



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 January 7, 2015

- 1. Call to order.**
- 2. Open Public Meetings Act announcement.**
- 3. Roll Call.**
- 4. Pledge of Allegiance.**
- 5. Reorganization**
- 6. Vote on minutes of 12/3/14**
- 7. Correspondence**
- 8. Dewey Turner/Ruby Hustas
Minor Sub-Division/Variance**
- 9. Atlantic Masonry Supply
Major Site Plan/Conditional Use
Completeness**
- 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: January 7, 2015

Present: B. Stowman, C. Thompson, A. Sarclette, J. Oliver, R. Chard, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, T. Imbaratto, M. Benson, C. Morrissey, T. Cuviallo

Flag Salute

Solicitor Benson swore in the secretary, Lillian Johnson, and members Charles Thompson, Roger Hoffman, James Pflaumer, who were reappointed by the Township Committee.

J. Roy Oliver, Committeeman was appointed to the Land Use Board by the Township Committee, he will replace Kathy Ireland.

The Chairman asked the professional staff to step out during the Board's reorganization.

Chairman Motion to open nominations Carrara, 2nd Hoffman, AIF
Ben Stowman was nominated
No further nominations made
Motion to close nominations Chard, 2nd Carrara, AIF
Stowman was reappointed as Chairman with a unanimous roll call vote

Vice Chairman Motion to open nominations Carrara, 2nd Lafferty, AIF
Charles Thompson was nominated
No further nominations made
Motion to close nominations Carrara, 2nd Lafferty, AIF
Thompson was reappointed as Vice Chairman with a unanimous roll call vote

Motion to reappoint the remaining slate and also including the meeting time and official paper, by Hoffman, 2nd Carrara, AIF

Solicitor Buonadonna and Benson
Engineer Dixon Associates
Surveyor Dixon Associates
Planner Tiffany Cuviallo
Secretary Lillian Johnson
Official Paper South Jersey Times

Meeting Date and Time to be held the 1st Wednesday of each month at 7:00pm.

Professional staff was asked to come back to the meeting.

Ben Stowman did mention the letter of interest sent to the Land Use Board from Engineering Design Associates, PA Joseph H. Maffei, expressing interest in applying for the Land Use Board Engineer.

At this time we are still going by the Township Appointment and will look in the future as to if we would like to change our procedure, as discussed at the December meeting.

Motion to approve December minutes Chard, 2nd Gross. Lafferty, Thompson, Oliver, and Carrara Abstained. All others in favor.

Correspondence:

*Two notices to the NJ DEP, Freshwater Wetlands Application

Re: Aaron Rosiak, 150 Hesstown Rd.

Re: Victor Lopez, 3516 Route 47

Both for malfunctioning septic systems.

*Public Notice

Us Army Corp of Engineers

Re: John Kelleher, Dorchester Shipyard Dry Dock

*Trileaf Environmental & Property Consultants

Re: 5272 Rt. 49, Cumberland Volunteer Fire Company, Communications Tower

*Engineering Design Associates, PA

Joseph H. Maffei

Professional Engineer

Consideration as the LUB Engineer for the year 2015.

*Nov/Dec 2014 NJ Planner

Discussion on public notice for Dry Dock

Dewey Turner Sub Division Application

Dewey RV Turner, Ruby Hustas, and Dewey RV Turner, JR were all sworn in.

D. Turner, Jr. explained what the application is for. Ms. Hustas' garage is on the property line between her and the Turner property.

M. Benson stated is would also require a bulk variance due to the changing of the lot line the garage will fail to meet the set back.

Completeness:

C. Morrissey gave a report of his review. In his opinion they do meet the requirements for completeness.

Motion Chard, 2nd Lafferty to deem complete, All in Favor, Roll Call Vote

C. Morrissey went over his technical review.

He spoke on the zoning standards not being on the revised plan and felt that would be ok since they will be filing by deed. Morrissey stated that his report in the accurate dimensions.

Discussion on the plan.

Garage side yard setback is 20ft. The max coverage on property is 20%, which they have met.

Cuviello stated that this is improving the situation. It will eliminate the non-conformity.

Carrara asked if Pinelands will oversee the wetlands restoration?

Turner stated they have already been out to the property. The pine beetles had destroyed the tress. They did not clear any area. He stated that it has been restored with grass as approved by Pinelands.

The applicant will provide the Board with a full size revised plan.

The question was asked "Why did you cut out the back piece?"

Ms. Hustas wanted to give them that part of the property as payment.

M. Benson stated they approval of Dewey Turner will be for a minor sub-division to achieve a lot line adjustment. He stated what the approval would be.

There will be a waiver of the zoning schedule on the plan, as it is not needed on the plan because the applicant will be filing by deed.

There will be a variance granting for setback, a full size revised plan dated Aug 21, 2014 to be submitted to the LUB, a lot line change for the whole section.

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

Atlantic Masonry Supply
Major Site Plan/Conditional Use

Completeness

James Moore from Serber, Konshak was present to represent Atlantic Masonry's application.

This is a revised site plan approval for one portion of what was already applied for, previously approved in 2013. This is a change in the extraction area.

C. Morrissey went over his report.

Site #2 of 2 sites has already been approved.

Currently <5.93 acres, they are seeking approval for >20 acres.

They would like to stay within the 2012-17 approval period.

Waivers:

They support the waivers a, b, d, e, f, g, h, i

Question on Waiver c Is the EIS the same as 2013? It does have a revision of August 2014. The EIS is in the office.

Stowman asked about specimen trees being listed if there were any. The applicant will do that if there are.

Sheets 1-5 are consistent w/Pineland approval. *Note 2 & 4 Pinelands are replied as sheet 1 & 2

Sheet 1 = 2

Sheet 2 = 4

The applicant agrees with the waivers, the Board agrees with the waivers.

Stowman questioned the 100ft. buffer, more information will be needed for approval.

Carrara asked "Would elements found in the EIS be relevant to completeness?"

For completeness, did they submit enough information for the Board to look at the application? The application will have to be heard for approval within 190 days from completeness. The applicant stated that is ok.

Benson went over the motion for Completeness w/waivers.

Motion Lafferty to grant Completeness, 2nd Carrara, All in Favor, Roll Call Vote.

There will be a site visit on Monday, January 19th at 3:30, back up day the 29th at 3:30.
Meet at Weatherby Rd.

Tom Imbaratto will replace Kathy Ireland as an alternate on the Site Visit Committee.

Morrissey stated that after the site visit more comments may be coming.

Other:

G. Gross spoke on the Hazard Mitigation Plan is complete.

It has been sent to the Committee, it is a 5 year plan. The report is several hazard areas in the town. There are multi-jurisdictional projects in the plan also.

Public for comment:

None

Motion to adjourn Chard, 2nd Hoffman, AIF

Respectfully Submitted,



Lillian J. Johnson

Secretary