevelopment

Kathy Ireland gave background on the study.

She stated they were looking along the river for ways to improve and for possible development, Olive St. to the Marinas.

Nick Graviano, Planner, NJ Future

Gave background on study. He spoke on the area and the parcels that were looked at for the study. He stated most of the parcels would not qualify for redevelopment but he did find 4 parcels that did meet the requirement for redevelopment.

Nick described each of these parcels and how he found them to meet the redevelopment criteria.

8 Olive St, Block 281, Lot 7, 8; Criteria A, unsafe, dilapidated

15 River Rd. Block 281, Lot 18; Criteria A and D (9 Buildings)

River Rd. Block 296, Lot 33 and 34.

Lot 33 is between Block 281, Lot 18 and Block 296, Lot 34. Lot 34 is Land Locked, Meets Criteria C

Block 296, Lot 33 does not exhibit any designs of being detrimental to the health, safety, and general welfare of the community but it is "sandwiched" in between two parcels that do meet the criteria.

Ben Stowman stated that the other properties that are listed did not meet the criteria for redevelopment and Nick Graviano agreed.

All of the properties listed for possible redevelopment are all owned by Whibco, Inc.

Nick Graviano described possible benefits to township and owner:

Potential opportunities for enhanced development

Attract jobs

Possible Housing

A way to create public access to the river

Open space and other amenities

The specifics would be the roll of the Land Use Board and the Township Committee to discuss with the Land owner.

J. Carrara asked about housing, what kind?

Nick stated that was just stated as a possibility. Right now we are just looking at whether the parcels qualify for redevelopment, the use would be something that would be later down the road.

All parcels are VB Zone

B. Stowman discussed the zoning. Nick stated that would be in the next phase of the study.

A redevelopment plan can overlay the VB Zone or replace it.

J. Carrara asked about the CAFRA regulations. There was a discussion on the % of coverage. And how it would affect the redevelopment.

The size of the lots were stated.

B. Stowman spoke about the structures on the properties.

G. Gross stated that there is an open permit on Block 281, Lot 17 for demo of the Single Family Dwelling.

The buildings on the big lot were refurbished about 10 years ago and are structurally sound.

Discussion on the buildings.

C. Morrissey spoke on the angle of River Rd. and this could give an opportunity to fix the angle.

B. Stowman asked about the Harris property and why that was not part of the report, Graviano and Sarclette stated that it was vacant land, and it is under different ownership than the other properties to be considered.

J. Carrara stated that she would like the wording to be changed. Under each parcel that will not be considered it states "the property, at this time, does not appear to exhibit the necessary conditions to qualify for redevelopment." She stated that she would like to see "at this time" removed.

There was a discussion, A. Sarclette stated this is strictly voluntary.

There is no imminent domain.

N. Graviano stated that he would remove it but if a property does not make it past this stage it would not be considered for redevelopment.

T. Cuvillo stated that even if they were to be considered later, the property owner would have to be noticed.

J. Carrara also stated that the buildings are historical and would like it to be noted.

Motion to open public hearing Lafferty, 2nd Gross, AIF

Lynne Jessick, 65 Olive St.

What is the ultimate goal?

Sarclette stated his idea for the property would be historical, some type of visiting.

Housing was discussed.

Ms. Jessick stated her concern would be for housing.

Sarclette stated he would like to see a restaurant.

Ms. Jessick stated that she does have a concern when she saw that the whole river front was included and wonders what is up someone's sleeve.

Wade Sjogren, President Whibco.

He stated that Whibco did not initiate this study.

He explained what they are using the buildings for, storage.

He has 2 concerns:

Eminent domain, which was answered, it will not be considered.

That Whibco will remain in control of the property.

He stated they are open minded. What would be good for the community? What would make good business sense?

T. Imbaratto stated he does not understand, it is Whibco's property so what are we doing. He asked T. CuvIELLO to explain more,

T. CuvIELLO explained that what is being done is that we are saying this property has not developed in a way that could create benefits for the community and that there is potential on this property by allowing improved development. With the incentives that redevelopment can offer it may offer Whibco an opportunity to develop a portion of the site one way and preserve a portion of the site. It can be offset with financing, potential state and federal funding, possible tax abatement offers, agreements and partnerships that can be formed. Redevelopment offers you an opportunity to zone more specifically and to provide incentives so that specific zoning can be achieved.

T. Imbaratto asked, who is going to do the coordination for this?

CuvIELLO stated the redevelopment entity would be the township.

N. Graviano stated it is very similar to the other redevelopment plan that was done.

T. Imbaratto asked if CuvIELLO and Morrissey would be paid from somewhere else?

CuvIELLO stated that right now we have the services of NJ Future.

N. Graviano gave background on the study and NJ Future with assistance from the state recovery fund. This study is given free to the township. The redevelopment plan would be given to the township free of charge.

He spoke on the benefits of a redevelopment plan.

CuvIELLO explained further the benefits.

Whether a plan gets implemented depends on many factors. A redevelopment designation helps.

Graviano spoke further on the process of the study.

CuvIELLO stated there will be little or no cost to the township and that the major bulk of the costs of this plan are taking care of through NJ Future.

Graviano stated it is a great opportunity.

Ms. Jessick stated she wonders what inspired this? And why we are even involved in this?

K. Ireland stated she probably started it, we have a beautiful area. She stated that anything that could get benefits in that area for our residents and their homes would be great for our township.

Ms. Jessick state what she thought would benefit this scenario, is that we need to get more out of the prison. She stated this sounds good, looks good on paper, but she doesn't see why we would go this route.

Ireland stated eco-tourism, bird watching.

B. Stowman spoke on the Bayshore Group. He spoke on the economic element of the Bayshore Group. It was realized that this area is really a great location, Cumberland Bayshore Area. But, there are no drawing cards. Maurice River Twp. has very little to draw people here. What is being looked at is that it would be a great place to have a museum, a restaurant, something that can be used. You're looking at it to be a destination.

Sarclette stated that these things have been discussed for a long time. It would be a way to help and maintain it. The prison money is not an option. Those funds are not available.

Imbaratto asked about coordination, who will do it. Discussion was held.

Three Steps

- 1: Determine it needs
- 2: Determine what could be done with it
- 3: Determine who is going to oversee it

Imbaratto spoke about costs and having a plan. At some point our professionals will be involved and it will start costing money. He stated he does not trust the costs.

Cuviello stated the professionals are not billing unless they are authorized by the committee. Discussion on money, spending, and funding.

Sjogren stated the township should guide and not add further restrictions.

Motion to close Sarclette, 2nd Ireland, AIF

B. Stowman asked what are the next steps?

Graviano stated he would like it before the board for the next meeting. Notice for legal requirements.

Imbaratto stated he doesn't think it is realistic and that it will not happen. He is against the idea.

Carrara stated it is worth investigating further.

Comment was made that the properties that are not recommended have to be listed because they were examined. But, the Board would like to have them separated from recommended and not recommended. Discussion was held.

Thompson feels we should move forward if it is at little or no expense to the township.

Gross stated he wasn't initially in favor but after listening to the presentation he thinks it would be good to move forward.

Ireland stated she has been hearing about this property for years and we are finally trying to do something.

There was a discussion on the public notice and moving forward. The notice for the next meeting will have to be in the paper by the 14th. Stowman stated we should maybe do it at the November meeting.

Benson stated that there is no formal process at this time.

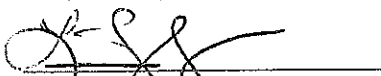
We will plan on noticing for the November meeting.

Motion to open meeting for public comment Carrara, 2nd Ireland, AIF

Someone in the audience stated they would like to be at the meeting for the plan, Stowman stated it would be noticed before.

Motion to close the public comment and motion for adjournment Chard, 2nd Carrara, AIF

Respectfully Submitted,


Lillian J. Johnson, Secretary