

## 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: April 1, 2015  
Present: B. Stowman, J. Oliver, J. Carrara, R. Hoffman, T. Imbaratto  
Flag Salute  
Motion to approve previous minutes Hoffman, 2<sup>nd</sup> Oliver, AIF, Carrara Abstained

Correspondence--None

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Atlantic Masonry  
Resolution 2015-04  
Major Site Plan/Conditional Use  
Resolution Memorialization  
Motion to adopt Hoffman, 2<sup>nd</sup> Imbaratto, Oliver and Carrara abstained, All others in favor

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Port Elizabeth Church of the Nazarene

Block 240, Lot 4.01

3612 Route 47

Sign Variance

Michael Benson announced the application.

Jarad Stiles, attorney for PE Church

Dominic Mecuri, Contractor for PE Church (Sworn In)

Ben Stowman added that they have previously been approved for a 15 sq ft sign, the current sign is 32 sq ft.

Mr. Stiles spoke on the review by Tiffany CuvIELLO. He stated that they will stipulate to items 1-5 on the list. The sign is currently a 32 sq ft. This is the past usage of the sign, and they do understand that there is a discrepancy with the size of the sign. They would ask that the variance be granted. They are more than happy to answer any and all questions. Specifically to Item #6.

He spoke on the frequency of message changes and luminosity.

Stowman asked questions on the light.

It is digital and has the ability to have one luminosity in the day and then it would go down at night. The actual wording of the sign would not be flashing or moving in any way.

Would it be static wording?

They anticipate the use being static, if the Board would ever like to use it for an Amber Alert or something of that nature they could stipulate that, and if the Board at that time would like to have it flashing they could.

Tiffany CuvIELLO spoke on Variance, they did get a Variance when they approved their original site plan for a 15 sq ft sign when they built the church, our Ordinance allows institutional uses/churches a 12 sq ft sign. This property is along Rt. 47, a highly traveled road, not in a residential area. So, you would want to have a larger sign. It is currently a 32 sq ft sign, it is not uncharacteristic for this area to have a 32 sq ft sign and the benefit does outweigh the detriment. The signs needs to be large enough to be able to be seen for vehicles entering the church from Rt. 47.

The applicant does agree with those statements.

Cuviello asked how often each day will the message change?

The applicant stated that it would be uncommon for the message to change more than once or twice a day. It could be upwards of three times a day, but not minute to minute to bring any distractions on the highway.

Benson asked if the message would be community and church related? Yes

The sign will dim at night.

They did not submit a new survey for the sign application, they are using the same brick foundation and submitted the previous survey, Ms. Cuviello stated that she felt that would be fine for this application.

They do require a waiver for submitting of new site plan or survey.

C. Morrissey stated that there did not need to be an engineering review for this application.

Stowman questioned a temporary pole on the survey, it is from when they originally built the church.

There was a discussion of the sign being lit, flashing, etc.

Stowman commented on the monument as it is now, the sign will sit on that.

Carrara asked about the wattage, in reference to the neighbors. Is there a number as to the wattage?

There is not, it automatically adjust to the ambient light. It can be dimmed and if the Board feels it is too bright, once it is in place they will adjust it.

It does currently have an internal light.

Comments from Gordon Gross, Zoning/Construction Office were read.

Stowman stated that all the items Gross listed have been addressed.

Carrara stated it would be a benefit.

Public Hearing, has been noticed.

Motion to open public hearing Carrara, 2<sup>nd</sup> Hoffman, AIF

Barry McConnell was sworn in, he is a member of the church.

The light is not working currently and they are afraid of being rear ended while waiting to turn into the church.

He stated he thinks more of a problem is that there is a church, school, and fire dept. in that area and it is a passing zone. That is more unsafe.

He is in favor of the signs.

Morrissey commented that the installation of a new traffic light that is coming will help to change the passing zone.

No other public comments.

Motion to close Hoffman, 2<sup>nd</sup> Imbaratto, AIF

No further Board discussion

M. Benson formed the motion

Variance of the size of sign

Waiver of site plan

And also the stipulation that it will not be scrolling or flashing.

Motion to approve Carrara, 2<sup>nd</sup> Oliver, Roll Call Vote, All in Favor

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Motion to open public comment Carrara, 2<sup>nd</sup> Oliver, AIF

Robert Camp, Jr. was present, stated he spoke at the Township Meeting. He would like the township to look into changing Ordinance 35-9.8, in reference to livestock. Right now you can have livestock but not swine. They can understand why the twp. would not like to have commercial piggeries. But, they would like the Ordinance to allow for swine.

They had some notes that they presented. They explained how they came to the numbers of pigs on a property.

Pigs are similar to cows, he spoke on what they would like to see with the Ordinance. He commented on the smell and the presence of rats, the farmer is responsible to take care of the pigs, if they are taken care of correctly they will not smell or have rats.

They would be asking for a zoning change.

Benson outlined how the change would happen. The Board would have to look at it, if they decided to, they would recommend to the Township Committee what change the Board would recommend.

Stowman stated that we would have a sub-committee to research it, and look at what the county is doing, etc. CuvIELLO stated that there are guidelines from the dept of agriculture.

CuvIELLO stated that they could do it this way, or ask for a variance from the Ordinance to allow them to have pigs.

Benson read the letter from Robert Camp, Jr.

There was a discussion on the classes of animals and having pigs for family consumption versus pigs for commercial sale.

Stowman stated that they would get do some background research.

Benson also stated that it could take a long time if you are doing it as a request for a zone change. That can go either way and the opportunity to ever challenge a decision of that nature is slim.

Mr. Camp will look into other communities near us and bring the information back to the Board.

There was no other public comment.

Motion to close, Carrara, 2<sup>nd</sup> Hoffman, AIF

CuvIELLO stated that she is working with a solar company that wants to put sheep under the solar panels, so she has some information on practices, she will get together for the Board.

Stowman state he wanted to wait until there is a fuller Board to talk over whether they want to go forward.

Carrara stated when she was stream monitoring down from a pig farm, she could smell them a mile away.

Oliver asked if we could research property values where pigs are allowed.

Morrissey spoke on buffers.

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CuvIELLO spoke on possibly having more sign applications come before the Board. The Board may want to look at some kind of standard for digital signs as technology progresses.

CuvIELLO spoke on COAH, she stated the courts ruled on COAH again on March 10<sup>th</sup>. She spoke on the ruling and how it pertains to the township. None of the rules have really changed. The courts are taking over and overview. There is no way for twp. to meet the obligation and the risk for a lawsuit without public sewer is relatively low. It doesn't mean the township is not at risk or that they shouldn't do a plan, but it would be very difficult plan to achieve.

There was discussion by the Board.

Carrara asked if there was a way to argue that 80% of our twp is already affordable.

Oliver stated we are about 54% tax exempt.

There was a discussion on Builder's Suits, sewer treatment plants, water treatment plants. The Board discussed doing a COAH plan and the risk of not doing one.

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There being no other business, Hoffman made a motion to adjourn, 2<sup>nd</sup> Carrara, AIF

Respectfully Submitted,



Lillian Johnson, Secretary